# NEW LOFT-OFFICE COMING SOON 10-15 46TH AVENUE, LONG ISLAND CITY

### www.46thave.com



### • 2nd Floor - 14,568 RSF | 3rd & 4th Floors - 11,789 RSF (divisions considered) | Ceiling Heights: 12' to 14'

- Landlord will provide a new tenant installation
- **Renovations underway include all NEW:** lobby, bathrooms and kitchenettes on each floor, windows/glazing, ceilings, passenger elevator, HVAC, electrical, plumbing, and life-safety systems
- Newly updated façade, virtual doorman, bike room, plus **oversized windows**
- Steps away from Vernon Blvd retail and new Center Blvd residential community
- Minutes to Midtown Manhattan: 5-minute walk to the 7, 6, 6, and 10 trains, 2 blocks to LIC Ferry
- Many great restaurants & bars at your doorstep (Communitea, Fifth Hammer Brewing, Sweet Chick, Mina's, LIC Bar, Cyclo, Manducatis Rustica, John Brown Smokehouse, Madera), cultural attractions (MOMA PS1), fitness & healthy lifestyle (The Yoga Room, Pranavah Yoga), The Gutter, The Cliff's at LIC & Hunter's Point South Park

#### Please contact these exclusive leasing agents for more information:

Kenneth Salzman, SIOR | Executive Managing Director & Principal | 212.776.1227 | ksalzman@lee-associates.com Corey Horowitz | Executive Managing Director & Principal | 212.776.1238 | chorowitz@lee-associates.com Seth Rosen | Director | 212.776.1278 | srosen@lee-associates.com

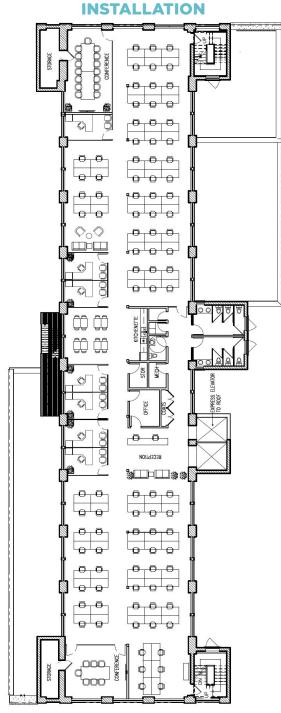


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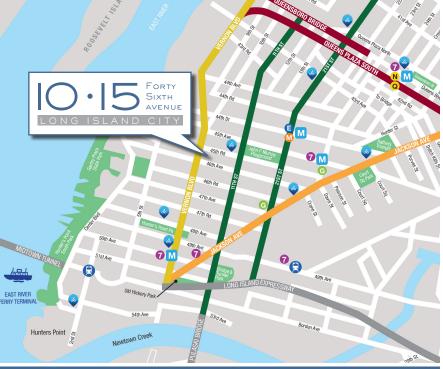
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### POTENTIAL HIGH DENSITY



- Landlord will provide a new tenant installation
- Potential high density installation can accommodate 100+ seats
- REAP and other benefits at this density can reduce occupancy costs by \$25+/RSF





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