

11-20 46TH ROAD

LONG ISLAND CITY



NEW LOFT OFFICE FOR LEASE

3RD FLOOR

7,640 RSF

2 OUTDOOR TERRACES
13 FT HIGH CEILING


4TH FLOOR

5,985 RSF

OUTDOOR TERRACE
13 FT HIGH CEILING

LOBBY

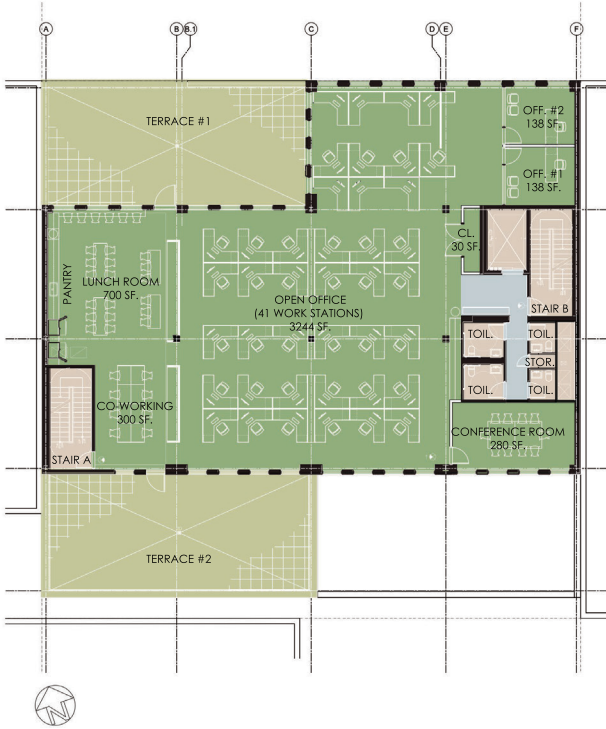
500 RSF

- ✓ Furniture available for sale or lease
- ✓ Floor to ceiling windows
- ✓ Oversized usable terraces
- ✓ Polished concrete and exposed ceilings
- ✓ Efficient floor plate with minimal columns
- ✓ New ADA bathrooms
- ✓ Dramatic new lobby
- ✓ New oversized passenger/freight elevator
- ✓ Brand new building - never occupied
- ✓ Building within a building opportunity for two floor tenant
- ✓ Branding opportunity / building signage
- ✓ 1/2 block from MoMA PS1
- ✓ Immediate proximity to the subway lines 

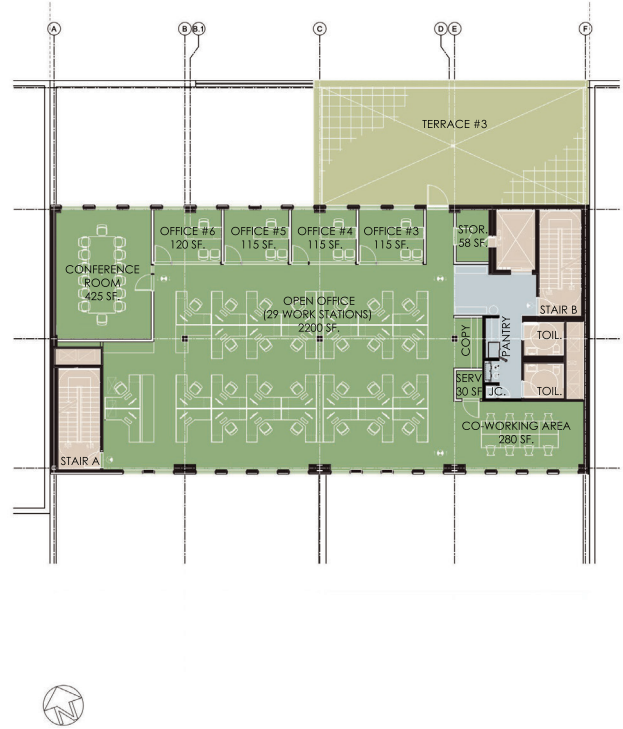
POSSESSION:
TERM:
RENT:

IMMEDIATE
3-7 YEARS
UPON REQUEST

3RD FLOOR — FLOOR PLAN



4TH FLOOR — FLOOR PLAN



INTERIOR VIEW





CUSHMAN & WAKEFIELD

**11-20
46TH ROAD**

LONG ISLAND CITY



FOR MORE INFORMATION, PLEASE CONTACT:

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