



THE APPLE BUILDING

30-30 NORTHERN BLVD | LONG ISLAND CITY, NEW YORK

COMMERCIAL SPACE AVAILABLE

6TH FLOOR PRIVATE TERRACE



6TH AND 7TH FLOORS



TYPICAL FLOOR



For more information, please contact:

JOSEPH A. GROTTO

212 318 9727

joseph.grotto@cushwake.com

MITCHELL ARKIN

212 841 7522

mitchell.arkin@cushwake.com

BRUCE MOSLER

212 841 7900

bruce.mosler@cushwake.com



CUSHMAN &
WAKEFIELD

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request).

PROPERTY FEATURES



LOBBY



PROPERTY FEATURES

- Queens Plaza location
- Nearby access to major subway lines
7 N W R E M F
and buses (Q101/Q102)
- Completely renovated building
- 7 story building with 12'-6" ceilings
- Excellent natural light on 4 sides
- 101,951 RSF available (67,570 RSF contiguous)
- Space is Divisible
- "Turn Key Deals"

AMENITIES INCLUDE

- Fitness center with showers
- Bike storage area
- Roof deck accessible to all tenants
- Ground floor outdoor patio
- Terraces on the 6th and 7th floors
- Eligible for NYC incentives

BUILDING AMENITIES



ROOF DECK



**GROUND FLOOR
OUTDOOR PATIO**



BIKE AREA



FITNESS CENTER



TRANSPORTATION MAP

TRAVEL TIMES TO THE APPLE BUILDING

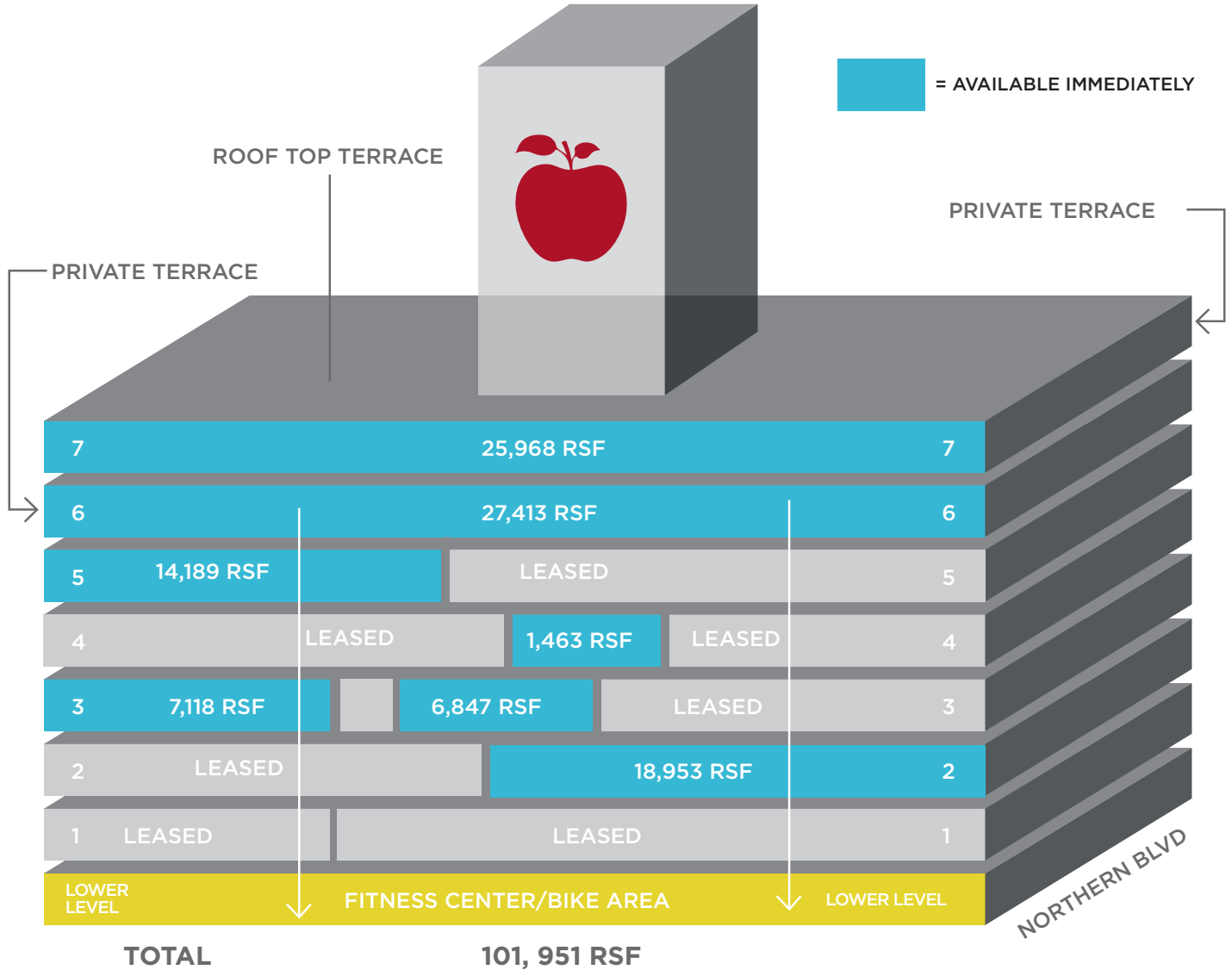
GRAND CENTRAL	17 MINUTES	7
TIMES SQUARE	19 MINUTES	7 N W R
PENN STATION	20 MINUTES	E
UNION SQUARE	25 MINUTES	N W R
FULTON STREET	33 MINUTES	E



THE **APPLE BUILDING**

AVAILABLE SPACE

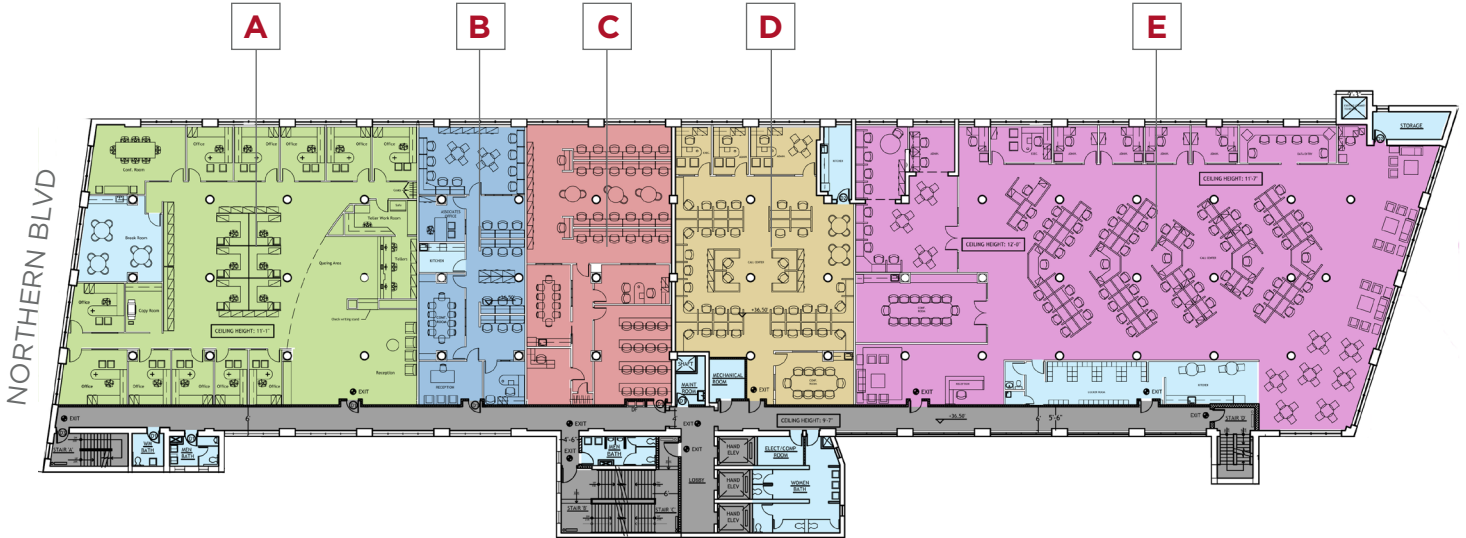
OVERALL STACKING PLAN/TERMS



WORK	"Turn Key" or provide allowance
RENT	Upon Request
ELECTRIC	Submetered
ESCALATIONS	3% per annum Pro rata share of real estate Tax increases
CLEANING	Tenant's responsibility
HVAC	Monday - Friday 8 AM - 6 PM, Saturday 8 AM - 1 PM
AVAILABILITY	Immediate
TERM	5-10 years
ACCESS	24 hours / 7 days a week / 365 days per year

AVAILABLE SPACE

2ND - 5TH TYPICAL FLOORS
30,081 RENTABLE SQUARE FEET



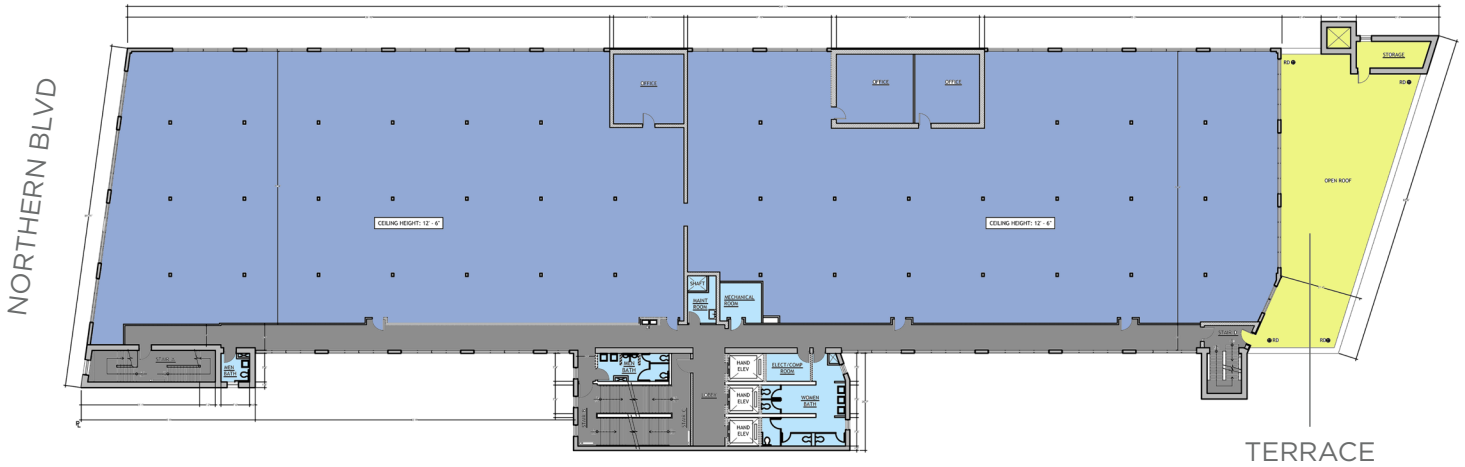
POTENTIAL SUB-DIVISIONS

SUITE A 7,709 RSF	SUITE B 2,520 RSF	SUITE C 3,378 RSF	SUITE D 3,972 RSF	SUITE E 12,502 RSF
--------------------------	--------------------------	--------------------------	--------------------------	---------------------------

AVAILABLE SPACE

6TH FLOOR

27,413 RENTABLE SQUARE FEET



7TH FLOOR

25,968 RENTABLE SQUARE FEET

