



Building Within A Building Opportunity

The third floor features a building within a building opportunity with over 100,000 SF available for lease, a dedicated passenger elevator, an exclusive ramp entrance providing ground floor access, and 3rd floor also offers a unique parking opportunity with 125lb/sf floor loads and ample column spacing.

Entire 3rd Floor 60K RSF+ Available

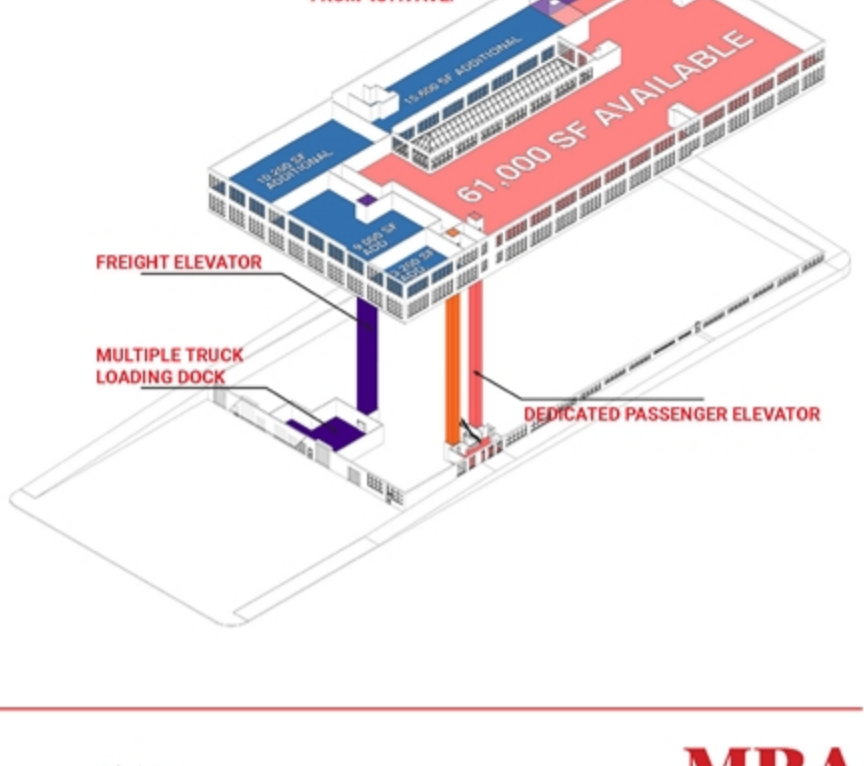


NEWMARK

Ryan Gessin Associate Director t 646-441-3725 ryan.gessin@nmrk.com

Nick Berger Managing Director t 212-372-2411 nick.berger@nmrk.com

47-25 34th Street Long Island City www.hub-lic.com



NEWMARK

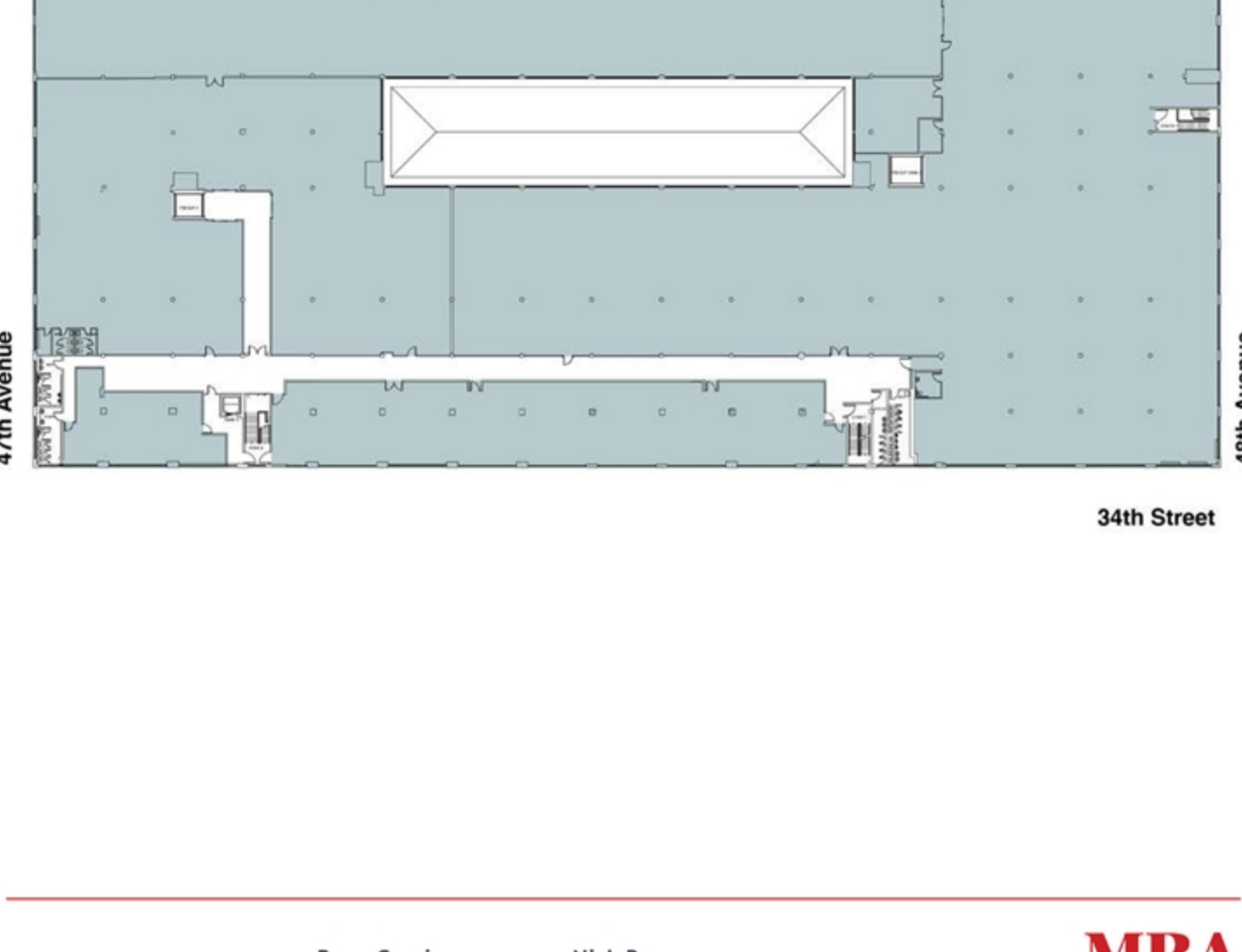
Ryan Gessin Associate Director t 646-441-3725 ryan.gessin@nmrk.com

Nick Berger Managing Director t 212-372-2411 nick.berger@nmrk.com

47-25 34th Street Long Island City www.hub-lic.com



Third Floor 105,515 RSF



NEWMARK

Ryan Gessin Associate Director t 646-441-3725 ryan.gessin@nmrk.com

Nick Berger Managing Director t 212-372-2411 nick.berger@nmrk.com

47-25 34th Street Long Island City www.hub-lic.com



Amenities



Restaurants/Coffee

- 1 Casa Enrique
- 2 LIC Market
- 3 Partners Coffee
- 4 The Mill
- 5 Sweetleaf
- 6 Hibino
- 7 Indie LIC
- 8 Corner Bistro
- 9 De Mole
- 10 John Brown Smokehouse
- 11 Papillon Bistro
- 12 Levante
- 13 Juice Press
- 14 Doughnut Plant
- 15 L'Arte del Gelato
- 16 Birch Coffee
- 17 Sans Bakery
- 18 M. Wells Steakhouse
- 19 Mu Ramen
- 20 House of Thai
- 21 The Alcove
- 22 Caffe Bene

Bars & Breweries

- 23 Dazies
- 24 I Love Paraguay
- 25 M. Wells Dinette
- 26 Sweetleaf Cocktails
- 27 Cafe Henri
- 28 Shi
- 29 Skinny's Cantina
- 30 Manducatis Rustica
- 31 Belja Flor
- 32 Psari
- 33 Resobox
- 34 Van Dam Diner
- 35 Bobby Spot Nuvo Cafe
- 36 Manducatis
- 37 Il Falco
- 38 Manetta's
- 39 Blend on the Water
- 40 Astoria Seafood
- 41 Anable Basin Sailing Bar & Grill
- 42 Slice
- 43 Malella

Culture/Health & Wellness

- 44 The Beast Next Door
- 45 LIC Beer Project
- 46 The Shannon Pot
- 47 Bar 43
- 48 Rockaway Brewing Co.
- 49 Transmitter Brewing
- 50 Dutch Kills
- 51 The Creek and the Cave
- 52 The Courtyard AleHouse
- 53 The Lowery Bar & Kitchen
- 54 Dominic's Hoek
- 55 Greenpoint Lounge
- 56 Mar's
- 57 L.I.C. Bar
- 58 The Gutter
- 59 Maggie Mae's Bar
- 60 Domaine bar a vins
- 61 Big Alice Brewing
- 62 Indoor Extreme Sports
- 63 Paintball & Laser Tag
- 64 Crossfit UNLEASHED
- 65 The Cliffs at LIC
- 66 The Yoga Room
- 67 Gantry State Park Plaza
- 68 Bard Early Colleges
- 69 LaGuardia Community College
- 69 Long Island City YMCA
- 70 MoMA PS1
- 71 Sculpture Center
- 72 LIC Flea & Food
- 73 LIC Landing
- 74 Pepsi-Cola Sign
- 75 Socrates Sculpture Park
- 76 City Ice Pavilion
- 77 CityView Racquet Club

Banks

- 78 Queens Library at Sunny side Library
- 79 Museum of the Moving Image
- 80 Dorsky Gallery
- 81 Powerhouse Gym LIC
- 82 The Noguchi Museum
- 83 The Chocolate Factory Theater
- 84 Flux Factory
- 85 Thalia Spanish Theatre
- 86 Spacia Gallery
- 87 Laguardia Performing Arts Center
- 88 Local Project Art Space
- 89 BrickHouse Ceramic Art Center
- 90 Queens Library at Long Island City
- 91 Bank of America
- 92 Citibank
- 93 Santander Bank
- 94 Citibank/95 Chase Bank

NEWMARK

Ryan Gessin Associate Director t 646-441-3725 ryan.gessin@nmrk.com

Nick Berger Managing Director t 212-372-2411 nick.berger@nmrk.com

47-25 34th Street Long Island City www.hub-lic.com



Connected



Corporate Neighbors

- 1 NYDesigns
- 2 Nespresso
- 3 JetBlue
- 4 Silvercup Studios
- 5 Silvercup Studios East
- 6 Kaufman Astoria Studios
- 7 Rays Studios
- 8 Rele Studios
- 9 The Factory
- 10 United Nations Federal Credit Union
- 11 Cit1
- 12 Two Court Square
- 13 Gotham Center
- 14 MetLife Plaza
- 15 Charles H. Greenthal & Co.
- 16 Coalition for Queens
- 17 VaynerMedia
- 18 Schweiger Dermatology Group
- 19 Federated (Bloomingdales)
- 20 WeWork
- 21 MTA
- 22 Wells Fargo
- 23 Joffrey Dance Center
- 24 Amy's Bread
- 25 Steve Madden

Residential Developments

- 26 Boyce Technologies Inc.
- 27 Gander & White
- 28 Neuman's Kitchen
- 29 Uber Queens
- 30 Lyft
- 31 TLC OATH
- 32 SPACES (Regus)
- 33 Suffolk County National Bank
- 34 The United Nations Bank
- 35 Tourneau Roosevelt Field
- 36 J. Crew/Madewell
- 37 Macy's
- 38 Polo Ralph Lauren
- 39 Queens West
- 40 Gotham Center
- 41 The Madison LIC
- 42 The Pearson Court Square
- 43 L Haus
- 44 Fusion
- 45 Hunters View
- 46 Echelon
- 47 One Hunters Point

Hotels

- 48 Murano
- 49 Hunter's Point South Crossing
- 50 Gantry Park Landing
- 51 Hunter's Point South Commons
- 52 Casa Vizcaya
- 53 CityLights
- 54 Avalon Riverview
- 55 The View Condominiums
- 56 5th Street Lofts
- 57 The Maximilian
- 58 Solarium Condo
- 59 Badge Building
- 60 The Bindery
- 61 The Industry LIC
- 62 Ivy28
- 63 Aurora
- 64 QLIC
- 65 Packard Square
- 66 View 59
- 67 Five27
- 68 Vista
- 69 The Prestige
- 70 Sunnyside Plaza Condominium
- 71 Ravel Hotel
- 72 Ramada
- 73 Days Inn
- 74 La Quinta Inn
- 75 Q4 Hotel
- 76 Hilton Garden Inn
- 77 Marriott Hotel & Residence
- 78 Motel 684 Red Roof Inn
- 79 City View Inn
- 80 Fairfield Inn
- 81 The Local
- 82 Comfort Inn
- 83 The Collective Paper Factory
- 84 Holiday Inn Manhattan View
- 85 Nesva Hotel
- 86 Hotel Vetter
- 87 Home2 Suites by Hilton

NEWMARK

Ryan Gessin Associate Director t 646-441-3725 ryan.gessin@nmrk.com

Nick Berger Managing Director t 212-372-2411 nick.berger@nmrk.com

47-25 34th Street Long Island City www.hub-lic.com



DOWNLOAD BROCHURE