

Building Within A **Building Opportunity**

opportunity with over 100,000 SF available for lease, a dedicated passenger elevator, an exclusive ramp entrance providing ground floor access, and potential for entrance and lobby branding. The 3rd floor also offers a unique parking opportunity with 125lb/sf floor loads and ample column spacing. Entire 3rd Floor 60K RSF+ Available

The third floor features a building within a building

VIEW VIRTUAL TOUR

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NEWMARK

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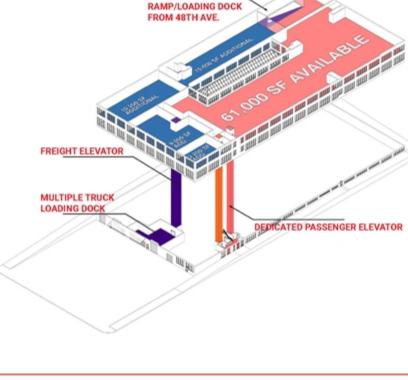
47-25 34th Street











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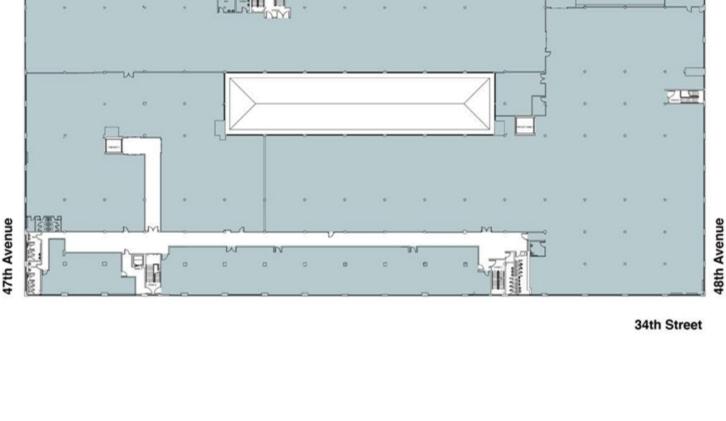
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105,515 RSF

Third Floor



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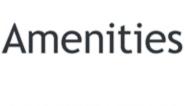
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16 Birch Coffee 39 Blend on the Water 40 Astoria Seafood 41 Anable Basin Sailing

Bar & Grill

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42 Slice

43 Maiella

- 17 Sans Bakery 18 M. Wells Steakhouse 19 Mu Ramen 20 House of Thai 21 The Alcove 22 Caffe Bene

NEWMARK

- 64 The Cliffs at LIC 65 The Yoga Room 66 Gantry State Park Plaza 67 Bard Early Colleges
- College

68 LaGuardia Community

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73 LIC Landing

74 Pepsi-Cola Sign

76 City Ice Pavilion

Socrates Sculpture Park

77 CityView Racquet Club

Connected

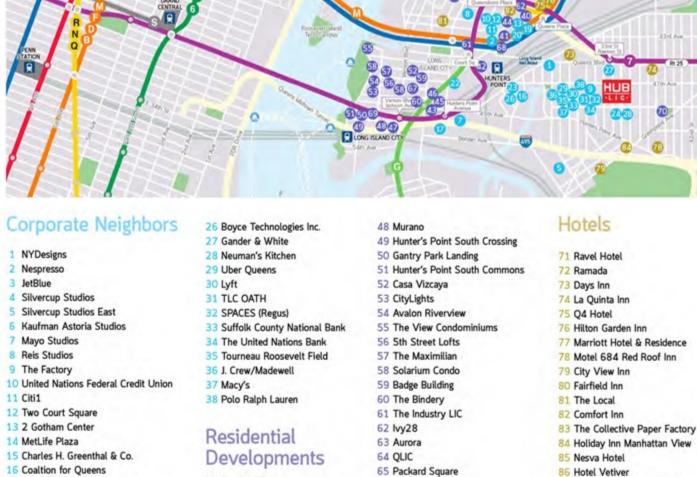
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91 Bank of America

93 Santander Bank

94 Citibank95 Chase Bank

92 Citibank



NEWMARK

17 VaynerMedia

20 WeWork

22 Wells Fargo

24 Amy's Bread

25 Steve Madden

23 Joffrey Dance Center

21 MTA

18 Schweiger Dermatology Group 19 Federated (Bloomingdales)

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39 Queens West

44 Fusion

46 Echelon

45 Hunters View

47 One Hunters Point

40 Gotham Center

41 The Madison LIC

42 The Pearson Court Square

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66 View 59

69 The Prestige

67 Five27

68 Vista

70 Sunnyside Plaza Condominium

86 Hotel Vetiver 87 Home2 Suites by Hilton

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