

Creative/Boutique Office Space For Lease

Ground & 4th Floor
2,500 Sq. Ft.
Units Each

Last Two
Units Remaining



Property Features

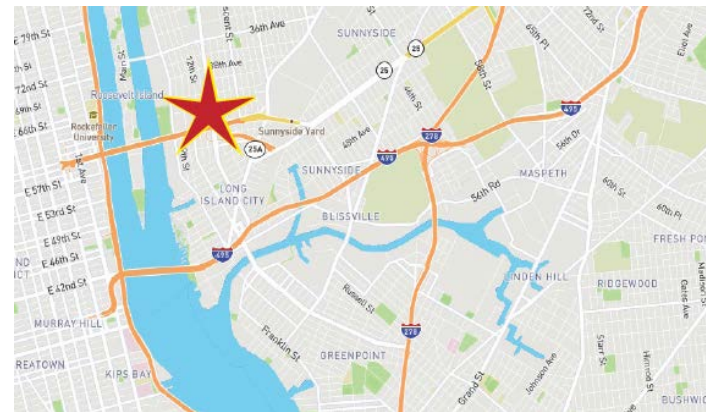
- ❖ PRICE REDUCED
- ❖ Immediate occupancy
- ❖ 1 passenger elevator
- ❖ 11' ceilings
- ❖ New construction
- ❖ Move in condition
- ❖ Natural light
- ❖ Zone M1-3
- ❖ 200 amps/floor

Location

In the heart of LIC with easy access to LIE, Midtown Tunnel, 59th Street Bridge & Manhattan, BQE

Transportation

Walking distance to **N W 7**
F R M E subway lines and several bus lines



CALL FOR PRICING

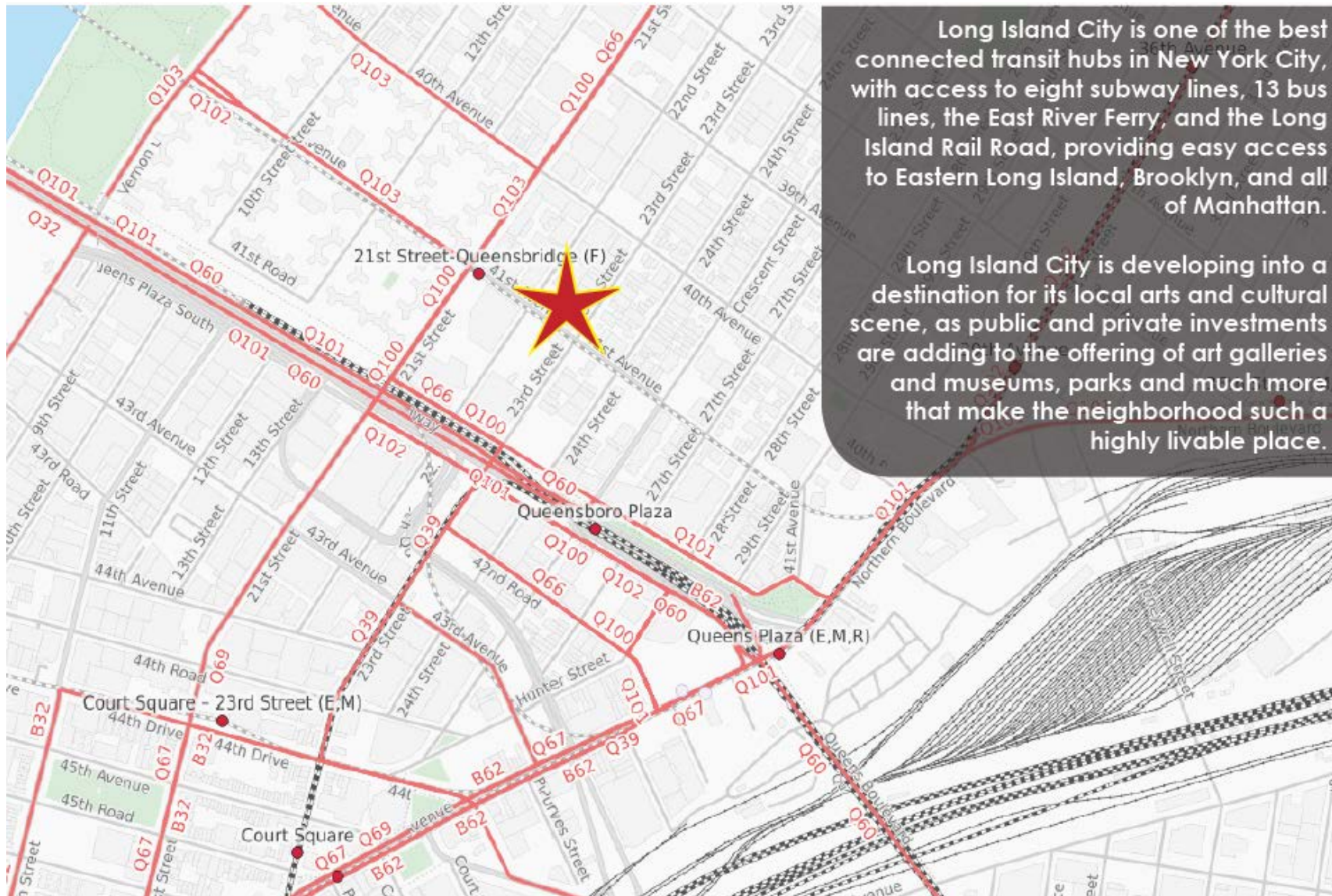
For Further Information and Inspection, Please Contact Exclusive Agent:

Melissa Grasso • Salesperson • (718) 371-0127 • mgrasso@s-z.com Joseph B. Eliasoph • Salesperson • (718) 512-0292 • jeliasoph@s-z.com

Kaufman Astoria Studios 35-11 35th Avenue, Long Island City, NY 11106 • (718) 392-5959 • Fax (718) 937-6546

www.s-z.com

22-07 41st Avenue, Long Island City, NY



Long Island City is one of the best connected transit hubs in New York City, with access to eight subway lines, 13 bus lines, the East River Ferry, and the Long Island Rail Road, providing easy access to Eastern Long Island, Brooklyn, and all of Manhattan.

Long Island City is developing into a destination for its local arts and cultural scene, as public and private investments are adding to the offering of art galleries and museums, parks and much more that make the neighborhood such a highly livable place.

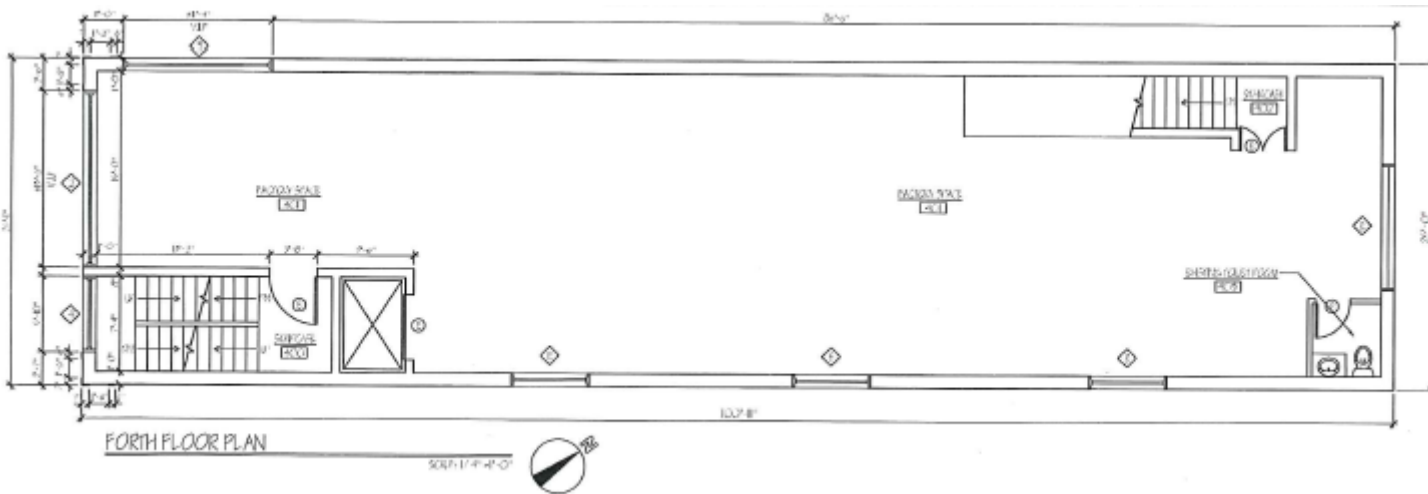
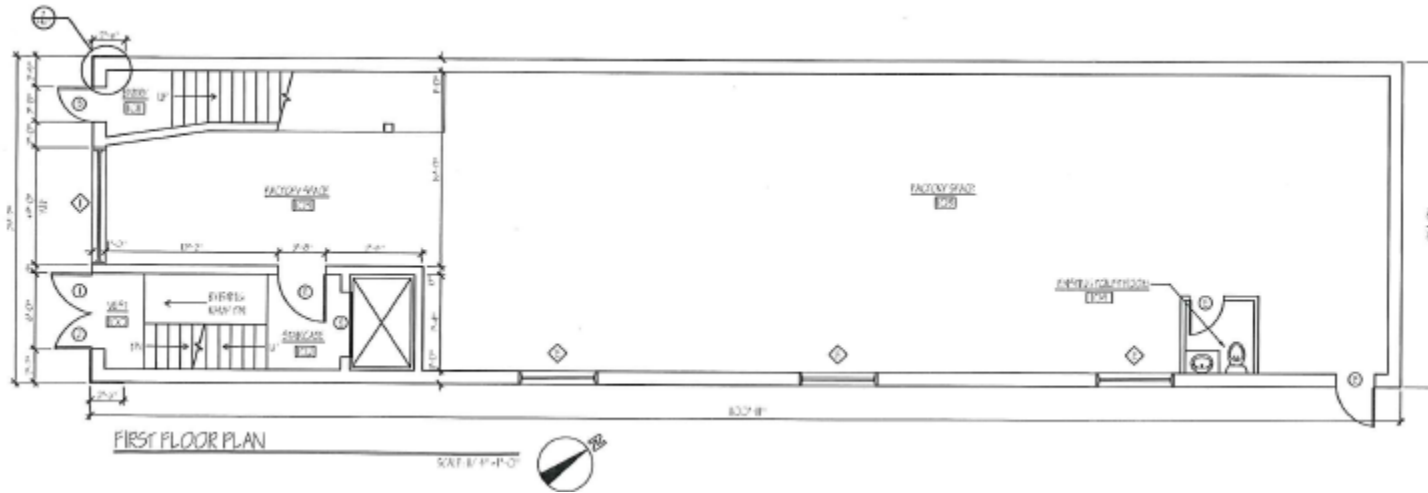
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