

THE FALCHI BUILDING

FOR LEASE • 31-00 47th Avenue, Long Island City, NY 11101

Floor	RSF	Available	Asking Rent
Suite 5115	93,155 (will divide)	Immediate	Upon Request
Suite 4115	5,651	Immediate	Upon Request
Suite 4120B	26,459	Immediate	Upon Request
Suite 4122A	7,445	Immediate	Upon Request
Suite 3110	6,291	Immediate	Upon Request
Suite 2110	24,665	Immediate	Upon Request



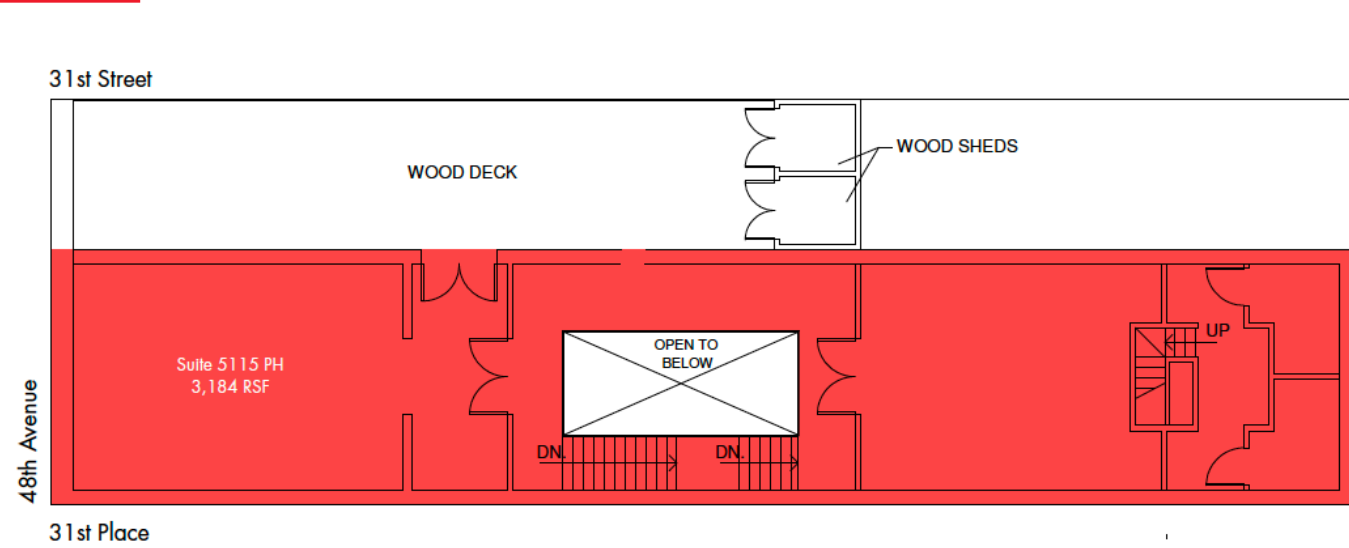
BUILDING FEATURES:

- \$35 million renovation underway, including exciting new lobby renovations, amenities, upgrades to infrastructure, common corridors, and restrooms
- Wired Certified Gold
- Abundant food amenities in the lobby
- Fully networked with Type 1, EOC, or Type 2 Internet connectivity
- Eligible for NYC Incentives
- On-site parking
- Major tenants include: NYC Taxi & Limousine Commission, Uber, Lyft, Tourneau, The United Nations, Doughnut Plant, Juice Press, and Spaces

FLOOR PLANS



PENTHOUSE



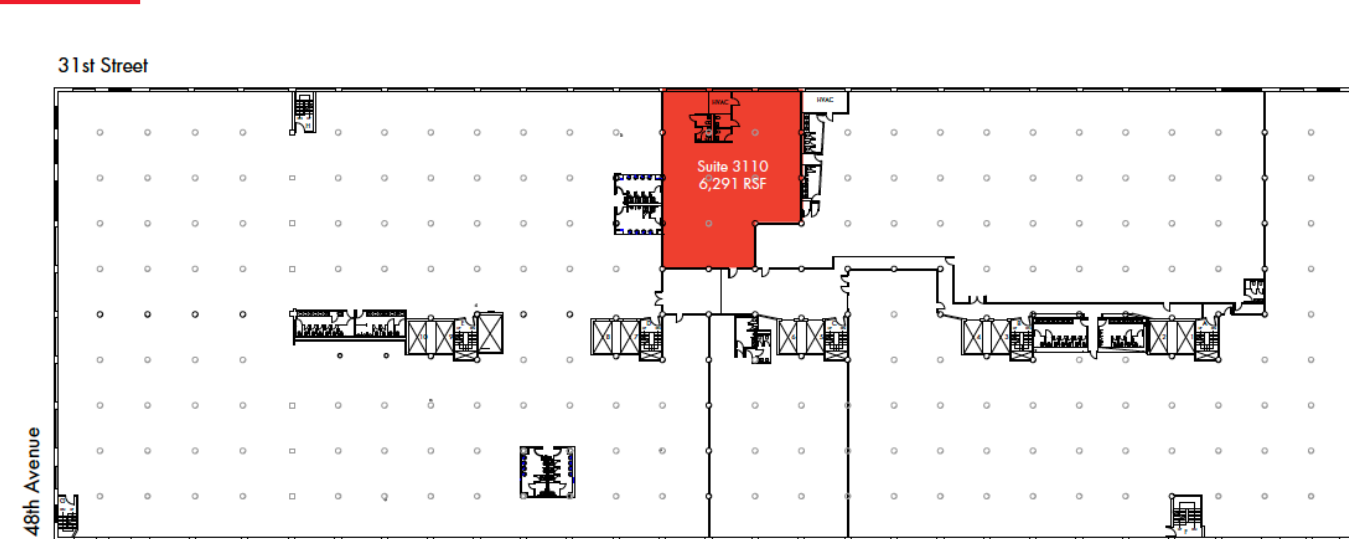
5TH FLOOR



4TH FLOOR



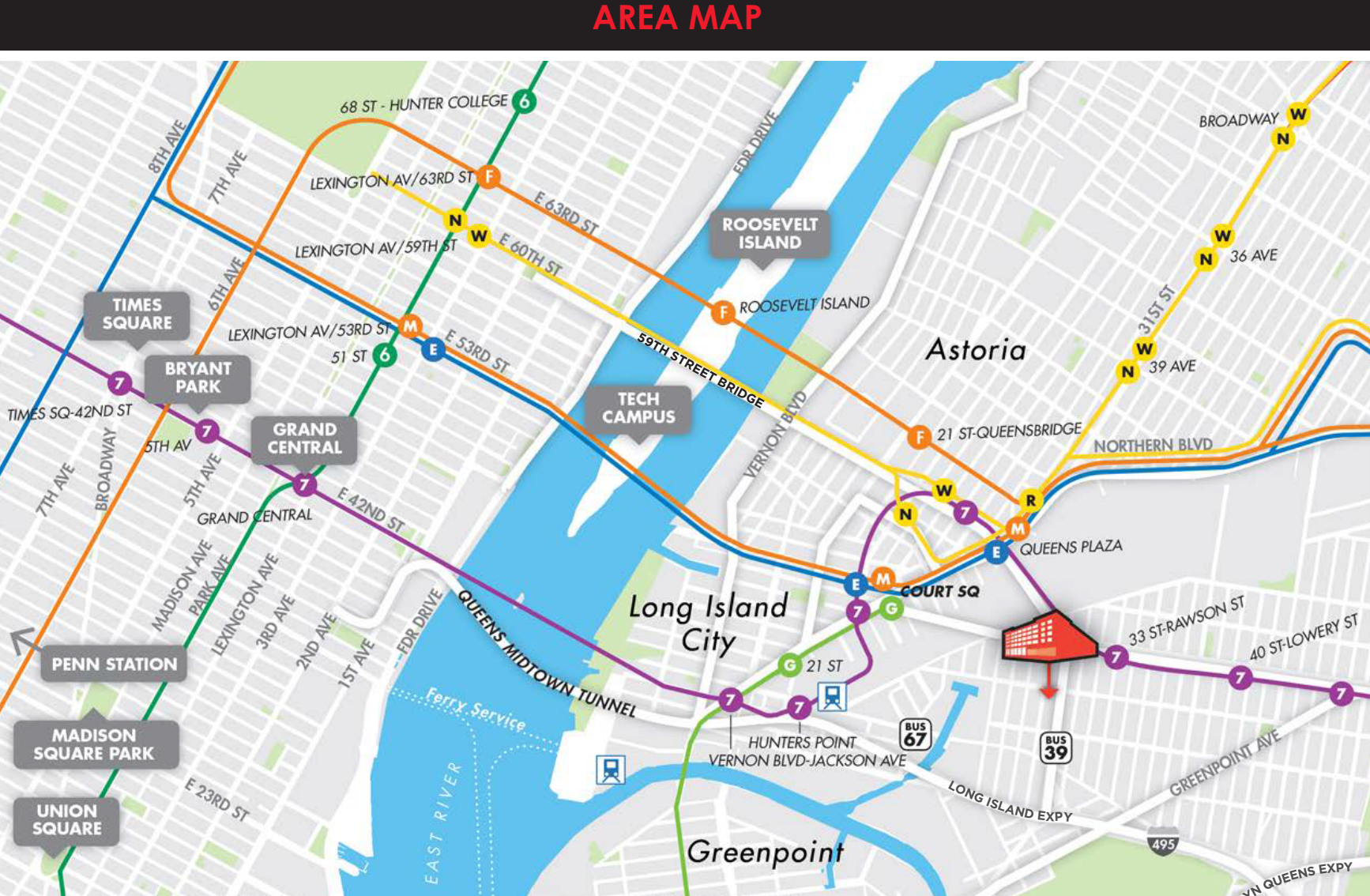
3RD FLOOR



2ND FLOOR



AREA MAP



The Falchi Building

Shuttle bus: Free shuttle bus for tenants from Court Square and Hunter's Point station to building

Parking: Private garage with 135 parking spots

7 MIN WALK

4 MIN WALK

DOCK AT BLDG

For Information, Please contact:

OMAR SOZKESEN
212.841.7756
omar.sozkesen@cushwake.com

HALEY L. FISHER
212.841.7892
haley.fisher@cushwake.com

KELLI G. BERKE
212.841.7718
kelli.berke@cushwake.com

MITCHELL A. ARKIN
212.841.7522
mitchell.arkin@cushwake.com

ETHAN SILVERSTEIN
212.698.2694
ethan.silverstein@cushwake.com



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).