

47
/
30
35th

HUB · LIC

Built for Big Ideas





PREMISES

Entire 3rd Floor 105,515 RSF

FEATURES

- Building brand signage opportunity with naming rights
- Ceiling heights up to 17'
- Dramatic 5,000 SF skylight
- Outdoor parking lot with direct building access
- Access to I-495 Long Island Expressway/Midtown Tunnel and Queens Blvd.
- One block from the 7 train and MTA Q-39 bus with convenient access to all subway lines, Grand Central, Penn Station, Hudson Yards, and Brooklyn

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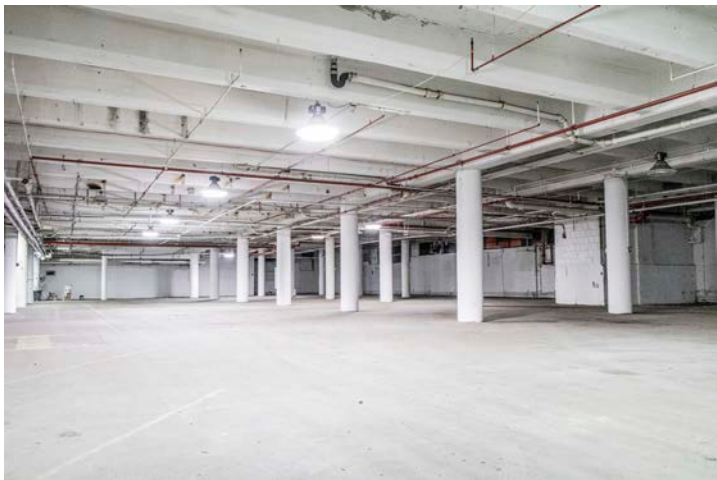
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Third Floor Single Tenant 105,515 RSF



General Information

Total RSF	111,738
Building Area	

Work Space

Private Office	18
Benching	443
Reception	2
TOTAL PERSONNEL	463

Support

Boardroom	3	Phone Booth	13	The Park	1	Storage	9
Conference Room	7	Café	1	Game Room	1	Wellness Room	1
Training Room	1	Library	1	Office Services	4	Fitness Center & Showers	1
Huddle Room	20	Coffee Bar	1	IT	3	ADA Bathrooms	4

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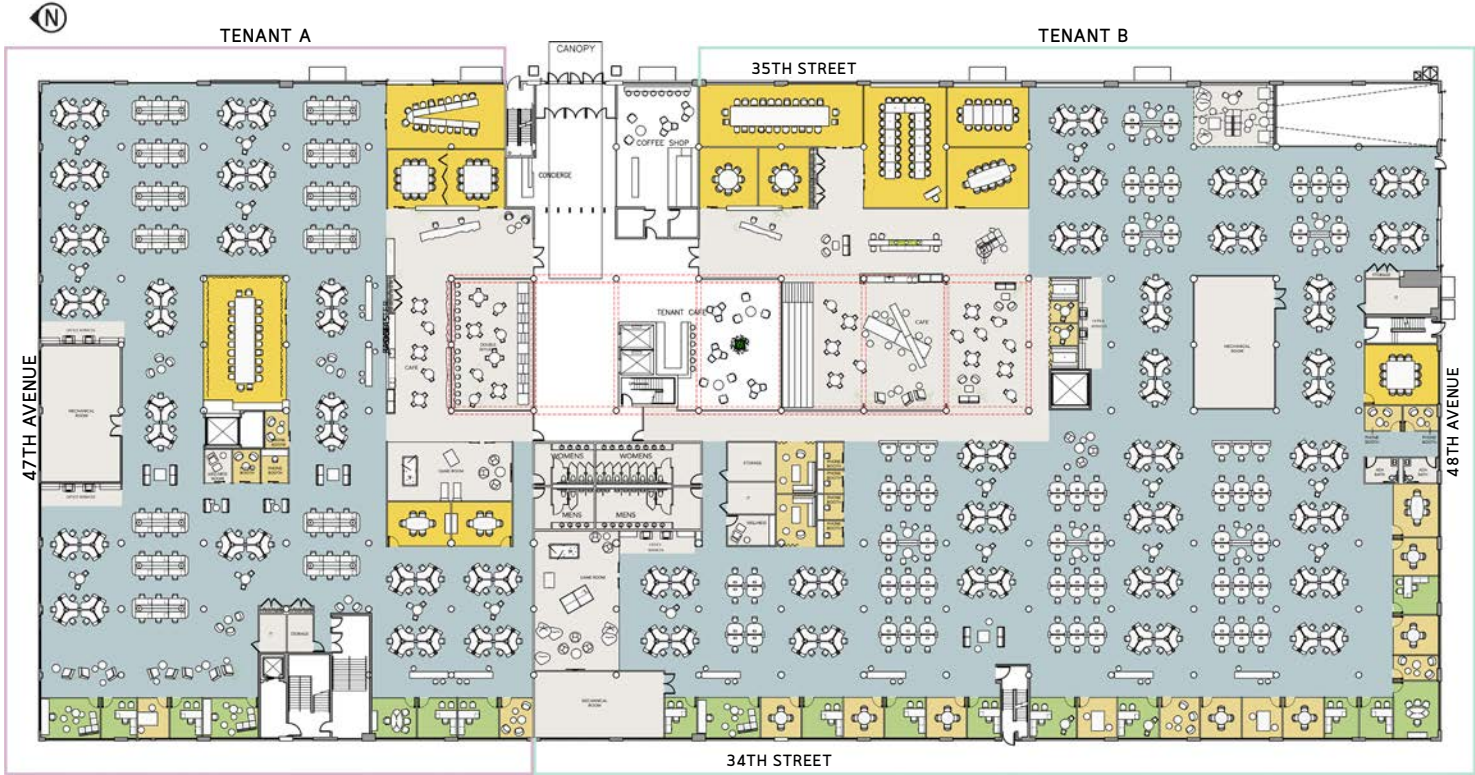
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Third Floor Multi-Tenant 105,515 RSF



TENANT A

General Information	
Total RSF	40,498
Work Space	
Private Office	7
Benching	186
Reception	2
TOTAL PERSONNEL	195

Support			
Boardroom	1	Café	1
Conference Room	4	Game Room	1
Training Room	1	Office Services	2
Huddle Room	2	IT	1
Phone Booth	3	Storage	4
		Wellness Room	1

TENANT B

General Information	
Total RSF	65,284
Work Space	
Private Office	11
Benching	279
Reception	2
TOTAL PERSONNEL	292

Support			
Boardroom	1	Game Room	1
Conference Room	5	Office Services	2
Training Room	1	IT	2
Huddle Room	18	Storage	4
Phone Booth	6	Wellness Room	1
Café	1	ADA Bathrooms	2

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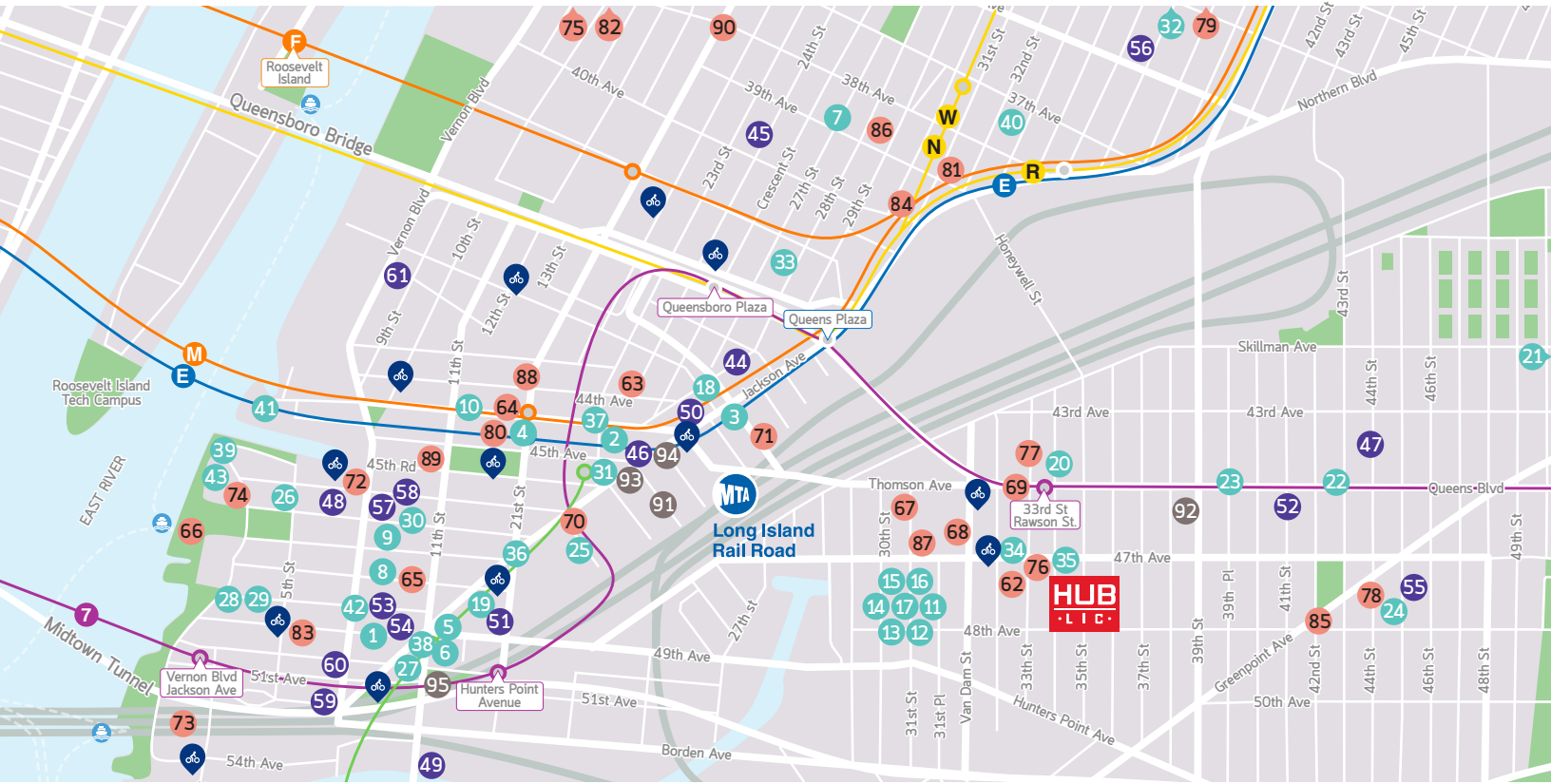
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Amenities



Restaurants/Coffee

- 1 Casa Enrique
- 2 LIC Market
- 3 Toby's Estate
- 4 The Mill
- 5 Sweetleaf
- 6 Hibino
- 7 Crescent Grill
- 8 Corner Bistro
- 9 Alobar
- 10 John Brown Smokehouse
- 11 Papillon Bistro
- 12 Two Boots Pizza
- 13 Juice Press
- 14 Doughnut Plant
- 15 L'Arte del Gelato
- 16 Stolle Bakery
- 17 Sans Bakery
- 18 M. Wells Steakhouse
- 19 Mu Ramen
- 20 Sweet & Sara
- 21 The Alcove
- 22 Caffe Bene
- 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 The Burger Garage
- 32 The Astor Room
- 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 Maiella

Bars & Breweries

- 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 Standing Room
- 54 Dominie's Hoek
- 55 Greenpoint Lounge
- 56 Studio Square Beer Garden
- 57 L.I.C. Bar
- 58 The Gutter
- 59 Alewife
- 60 Domaine bar a vins
- 61 Big Alice Brewing

Culture/Health & Wellness

- 62 Indoor Extreme Sports Paintball & Laser Tag
- 63 The Secret Theatre
- 64 The Cliffs at LIC
- 65 The Yoga Room
- 66 Gantry State Park Plaza
- 67 Bard Early Colleges
- 68 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

- 78 Queens Library at Sunnyside Library
- 79 Museum of the Moving Image
- 80 Dorsky Gallery
- 81 Fisher Landau Center for Art
- 82 The Noguchi Museum
- 83 The Chocolate Factory Theater
- 84 Flux Factory
- 85 Thalia Spanish Theatre
- 86 Space Gallery
- 87 Laguardia Performing Arts Center
- 88 Local Project Art Space
- 89 BrickHouse Ceramic Art Center
- 90 Queens Library at Long Island City

Banks

- 91 Bank of America
- 92 Citibank
- 93 Santander Bank
- 94 Citibank95 Chase Bank

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