



21-07
41ST AVENUE
LONG ISLAND CITY

47,000 RSF AVAILABLE
RENOVATED PREMIUM
LONG ISLAND CITY
LOFT SPACE



OFFICE*
CREATIVE*
SHOWROOM*
WAREHOUSING*
RESEARCH & DEVELOPMENT*
MEDICAL*
MANUFACTURING*

FULL FLOOR OR DIVISIONS
WHITE-BOX DELIVERY
NATURAL LIGHT FROM 4 EXPOSURES
TENANT CONTROLLED HVAC
BRAND NEW LOBBY
HIGH CEILINGS
LARGE WINDOWS
HEAVY FLOOR LOAD CAPACITY
OVERSIZED ELEVATORS
LOADING DOCKS

LOCATED IN THE EPICENTER OF LIC
& TWO  TRAIN STOPS FROM MANHATTAN

FULL FLOOR AVAILABLE
20,000 RSF

PARTIAL FLOORS WITH
FLEXIBLE DIVISIONS FROM
2,500 RSF

FOR TENANTS THAT QUALIFY, THE BUILDING CAN PROVIDE
SEVERAL LONG ISLAND CITY INCENTIVES INCLUDING
REAP, CRP AND ENERGY ASSISTANCE PROGRAM

FOR LEASING INFORMATION & TOURS PLEASE CONTACT EXCLUSIVE AGENTS



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thenoodlefactorylic.com



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EPICENTER OF LIC STEPS TO TRAIN STATION & QUEENSBORO BRIDGE 8 MINUTES FROM MANHATTAN



***20,000 RSF**
FULL FLOOR IMMEDIATE AVAILABILITY

***10,000 RSF**
PARTIAL FLOORS & DIVISIONS

***2,500 RSF**
FLEXIBLE SPACE PROGRAMS

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HIMMEL+MERINGOFF

MERINGOFF PROPERTIES