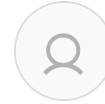


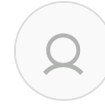


Nicholas Development



Bill Krueger

— (202) 464-6319



Meagan Gant

— (202) 429-8870

30-30 47th Ave

Long Island City, NY 11101 · Office for Lease

Rent Not Disclosed



The Factory

Rental Rate	Rent Not Disclosed	Rentable Building Area	1,134,086 SF
Property Type	Office	Year Built	1926
Property Sub-type	Loft/Creative Space	Walk Score ®	89 (Very Walkable)
Building Class	B	Transit Score ®	100 (Rider's Paradise)

Listing ID: 12604778

Date Created: 05/18/2018

Last Updated:

1 Space Available

2nd Floor

Rental Rate	Not Disclosed	Built Out As	Professional Services
Service Type	Negotiable	Clear Ceiling Height	12 FT
Space Available	65,000 SF	Floor	2nd Floor
Space Type	Sublet	Space Use	Office
Date Available	Immediate	Lease Term Through	April 2021

Competitive rental rate/ Sublease, Up to 65,000/ SF, sub-dividable to smaller, Including 40 Parking Spaces. Newly and Beautifully remodeled Building, MPE is substantially Completed, just need Partitions, Flooring and Lighting for quick Occupancy. 12' ceiling height/ Heavey Load Capacity Floor 12'x8' elevators 4 Blocks to Subway Statio

Amenities

Air Conditioning

Natural Light

Central Heating

Print/Copy Room

High Ceilings

Private Restrooms

Amenities

24 Hour Availability

On Site Management

Food Service

Security System

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
31st St	47th Ave, N	7,272	2017	0.05 mi
31st St	47th Ave, S	3,235	2017	0.07 mi
31st Pl	48th Ave, S	16,500	2017	0.09 mi
30th St	48th Ave, S	5,100	2016	0.09 mi
Van Dam St	48th Ave, S	33,203	2017	0.14 mi

Public Transportation

Transit/Subway	Drive	Walk	Distance
33 Street (7 Line) Transit Stop	3 min	8 min	0.5 mi
Long Island City-Court Square Transit Stop (G)	3 min	11 min	0.6 mi
Queens Plaza Transit Stop (E, M, R)	3 min	12 min	0.7 mi
Hunters Point Avenue Transit Stop (7)	3 min	13 min	0.7 mi
45 Road-Court House Square Transit Stop (7)	3 min	13 min	0.7 mi

Commuter Rail	Drive	Walk	Distance
Hunterspoint Avenue Station Commuter Rail (Oyster Bay Branch, Hempstead Branch)	2 min	11 min	0.6 mi
Woodside Station Commuter Rail (Ronkonkoma Branch, Long Beach Branch, Port Jefferson Branch, Hempstead Branch, Montauk Branch, Port Washington Branch, Far Rockaway Branch, Babylon Branch)	9 min		2.2 mi

Airport	Drive	Distance
La Guardia Airport	11 min	6.4 mi
John F. Kennedy International Airport	22 min	14.3 mi
Newark Liberty International Airport	31 min	18.2 mi

Additional Photos

