



MODERNSPACES

Commercial + Investment Division



38-31 CRESCENT STREET, 2ND FL - L.I.C., NEW YORK 11106

1,400 Sq. Ft. Office for Rent - Asking \$4,000 / Month

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PROPERTY HIGHLIGHTS

- Move-In Ready
- Immediate Occupancy
- Private Entrance with 24/7 Access
- Intercom, Buzzer and Security System
- 3 Private Offices and Conference Room
- Open Plan Workspace with Cubicles for 10 Workstations
- Storage Room
- Full Kitchen
- 2 Bathrooms, 1 with a Shower
- Tenant Controlled HVAC
- On-Site Parking
- Near Multiple Subway Lines and Bus Stops
- Easy Transportation Access to Manhattan & Long Island

CONTACT

VINCENT YEE — LICENSED REAL ESTATE SALESPERSON — 347-861-8298 — VINCENT@MODERNSPACES.COM

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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PROPERTY DESCRIPTION

Modern Spaces Commercial + Investment Division has been exclusively retained to lease the 2nd floor office space at 38-31 Crescent Street in Long Island City.

This space is approximately 1,400 sq. ft. and is configured with a reception area, conference room, private offices and a larger executive office. In addition, there is a large open room to support multiple work stations or to be used as main conference room.

The space is equipped with a kitchenette, storage closet and two bathrooms (one w/ shower). The space is move-in ready. This 2nd floor office has a separate entrance from the ground floor and is equipped with an intercom, buzzer, and security system. The monthly rent includes one on-site parking space.

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FLOOR PLAN & PROPERTY PHOTOGRAPHS



Measurements and Scale are Approximate



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PROPERTY PHOTOGRAPHS



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