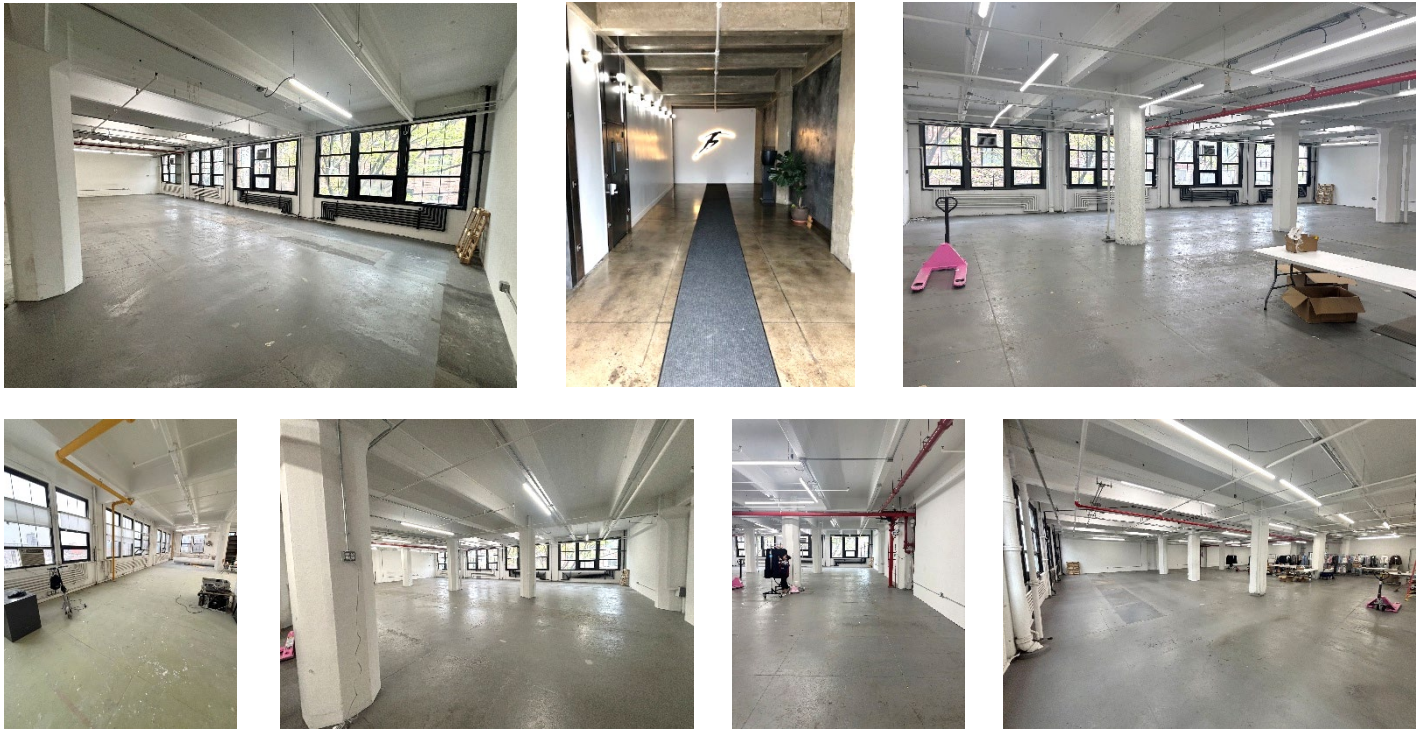


**Prime Long Island City**  
**44-02 11<sup>th</sup> Street, 2<sup>nd</sup> Floor**  
**1,800 RSF to 10,000 RSF**



- ❑ OPEN LAYOUTS & OFFICES
- ❑ CORNER UNIT – OVERSIZED WINDOWS
- ❑ FLEXIBLE DIVISIONS: 1,800-3,200 RSF, 3,600 RSF – 8,500 RSF and more
- ❑ EXPOSED 13.5-FOOT CEILING
- ❑ OVERSIZED DOUBLE DOORS, HEAVY FLOOR LOADS, ACCESS TO WATER
  
- ❑ NATURAL LIGHT IN UNITS & HALLWAY
- ❑ LG PASSENGER + 2 FREIGHT ELEVATORS
- ❑ PARKING AVAILABLE (MONTHLY FEE)
- ❑ DIRECT ELECTRIC METER
- ❑ UPDATED LOBBY + 24/7 ACCESS

**PRIME LOCATION**

**Between Court Sq and Queens Plaza + MULTIPLE SUBWAYS: E/M, G, N/W, R, 7**  
**2 NYC Ferry Stops, next to 59<sup>th</sup> St Bridge, Midtown Tunnel, Pulaski Br**

**Surrounded by Restaurants, Bars and Newest, Hottest Retail in LIC**

**EXCLUSIVE AGENTS:**

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 rudy@fpr.nyc

**DAVID DYNAK**  
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