

igloo

FLEX COMMERCIAL SPACE
OPPORTUNITY

THE BRIDGE

Flex retail, office, showroom, light-industrial
or life-science space in the heart of Long
Island City

THE BRIDGE | 24-02 49TH AVENUE .
LONG ISLAND CITY



Flexible commercial space to accommodate your business needs.

Now leasing — for delivery November 2027

The BRIDGE offers a rare, commercial space opportunity in Long Island City: 50,308 RSF of column-efficient space delivered by an institutional owner with the in-house capability to build-to-suit. The base building can flexibly accommodate light manufacturing, office, showroom, warehouse and lab uses.

55,813

TOTAL RSF

Tall Ceilings

14'-2" – 24'-9" CEILINGS
THROUGHOUT

New

TRIPLE-GLAZED, ENERGY EFFICIENT
WINDOWS, HVAC & HEAVY ELECTRIC
THROUGHOUT

Nov 2027

DELIVERY WITH ABILITY TO ACCOMMODATE
BUILT-TO-SUIT REQUIREMENTS WITHIN THE IN-
PROGRESS CONSTRUCTION OF THE SPACE



Flexible Use

Office, showroom,
manufacturing &
warehouse space with
heavy floor loads



Build-To-Suit

Institutional owner
delivers your
configuration in-house.



Building Upgrades

New windows and MEP
systems throughout



Heavy Power

Robust power and central
heating/cooling already in
place.



The Space

50,334 RSF 6th Floor, with optional 5,505 SF
Ground Floor retail and/or dedicated entry.

50,334

RSF — entire 6th Floor available

5,505

SF — optional Ground Floor retail or
dedicated entrance to the 6th Floor
space

55,813

SF — total if combined



Flexible subdivisions

Floor accommodates flexible divisions of space to fit your program.



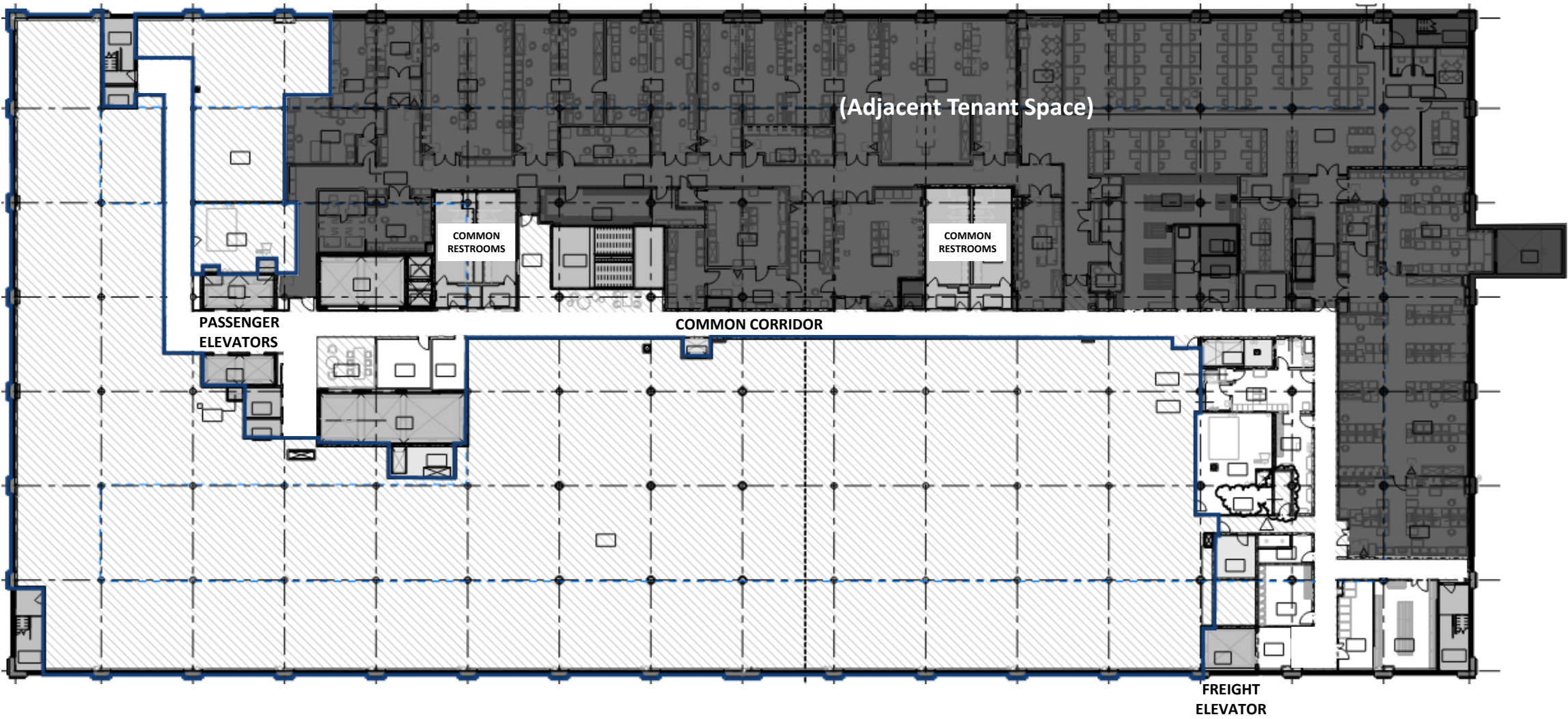
Building within a building

Dedicated ground-floor access and a private lobby entry can be created.

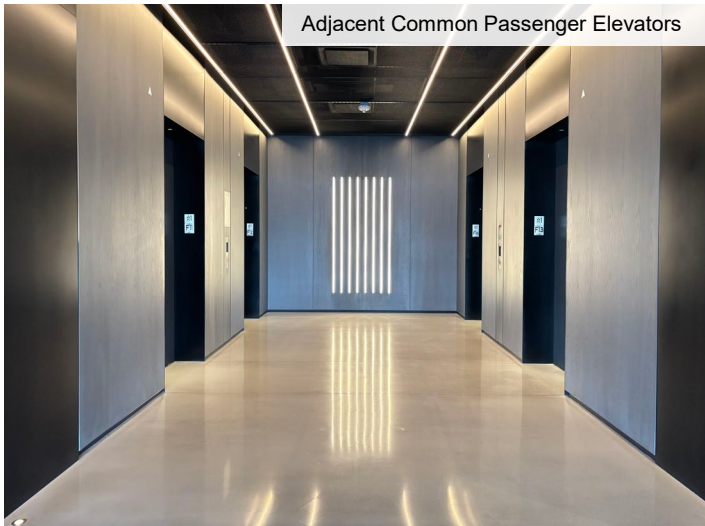
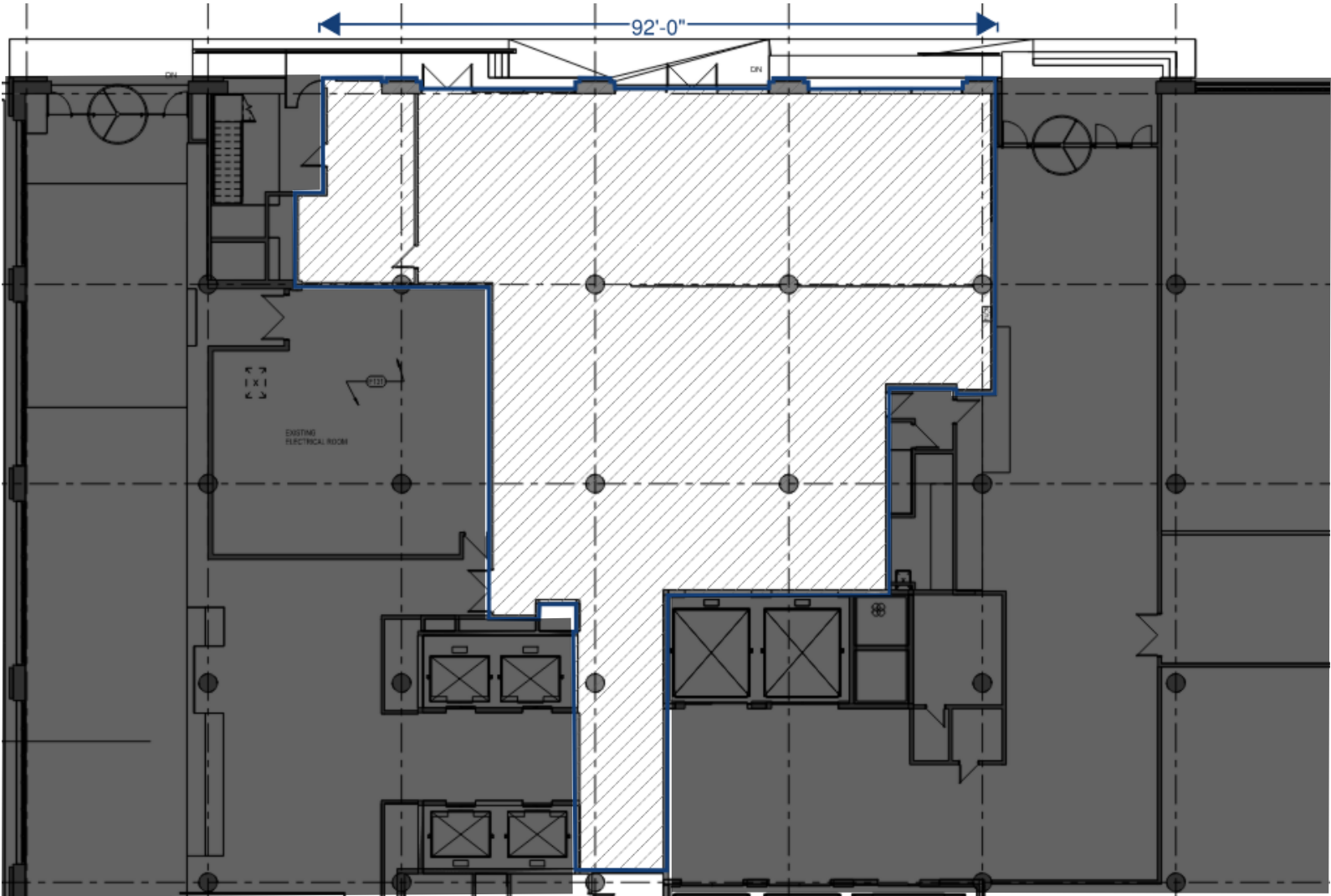


Conceptual office fit-out

6TH FLOOR AVAILABLE SPACE | 50,334RSF



GROUND FLOOR AVAILABLE SPACE | 5,467SF



Adjacent Common Passenger Elevators



Adjacent Common Lobby Entrance

Building within a building.



Ability to accommodate dedicated ground-floor access

Create a private entrance and lobby off 49th Avenue, exclusive to your space.



Direct loading & service

A large loading dock and freight access keep equipment and operations moving.



Institutional Ownership, in-house delivery

A single, accountable partner with the ability to design, finance, deliver and operate your space built-to-suit - derisking the timeline, budget and technical complexity unique to NYC fit-outs.



Opportunity to put brand on display to 60,000,000+ annual vehicles

60,000,000+ annual vehicles pass the building on the Long Island Expressway to and from the Queens Midtown Tunnel as well as the Pulaski Bridge to Brooklyn. The Bridge Labs presents a rare branding and signage opportunity for a life science company.



Minutes to Midtown. Steps to transit.

Long Island City puts your team at the center of New York's talent and transit network.



7 train At The Door

Hunters Point Ave station directly outside — express to Midtown in minutes (Grand Central Station 2-stops away).



LIRR Steps Away

Hunterspoint Ave LIRR station adjacent for regional and Long Island access.



Tunnel & Bridge Access

Queens Midtown Tunnel, Pulaski Bridge and the LIE all within minutes.



Talent Connectivity

Easy reach to Hunters Point, Court Square, Sunnyside and Greenpoint.



A neighborhood built for innovation.

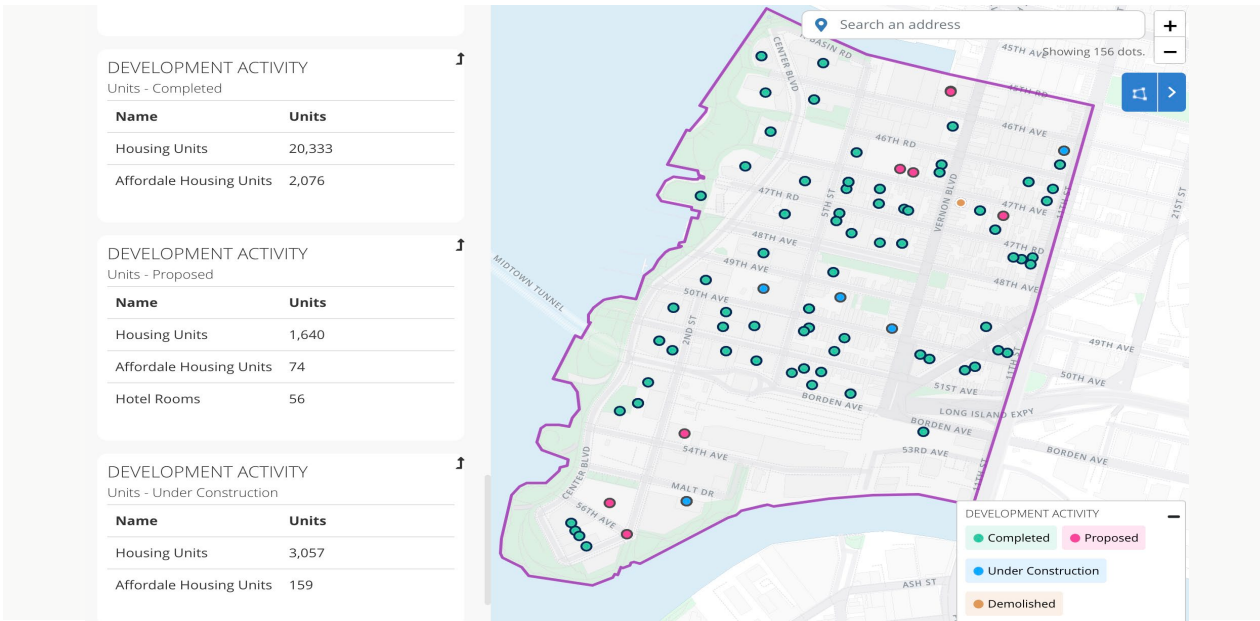
LIC pairs a deep, highly-educated talent pool with NYC's fast-growing life science ecosystem.

11101 ZIP — WESTERN QUEENS

- ✓ Among the fastest-growing residential neighborhoods in the nation, with the highest household incomes in Western Queens.
- ✓ Minutes from Midtown's hospital and research corridor, and an easy commute from Manhattan, Brooklyn and Long Island.
- ✓ A proven LIC lab market — peers like Innolabs and citywide leaders like West End Labs validate the demand for modern NYC lab space.
- ✓ Three blocks to Vernon Blvd and 50th Ave retail and the 42-acre waterfront — amenities that help recruit and retain scientific talent.

43,662	2025 population
\$116,807	median household income
33.4	median age (years)
25,000+	existing + planned residential units nearby

Source: ownership materials; 11101 ZIP statistics; West End Labs and Innolabs LIC as market comparables.



Additional Technical Specifications

Access	Freight + passenger elevators; large loading dock; dedicated ground-floor entry option
Configuration	Flexible subdivisions with ability to accommodate several use types (office, showroom, manufacturing, lab, warehouse, etc.)
Envelope	Enlarged perimeter window openings; new triple-glazed windows throughout with high energy efficiency
Power	Heavy electrical capacity for lab and manufacturing operations
HVAC	Substantial heating & cooling; roof venting above space
Central plant	Existing boiler & chiller plant for tenant fit-out
Potential Lab classification	Biosafety Level 2 (BSL-2); equipped for acid neutralization
Ceilings	Tall slab heights; building roof directly above



TODAY

Engage early

Lock the floor and shape the program before systems are finalized.



2026

Design to your spec

Owner's in-house team build-to-suits lab/office split and infrastructure.



2026-27

Core systems set

Enlarged windows, power, HVAC and lab services installed to plan.



NOV 2027

Delivery

Move into a purpose-built, lab-ready space — speed to occupancy.





LET'S BUILD IT
TOGETHER

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