



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SUBLEASE**



**25-44 BOROUGH PLACE**

**WOODSIDE, NY 11377**

# Discounted Sublease Opportunity

12,000 Sq. Ft. of Beautifully  
Finished Offices.  
14 Underground Parking Spaces.

Type  
**Office**



SQUARE FOOT  
**12,000<sub>RSF</sub>**



ZONING  
**M1-1**



MINUTES TO  
**GRAND CENTRAL PKWY  
QUEENSBORO BRIDGE  
BROOKLYN QUEENS EXPY**



PARCEL ID  
**1017**  
BLOCK



**65**  
LOT

PRICE

**\$25<sub>PSF GROSS</sub>**

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

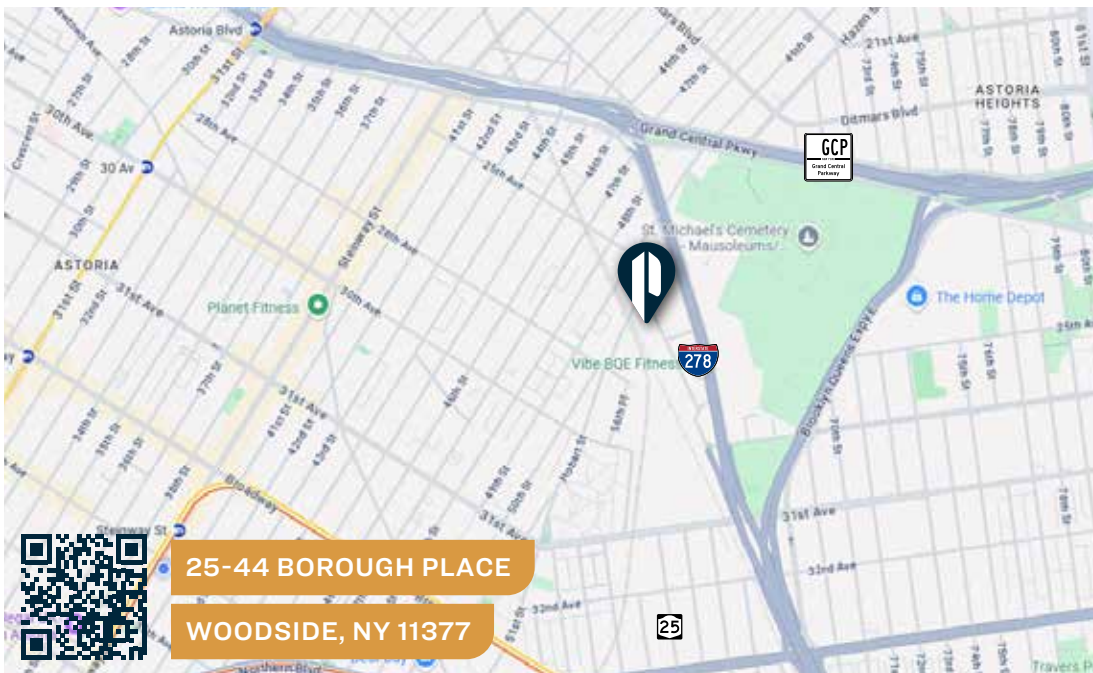
# Property Overview

## Features

- **12,000 Sq. Ft. 2nd Floor Office**
  - Full HVAC
  - Conference Room
  - Full Kitchen
  - Elevator
  - Open Bullpen Area
  - Multiple Private Offices
- **14 Underground Parking Spaces**
  - 7' Ceiling Height
  - Clean Space
  - Elevator to 2nd Floor Offices
- **Sublease Expires: 11/30/2032**
- A Longer-Term Option is Available
- Exterior Signage Available



CONFERENCE ROOM




25-44 BOROUGH PLACE

WOODSIDE, NY 11377

## TRANSPORTATION

**E F** NORTHERN  
BLVD  
**M R**

 GRAND  
CENTRAL PKWY  
QUEENSBORO  
BRIDGE  
BQE

 **Q18:**  
HOBART ST/  
30TH AVE  
**Q19:** ASTORIA  
BLVD/49 ST



718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

PICTURES



OPEN BULLPEN AREA



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



**BRENDAN BURKE**  
Associate Broker  
[bburke@pinnaclereny.com](mailto:bburke@pinnaclereny.com)  
718-371-6403



**DAVID JUNIK**  
Partner  
[djunik@pinnaclereny.com](mailto:djunik@pinnaclereny.com)  
718-371-6406



**PAUL BRALOWER**  
Associate Broker  
[pbralower@pinnaclereny.com](mailto:pbralower@pinnaclereny.com)  
718-371-6402



**STEPHEN J. ADAMS**  
Executive Vice President  
[sja@hokansoninc.com](mailto:sja@hokansoninc.com)  
317-633-8063