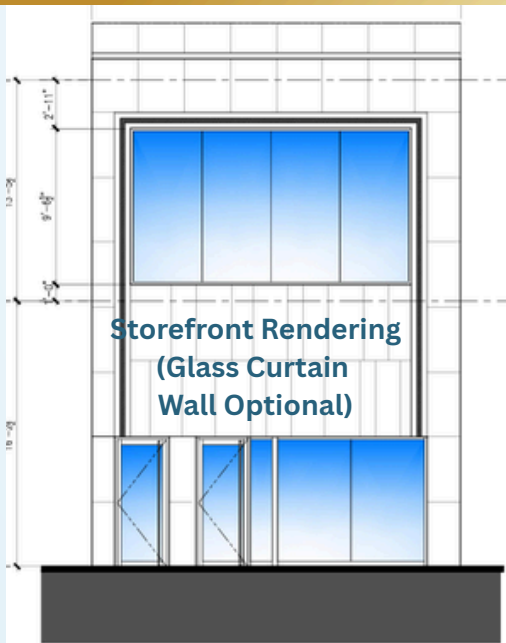


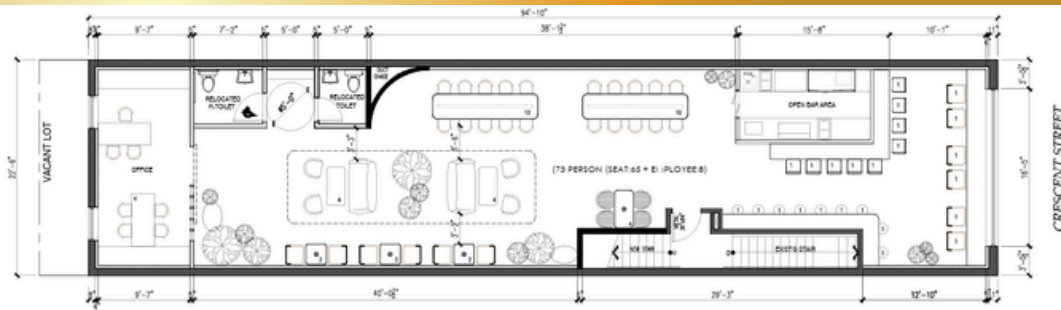


- ✓ Second Floor Retail 2,100 SF
- ✓ Ceiling Height 11'
- ✓ \$80/SF Per Year
- ✓ Monthly Rent \$14,000
- ✓ Ground Floor Retail 2,100 SF
- ✓ Ceiling Height 13' 7"
- ✓ \$140/SF Per Year
- ✓ Monthly Rent \$24,500

Prime Long Island City Retail Space For Lease



PROPOSED FRONT ELEVATION



PROPOSED FLOOR PLAN @ SECOND FLOOR

Restaurant Design Plans (Two Levels)



PROPOSED FLOOR PLAN @ FIRST FLOOR

REMARK

- EXIST'G WALL TO REMAIN
- NEW 1HR FIRE RATED PARTITION
- NEW 2HR FIRE RATED PARTITION

Property High ★★★★★

Freestanding building for lease.

Commercial high-Pressure gas available.

First and second floors can be leased separately or combined.

Prominent frontage with excellent visibility and heavy foot traffic.

