



LOCATION

One block from College Point Blvd, one block from Northern Blvd., short distance to Main Street and Van Wyck Expressway

AVAILABLE SPACE (TOTAL APPROX 25,000 SF)

Ground Floor: 10,000± SF filming/TV production facilities including theater, soundstage, production room, make-up room, multi bathrooms and more. In addition, there is 5,000 SF indoor parking garage, all together 15,000 SF on the ground floor

2nd Floor: 10,000 SF combination of offices, meeting rooms, control room, projection room, show-case commercial kitchen, equipment and computer room...etc

AMENITIES

Fully climate controlled, well insulated, fully sprinklered, indoor parking for 32 cars, multiple bathrooms, dressing and make-up rooms, theater, stage, recording rooms, TV/ radio stations, professional lightings and sound systems, passenger elevator, back-up generator

LEASE PRICE : UPON REQUEST

POSSESSION: TO BE ARRANGED

PROPERTY HIGHLIGHTS:

- Top-notch turn-key television studio
- Multi million dollars investment in diamond condition
- Fireproof structure, ample power
- 30 KW back-up generator
- Close to downtown Main Street subway stations, LIRR, buses, shops and restaurants. By major highways: I-678, LIE495, Grand Central Parkway and short ride to LaGuardia Airport and JFK



For further information, kindly contact exclusive agents:

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Modern Performance Stage:

- Polished hardwood floor
- Professional audio monitor speakers
- Metal trusses support stage lighting fixtures, spotlights and par cans
- Well-equipped and ready for performances

Professional TV Studio:

- High Tech equipment and tools
- Soundproof insulation.



- Large professional and versatile make-up station & dressing room
- Super clean



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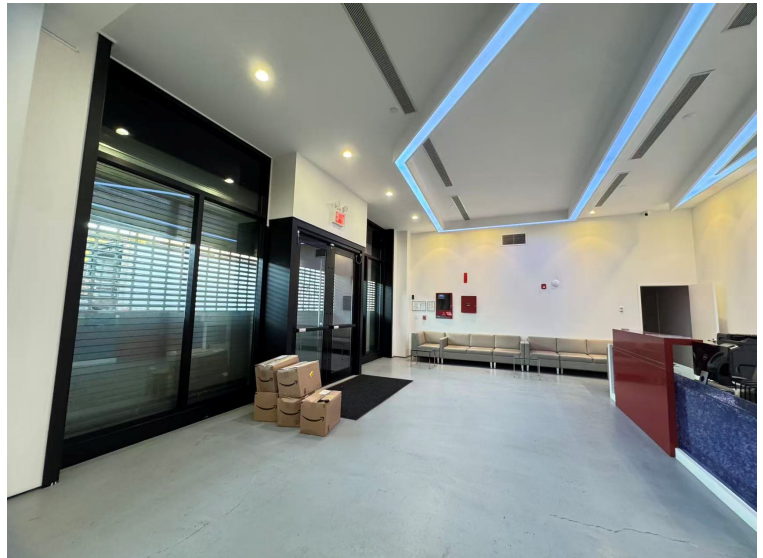
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- **Modern and bright conference room**

Main Entrance:

- **Sleek linear LED light strips**
- **Spacious waiting area**



- **Double deck indoor parking garage with lift system.**

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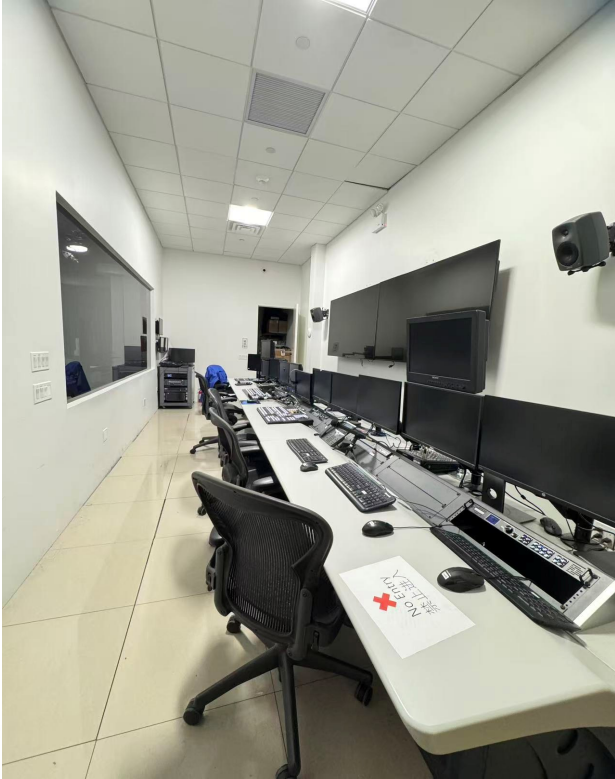
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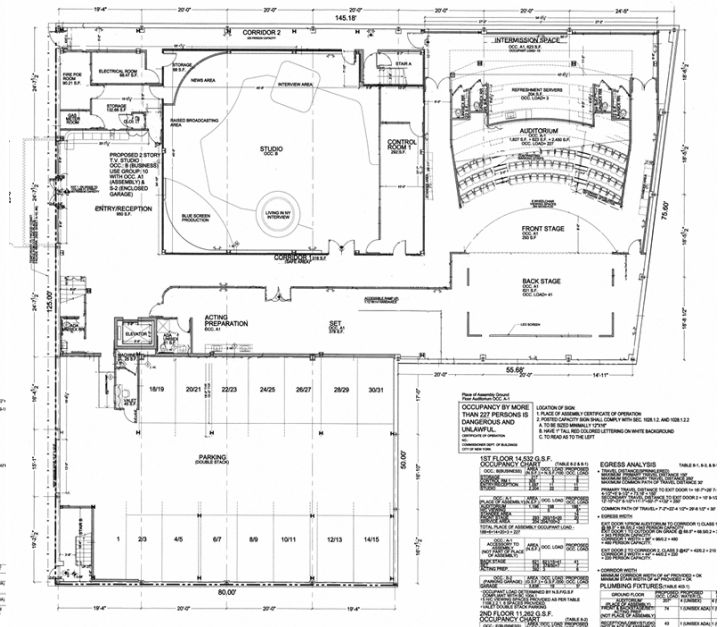
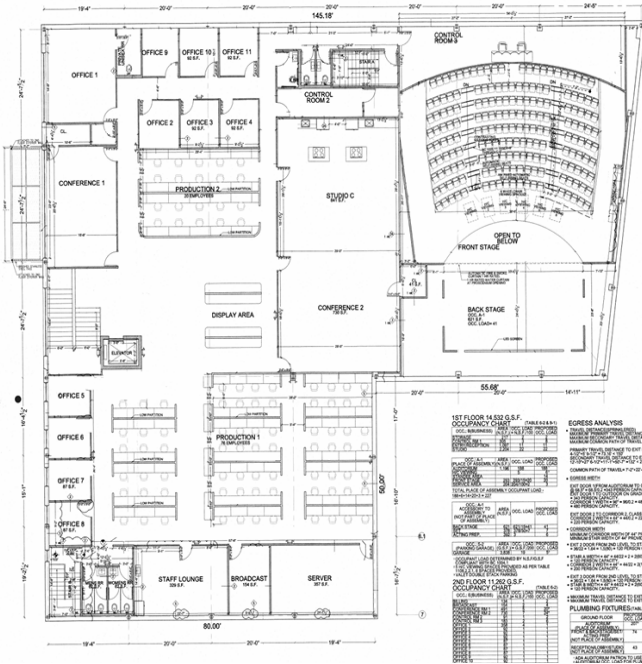
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2nd Floor:



- Control room setup with rows of monitors and ergonomic workstations.
- Open space office plus multiple private offices

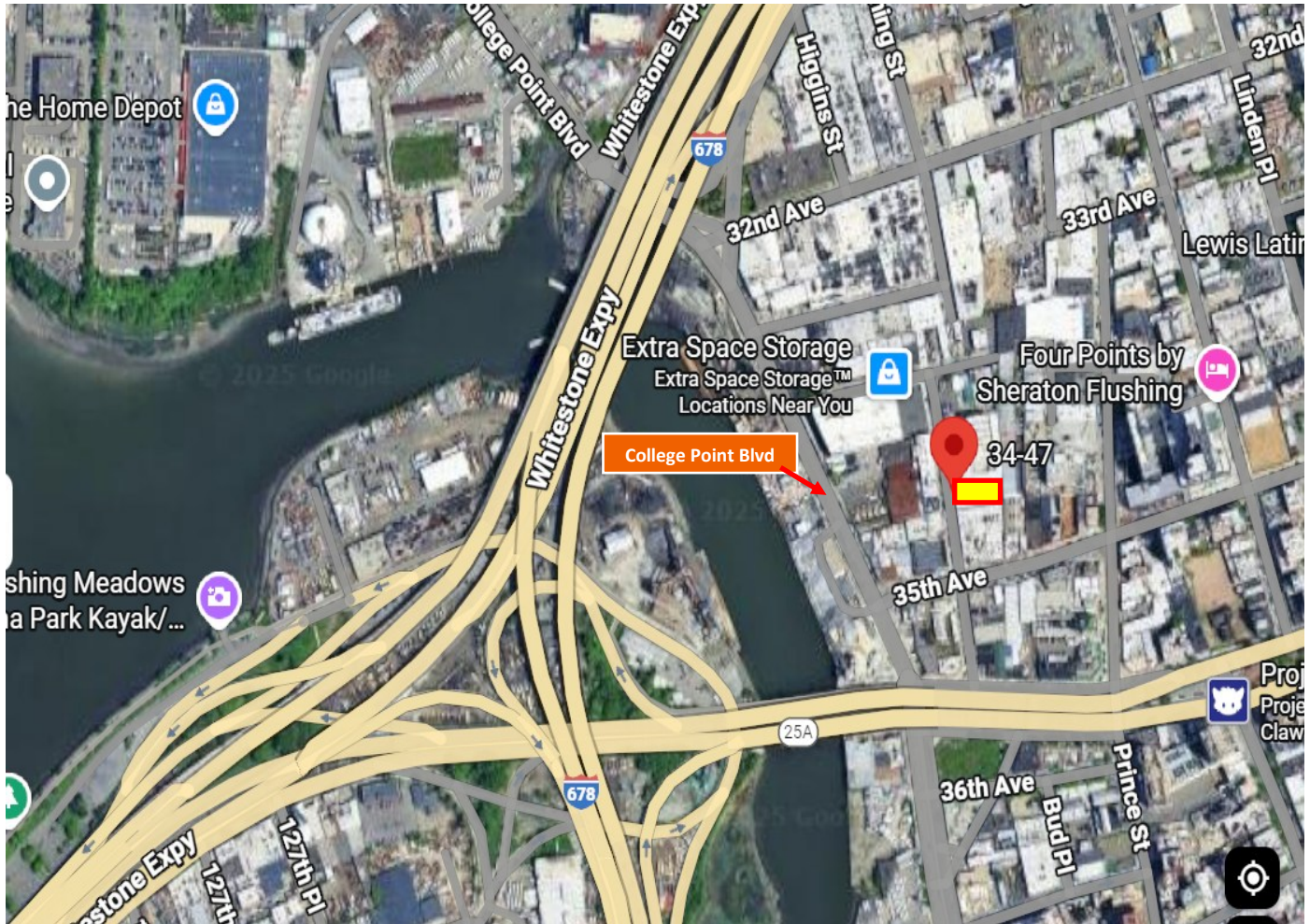


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Convenient Location and Transportation:

- **Adjacent to Whitestone Expressway (I-678), Northern Blvd (NY- 25A), College Point Blvd. Close to LIE 495, Grand Central Parkway and airports.**
- **Short distance to Main Street downtown Flushing, 7 train station, LIRR, restaurants, shops, bakeries, supermarkets, all kinds of showrooms for construction material supplies, Home Depot, Skyview Parc Mall, hotels, office towers and residential towers, mini storage facilities...etc.**

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