

# 27-04 41<sup>st</sup> Avenue

# For Lease

## Long Island City, NY

### 6,400 SF Office Building 22 Car Parking

### *One Block to the Queensboro Bridge*

#### Property Features

- ❖ 2-story building in the heart of Long Island City
- ❖ Windowed offices – 4 sides
- ❖ Incredible accessibility
- ❖ Immediate availability
- ❖ 3,200 sq. ft. floor plate
- ❖ 12' ceiling height
- ❖ TI available



#### *Ideal For Many Uses:*

*General Contractor  
Repair Services  
Union Offices  
Architectural Offices*

*Sub-Contractor  
Midtown Service Industries  
Fleet Operations  
Engineering Site Operations*

*For Further Information and Inspection, Contact Exclusive Agents:*

**John G.J. Ritter**  
Assoc. Broker  
(718) 371-0131  
jritter@s-z.com

**Melissa Grasso**  
Salesperson  
(718) 371-0127  
mgrasso@s-z.com

**Sholom & Zuckerbrot Realty LLC**  
Established 1962  
Exclusive Leasing Agents

**BRAUSE B REALTY**

Owner – Developer

**ONE FULL COMMISSION** in accordance with our principal's schedule of rates and conditions (copy of which is available upon request) will be paid to the procuring broker executing our brokerage agreement who consummates a lease which has been fully executed by both parties thereto.

Kaufman Astoria Studios 35-11 35<sup>th</sup> Avenue, LIC, NY 11106 (718) 392-5959 Fax (718) 937-6546

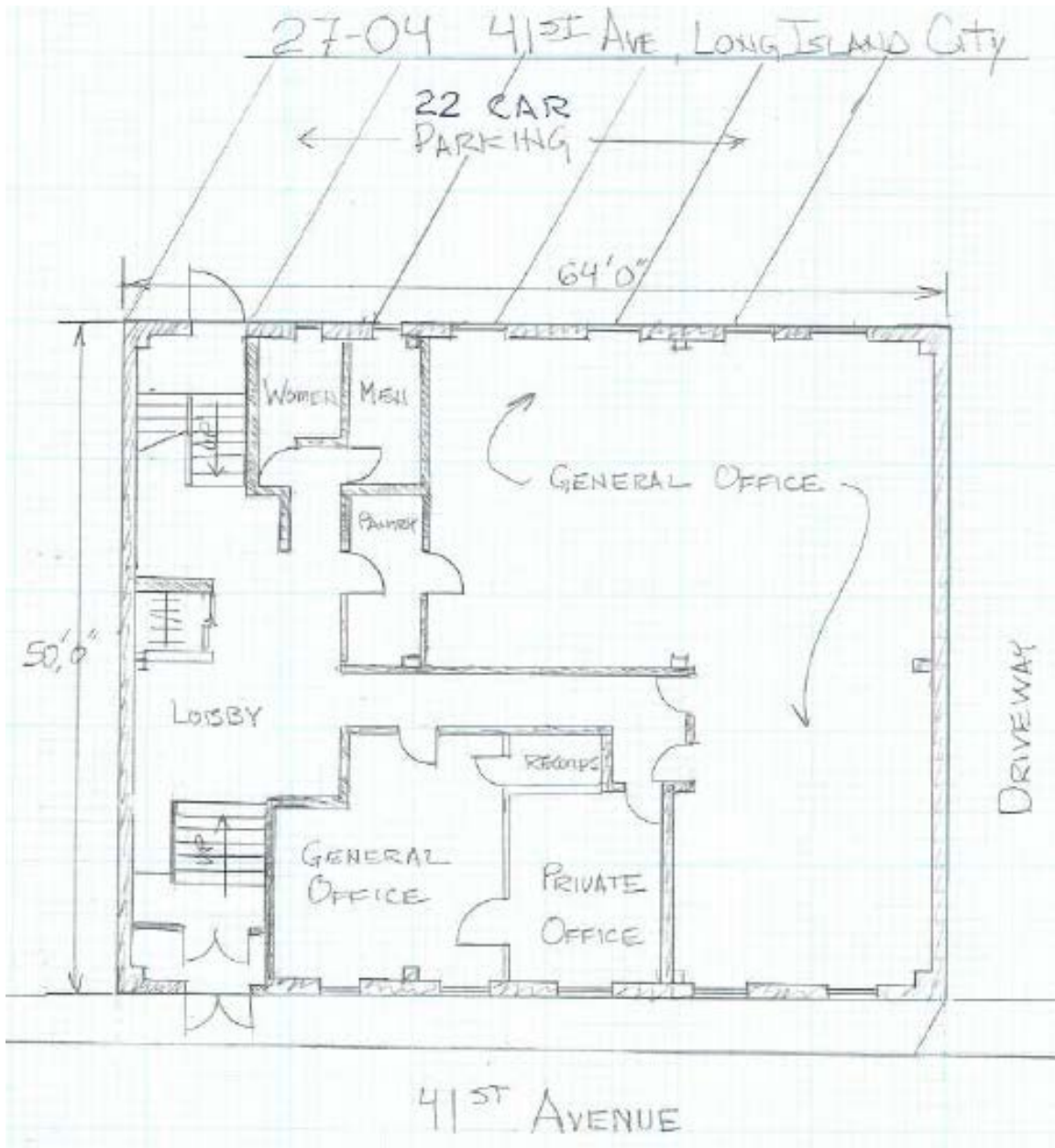
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### Plan



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## Long Island City, NY

### Transportation

- 59<sup>th</sup> Street Bridge 2 minutes
- LIE- Midtown Tunnel 12 minutes
- RFK Bridge 10 minutes

- M32, QM2, QM3: 1 Block
- QM20, Q102, B62

- N W 7 Subway lines: 1 Block
- R M E Subway lines: 2 Blocks
- F Subway line: 6 Blocks

- Queens Plaza N & Crescent St.
- citi bike 28<sup>th</sup> Street & 41<sup>st</sup> Avenue
- ONE BLOCK AWAY**

- LaGuardia Airport 14 minutes
- JFK Airport 24 minutes



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