

FOR LEASE

(First Floor and
Basement approximately
2,000 SF)

10 - 11 49th Ave,
Long Island City,
NY 11101

AVAILABLE SPACE
FIRST FLOOR & BASEMENT
APPROX. 2,000 SF



TOTAL MONTHLY RENT

\$5,500

(Modified Gross)



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COMMERCIAL REAL ESTATE BROKER

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



PRIME LOCATION

Walk Score 97
Transit Score 100



EXCELLENT ACCESS

Near 7, E, M, G trains
& major highways



VERSATILE SPACE

Ideal for medical,
office or retail use



VIBRANT AREA

Surrounded by dining,
retail & residential

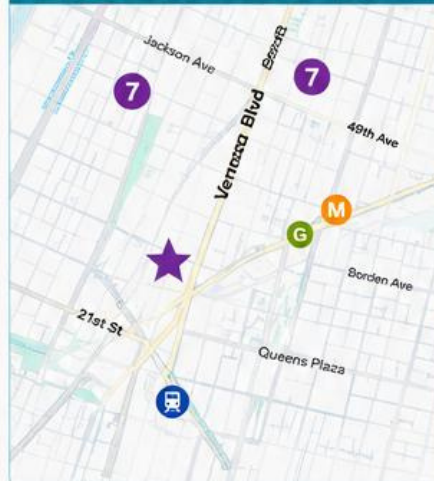
BUILDING DETAILS

Property Type:	Office / Retail
Property Subtype:	Medical Office / Retail
Building Size:	3,289 SF
Building Dimensions:	21' x 48'
Year Built:	1931
Year Renovated:	2018
Building FAR:	1.89
Class:	A
Cross Street:	Jackson Ave & Vernon Blvd
Zoning:	M1-4 / R6B
County:	Queens County
Walk Score®:	97 (Walker's Paradise)
Transit Score®:	100 (Rider's Paradise)

LEASING DETAILS

Rentable Area:	2,000 SF
Level:	Ground Floor (Plus Basement)
Built Out As:	Medical Office
Parking:	Street Parking
Lease Type:	Modified Gross
Lease Term:	Negotiable
Listing Type:	Direct

TRANSIT CONNECTIVITY MAP



7	VERNON BLVD - JACKSON AV STATION 1 MINUTE WALK
G	21ST ST STATION 5 MINUTES WALK
E M	COURT SQUARE STATION 11 MINUTES WALK
	LONG ISLAND CITY STATION (HEMPSTEAD BRANCH) 6 MINUTE WALK

IMMEDIATE SUBWAY ACCESS

7	ROCKEFELLER CENTER	15 MINUTE RIDE
7	GRAND CENTRAL	11 MINUTE RIDE
7	PORT AUTHORITY	19 MINUTE RIDE
7	PENN STATION	17 MINUTE RIDE
7	UNION SQUARE	16 MINUTE RIDE
7	HUDSON YARDS	18 MINUTE RIDE

FLOOR PLAN (First Floor and Basement)



DEMOGRAPHIC INSIGHTS

	0.25 MILE	0.5 MILE	1 MILE
POPULATION			
2024 Population	12,496	36,365	93,128
2029 Projection	13,116	38,457	98,661
Growth 2024-2029	4.96%	5.75%	5.94%
HOUSEHOLDS			
2024 Households	5,757	16,898	43,036
2029 Projection	6,077	18,060	46,987
Growth 2024-2029	5.55%	6.87%	9.18%
AVERAGE HOUSEHOLD INCOME	\$142,643	\$156,288	\$158,887
DAYTIME POPULATION	15,382	38,287	103,909

* Source: ESRI 2024

BUILDING DETAILS

A dynamic workspace designed to inspire creativity, collaboration, and productivity



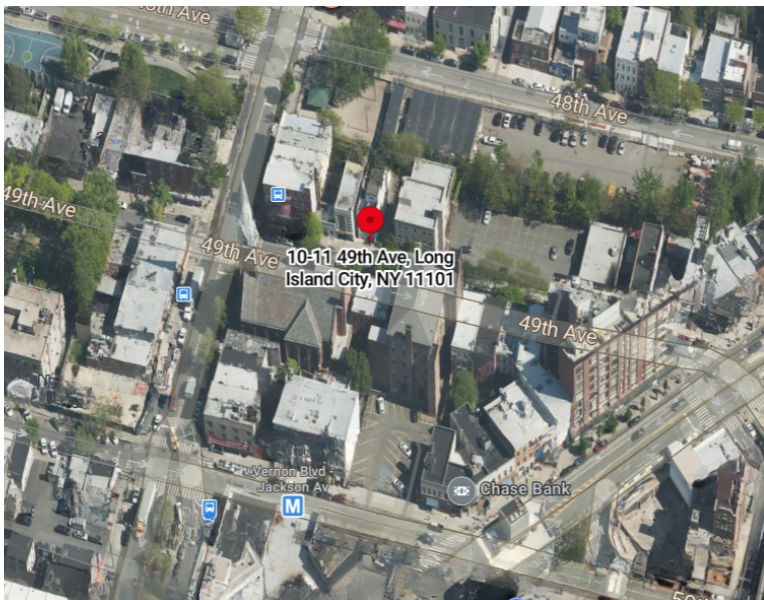
10-11 49th Avenue is a mixed-use building located in the heart of Long Island City. It offers a panoramic view of the iconic Manhattan skyline and is strategically positioned near Ed Koch Bridge, Midtown Tunnel, and Long Island Expressway.



The building is just a block away from the subway, offering seamless access to 7, E, M, and G trains that takes you to Midtown Manhattan and Long Island's City Court Square Neighborhood.

BUILDING DETAILS

PROPERTY TYPE:	OFFICE/ RETAIL
PROPERTY SUBTYPE:	MEDICAL OFFICE/ RETAIL
BUILDING SQFT:	3,289 SF
BUILDING SIZE:	21'X48'
YEAR BUILT:	1931
YEAR RENOVATED:	2018
BUILDING FAR:	1.89
CLASS:	A
CROSS STREET:	JACKSON AVE & VERNON BLVD
ZONING:	M1-4/R6B
COUNTY:	QUEENS COUNTY
WALK SCORE ®:	97 (WALKER'S PARADISE)
TRANSIT SCORE ®:	100 (RIDER'S PARADISE)

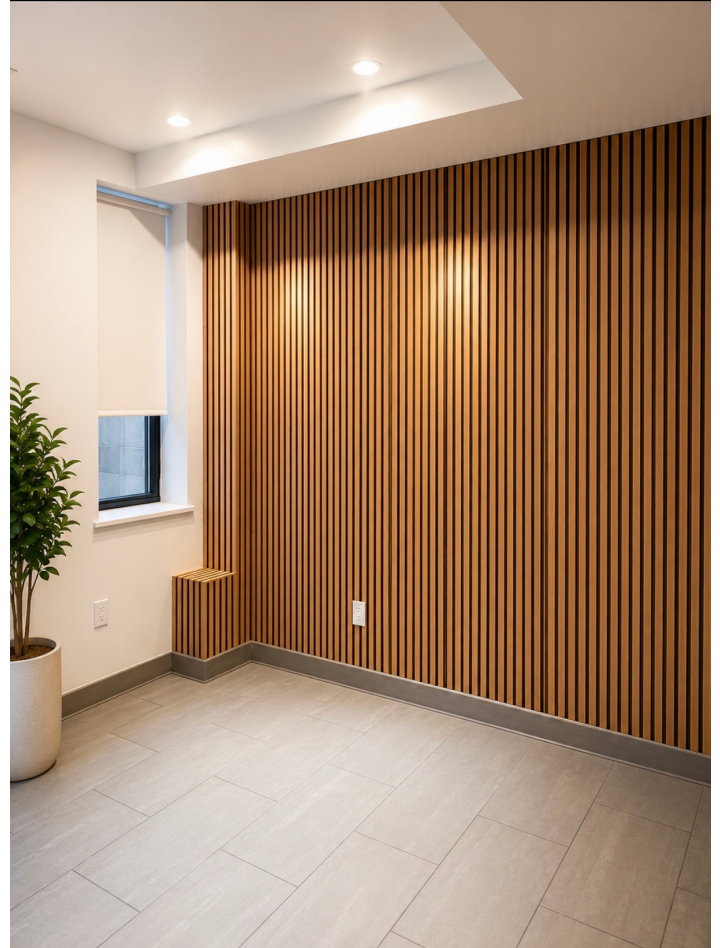


LEASING DETAILS

Rate: \$5,500 per month

LISTING TYPE:	DIRECT
RSF:	2,000+SF
LEVEL:	GROUND FLOOR & BASEMENT
BUILT OUT AS:	MEDICAL OFFICE
PARKING:	STREET PARKING
LEASE TYPE:	MODIFIED GROSS
LEASE TERM:	NEGOTIABLE

This leasing space offers four offices, a bathroom, a reception area, and 24-hour building access. Lease terms are available for either five years or with flexible options. The building is equipped with central heating and air conditioning and is wired for internet service, providing a comfortable and technologically connected environment.



TRANSIT CONNECTIVITY MAP

IMMEDIATE SUBWAY ACCESS

VERNON BLVD - JACKSON AV STATION

1 MINUTE WALK 

21ST ST STATION

5 MINUTES WALK 

COURT SQUARE STATION

11 MINUTES WALK  

LONG ISLAND CITY STATION COMMUTER RAIL (HEMPSTEAD BRANCH)

6 MINUTE WALK  Long Island Rail Road



GRAND CENTRAL

11 MINUTE RIDE

PORT AUTHORITY

19 MINUTE RIDE

ROCKEFELLA CENTER

15 MINUTE RIDE

UNION SQUARE

16 MINUTE RIDE

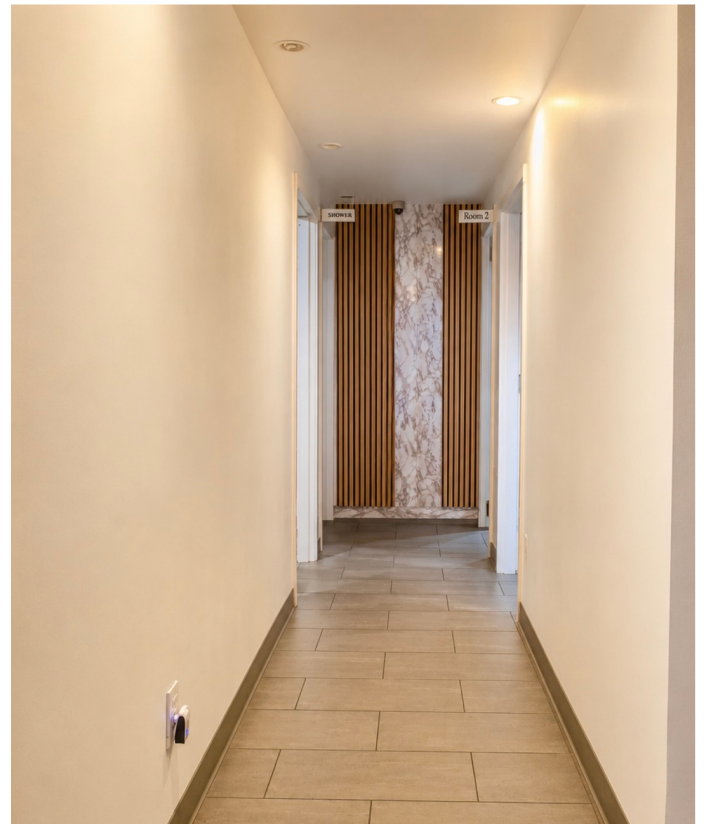
HUDSON YARDS

18 MINUTE RIDE

PENN STATION

17 MINUTE RIDE

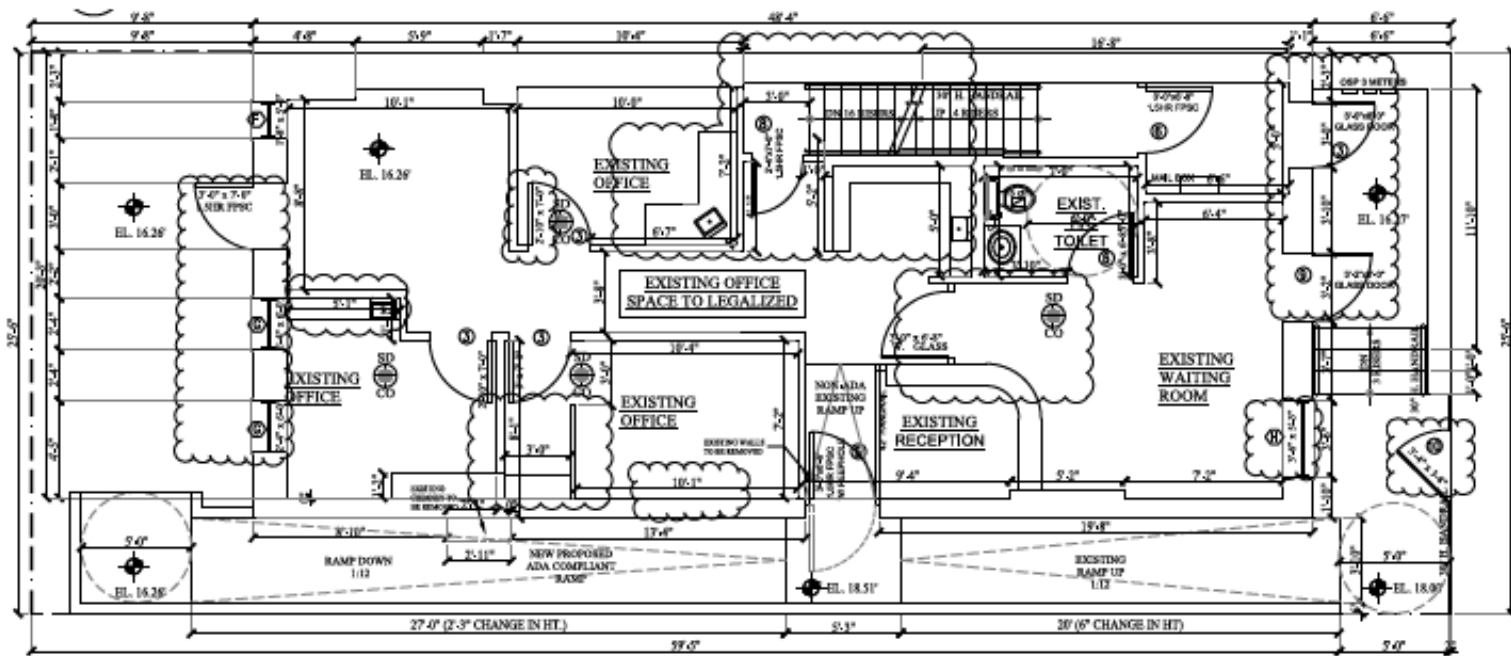
PROPERTY PHOTOS



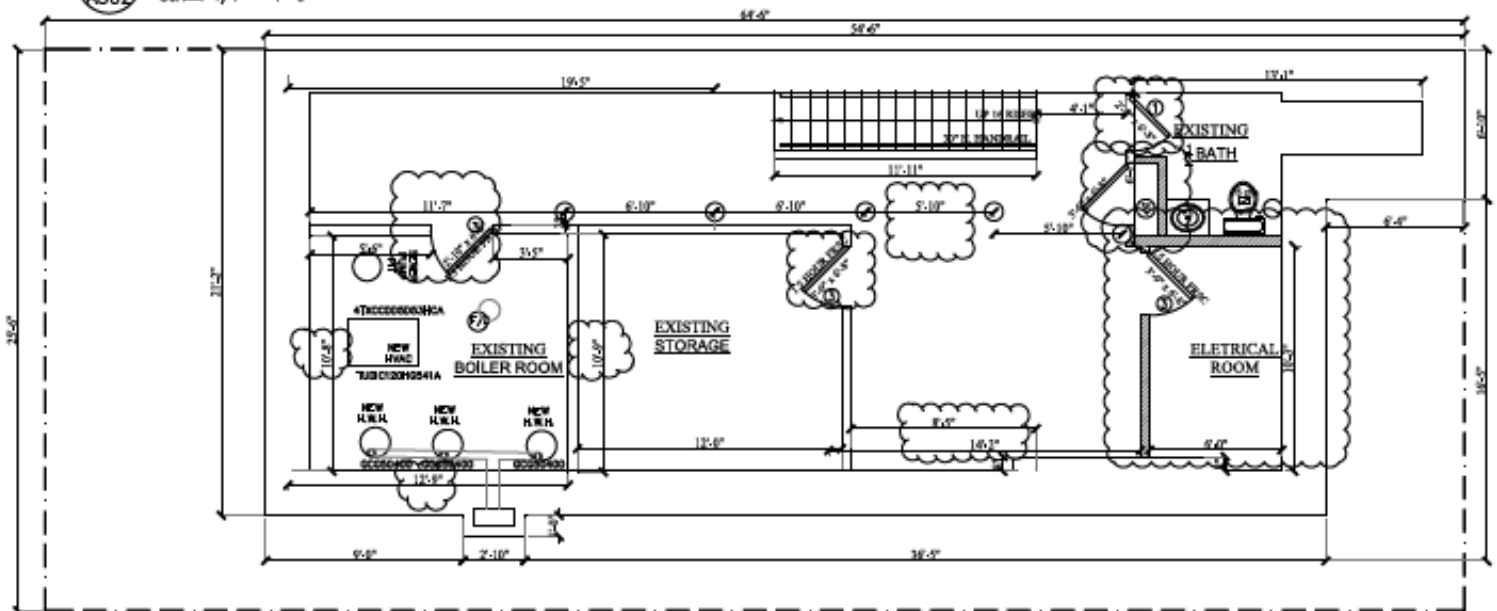
PROPERTY PHOTOS\



FLOOR PLAN



BASEMENT FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



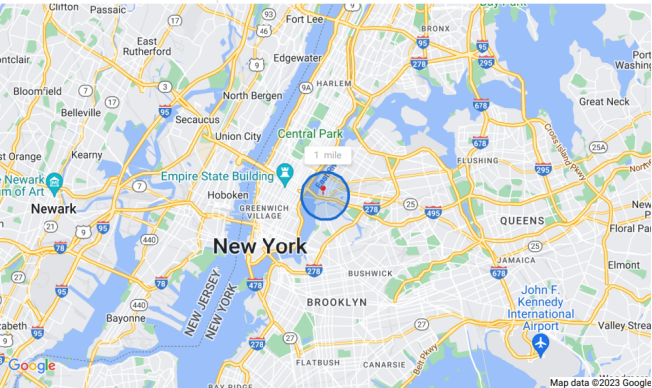
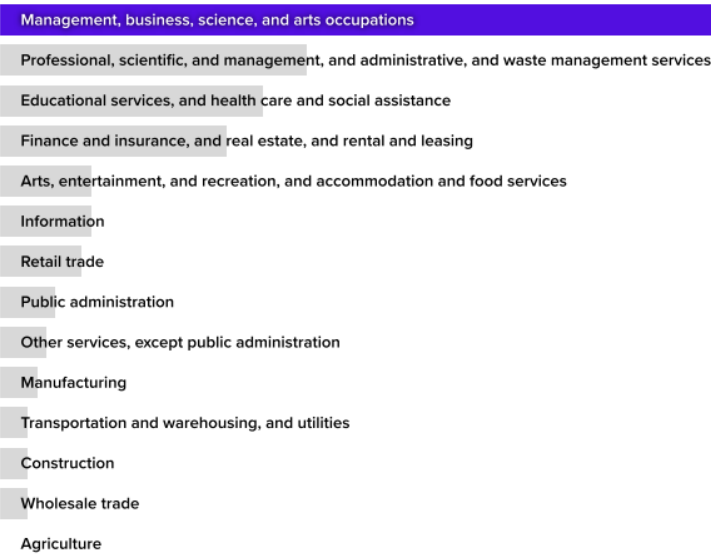
CELLAR FLOOR PLAN - PROPOSED

DEMOGRAPHICS INSIGHTS

Number of Employees

109k

Top Employment Categories



Housing Occupancy Ratio

3:1

5:1 predicted by 2028



Renter to Homeowner Ratio

3:1

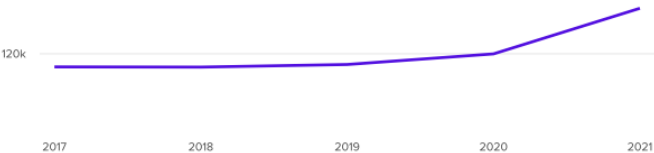
5:1 predicted by 2028



Population

125k

↑ 4% Compared to 119k in 2020
↑ 6% Compared to 118k in 2017



Household Income

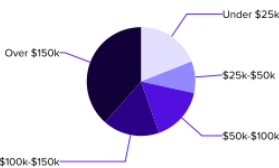
\$106k

Median Income

\$158k

2028 Estimate

↑ 49%
Growth Rate



Age Demographics

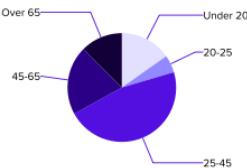
40

Median Age

38

2028 Estimate

↓ -3%
Growth Rate





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For more information about this opportunity, please don't hesitate to contact us.

CONTACT



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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Foresight Commercial Real Estate

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