



# 14-34 110TH STREET COLLEGE POINT, NY 11356

**NEW  
EXCLUSIVE  
FOR LEASE**

## Water View Office Spaces Available



### PROPERTY INFORMATION

LOCATION	On 110th St between 14th and 15th Avenue
BLOCK / LOT	4044 / 7501
BUILDING SF	69,918 Approx. (60 ft x 200 ft)
AVAILABLE SF	6,920
YEAR BUILT	2006
LOT SF	64,000
COMMERCIAL UNITS	13
RESIDENTIAL UNITS	34 • Studio = 4 Units • 1BR = 24 Units • 2BR = 6 Units
PARKING SPACES	68
ZONING	M2-1
COMMERCIAL FAR	2

### HIGHLIGHTS

- WATERFRONT
- 2 ELEVATORS
- AIR-CONDITIONING
- HEATING
- BALCONY
- HARDWOOD FLOORS
- ON-SITE PARKING
- MARINA RIGHTS FOR 50 BOAT SLIPS

UNITS	AVAILABLE OFFICE SF	LEASE PRICE
301 & 305	4,740 (Water View)	▶ \$18 /SF/YR Net
302	1,400	▶ \$18 /SF/YR Net
304	780	▶ \$18 /SF/YR Net

For complete offering information or inspection, please contact exclusive broker:

**LEON LIPO**  
LLIPO@CTNYC.COM  
646-942-4172



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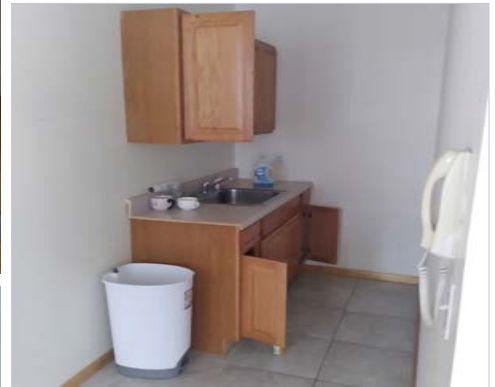
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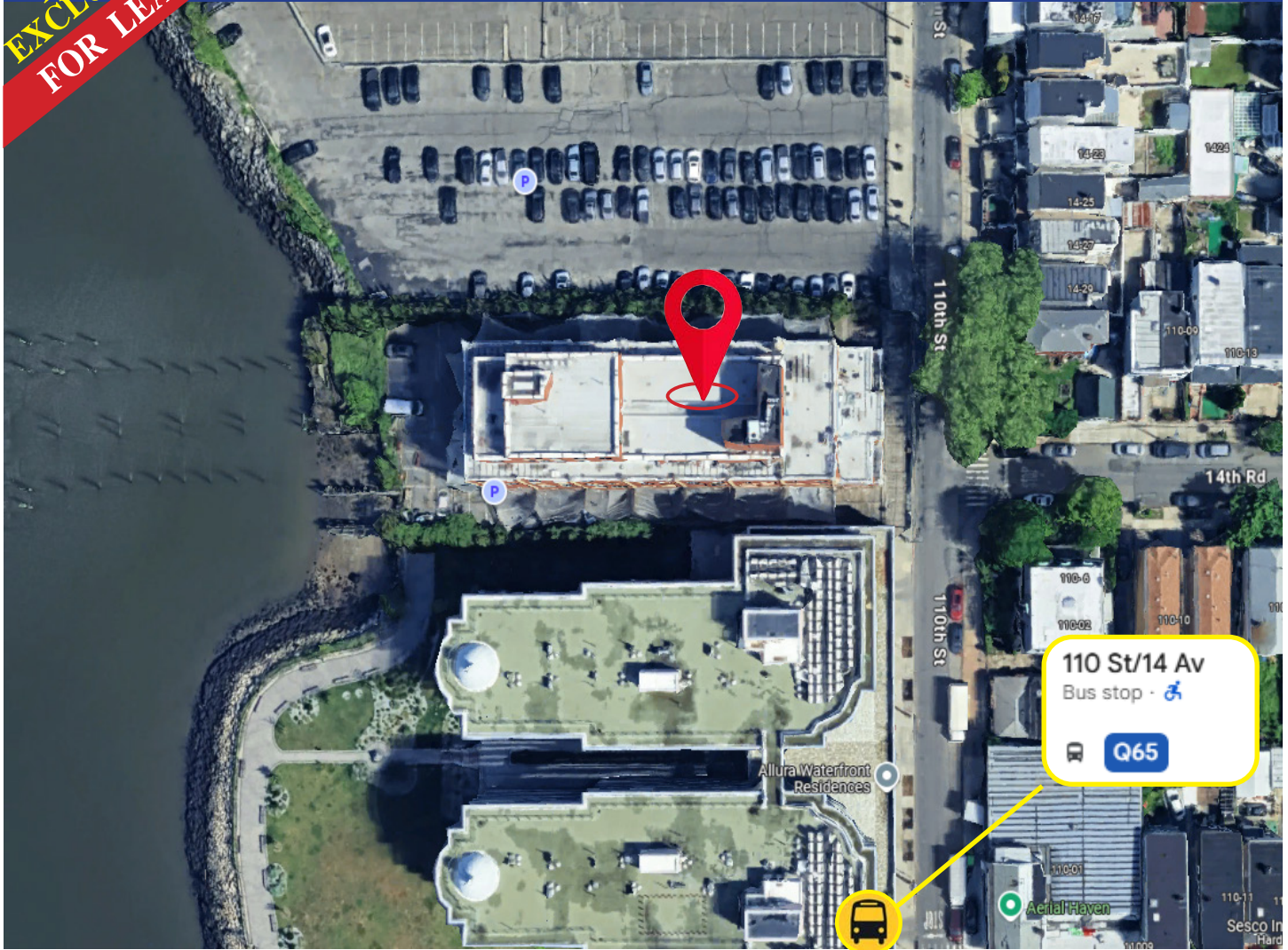
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### TRANSPORTATION

#### TRANSIT/SUBWAY

Flushing-Main Street	7 min drive	2.9 mi
Mets-Willets Point	8 min drive	3.3 mi
111 Street (7 Line)	9 min drive	3.9 mi
103 Street-Corona Plaza	10 min drive	4.3 mi
Junction Boulevard	11 min drive	4.6 mi

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