



CityView Plaza - Prime Office - Build to Suit

36-36 33rd St, Long Island City, NY 11106



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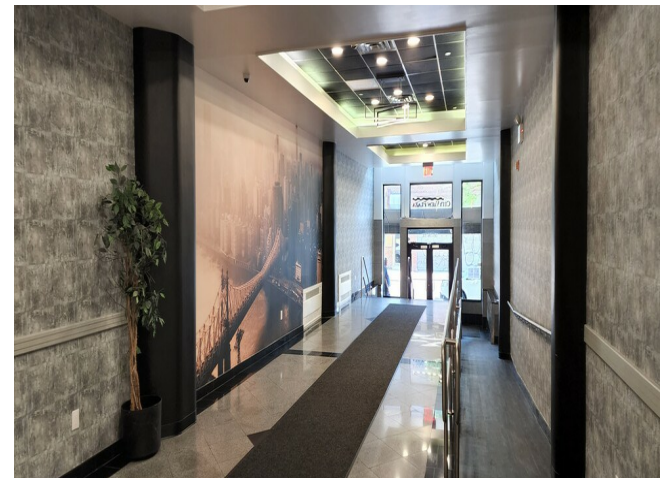
CityView Plaza - Prime Office - Build to Suit

Upon Request

CityView Plaza was the old home of the Brooks Brothers Clothing Factory, it underwent a complete gut-renovation and is now a premier office property located in Long Island City. The building offers a granite floor lobby, upgraded elevators and corridors, a generous window ratio that provides abundant natural light and views in each office. There is also onsite parking available to the tenants and their visitors (via Valet Service). The building has an attended lobby Monday-Saturday, the property is accessible 24/7, 365 days a year with security card entrance system and also has a CCTV system throughout the building's interior, exterior and parking garage areas.

Amenities:

- On-Site Restaurant
- Tenant Fitness Center
- 3 Outdoor Areas
- Tenant Parking - 1 Space per 1,000sf rented (no additional charge)



Rental Rate:	Upon Request
Min. Divisible:	1,115 SF
Property Type:	Office
Property Subtype:	Loft/Creative Space/Office
Building Class:	B
Rentable Building Area:	192,250 SF
Year Built:	1914
Walk Score @:	98 (Walker's Paradise)
Transit Score @:	100 (Rider's Paradise)
Rental Rate Mo:	Upon Request

1st Floor Ste 105

1

Space Available	2,600 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

2nd Floor Ste 207

2

Space Available	3,700 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 211

3

Space Available	1,115 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

3rd Floor Ste 306

4

Space Available	5,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

3rd Floor Ste 308

5

Space Available	5,390 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Build to suit. Great views of the Manhattan Skyline!

4th Floor Ste 401

6

Space Available	2,500 - 22,500 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

4th Floor Ste 404

7

Space Available	2,500 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Build to suit. Great natural light!

5th Floor Ste 500

8

Space Available	6,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Build to suit. Great views of the Manhattan Skyline. Floor-to-ceiling windows in the private offices on the mezzanine level. 16 foot ceilings! Large 12' by 21' Conference room with moveable partition that disappears into the wall when a larger space is needed! Available immediately.



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Amenities:

- On-Site Restaurant
- Tenant Fitness Center
- 3 Outdoor Areas
- Tenant Parking - 1 Space per 1,000sf rented (no additional charge)
- Visitor Parking - Via Valet Service (additional charge)

Long Island City is home to Fortune 500 companies, many arts and cultural institutions, Film and Television Studios (SilverCup & Kaufman), and has a diverse residential neighborhood.

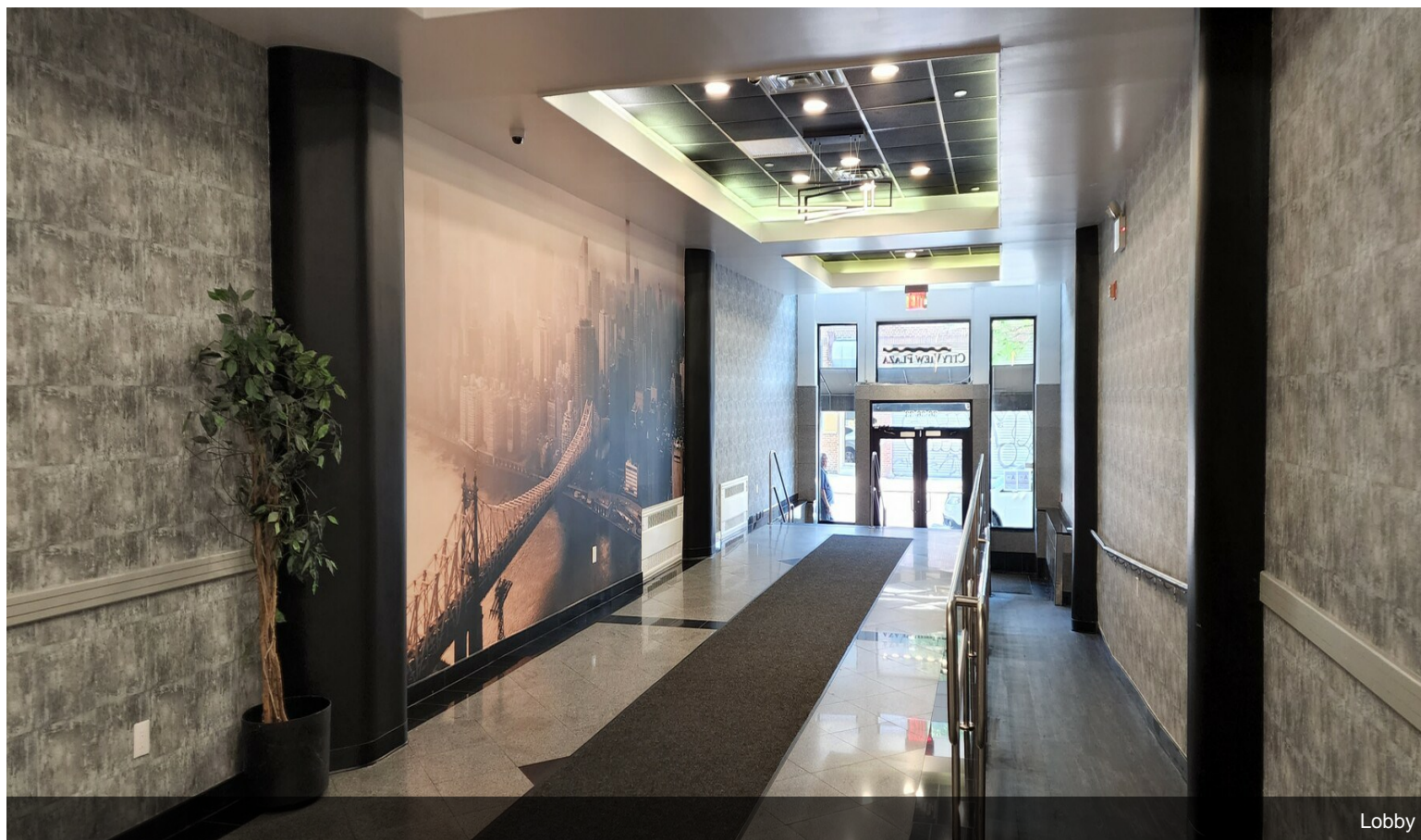
The building is located close to retail shopping, within walking distance (5 minutes) to the N, W, E, R, M, F & 7 subway lines and 10 minutes from Midtown Manhattan.

By car it is minutes to the Ed Koch (59th Street) Bridge, Queens Midtown Tunnel, Long Island Expressway, Grand Central Parkway, Brooklyn-Queens Expressway and RFK (Triboro) Bridge.

Property Photos

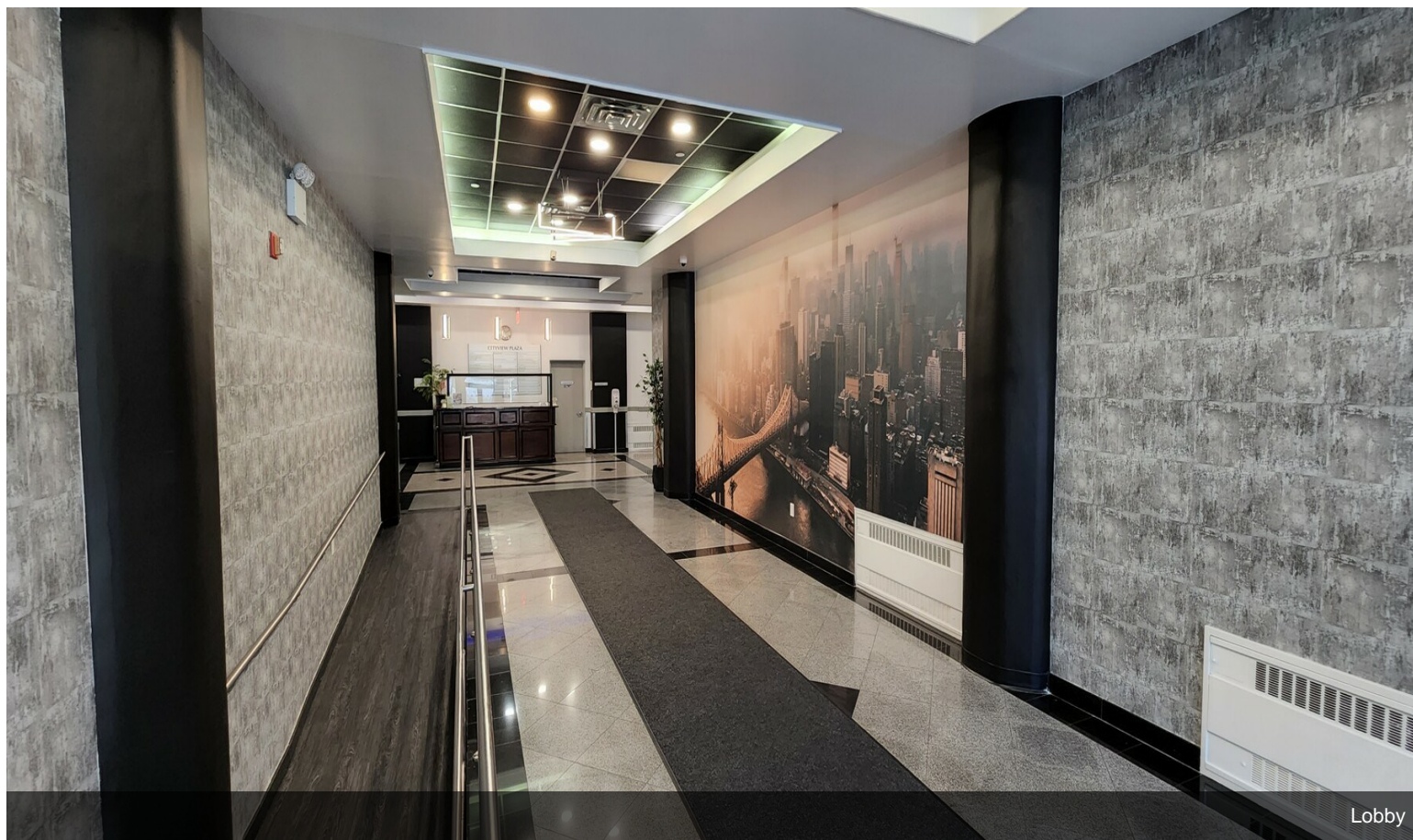


Building Photo



Lobby

Property Photos



Lobby



Typical Common Area