

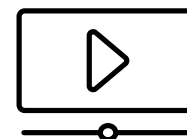


**AN EXTRAORDINARY OPPORTUNITY
AT THIS LEGENDARY STUDIO**

On Location **ONStage**

MOVE YOUR OFFICE BEHIND THE GATES OF NEW YORK CITY'S LEGENDARY KAUFMAN ASTORIA STUDIOS, THE MOST HISTORIC FILM STUDIO IN NEW YORK STATE.

WATCH THE VIDEO



Kaufman

ASTORIA
STUDIOS



The Stage is Set

THE TOP 2 FLOORS ABOVE THIS BRAND NEW STATE-OF-THE-ART SOUNDSTAGE FACILITY OFFERS BRAND NEW OFFICE SPACE FROM 14,662 – 50,000 RSF.



STAGE 0

Kaufman

ASTORIA
STUDIOS

STAGE 0

STAGE N

PARKING

Kaufman
ASTORIA
STUDIOS

Kaufman

Kaufman





WHETHER WORKING DIRECTLY IN FILM AND TV OR OPERATING A BUSINESS THAT COMPLEMENTS BOTH, THIS IS THE PLACE TO BE.

Over 50,000 rsf of brand new office space on the lot

Wraparound windows

13'6" high ceilings

Six terraces

100+ underground parking spaces



ARE YOU READY TO TAKE YOUR ACT ONstage?







FLOOR 6

TEST FIT

SUITE 6A

14,662 RSF / Office
254 RSF / 2 Terraces

Maximum Workstations: 103

Shown Workstations: 65

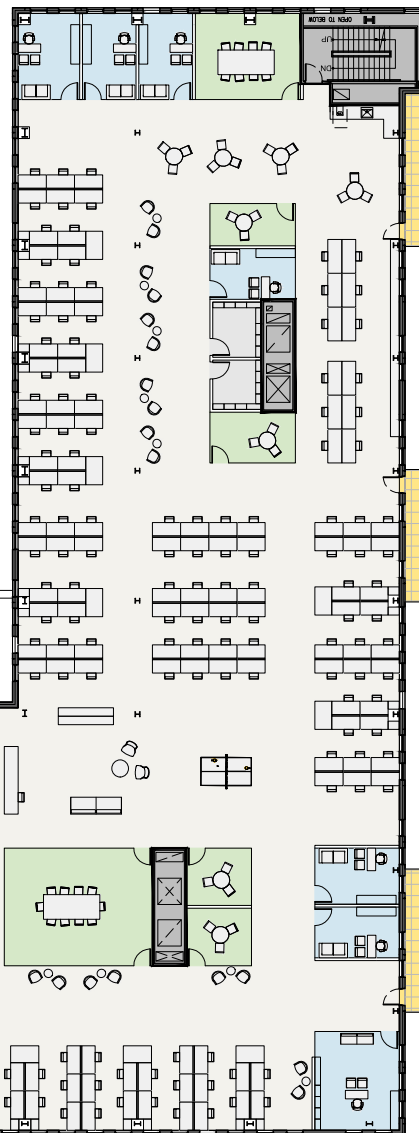
- Private Offices
- Conference & Huddle Room
- Outdoor Terrace

34th Avenue



36th Street (on the Lot)

37th Street

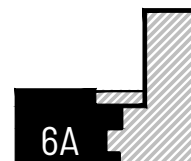


SUITE 6B

20,646 RSF / Office
380 RSF / 3 Terraces

Maximum Workstations: 145

Shown Workstations: 145



6A



6B

FLOOR 5

TEST FIT

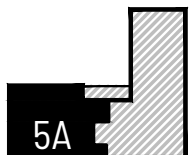
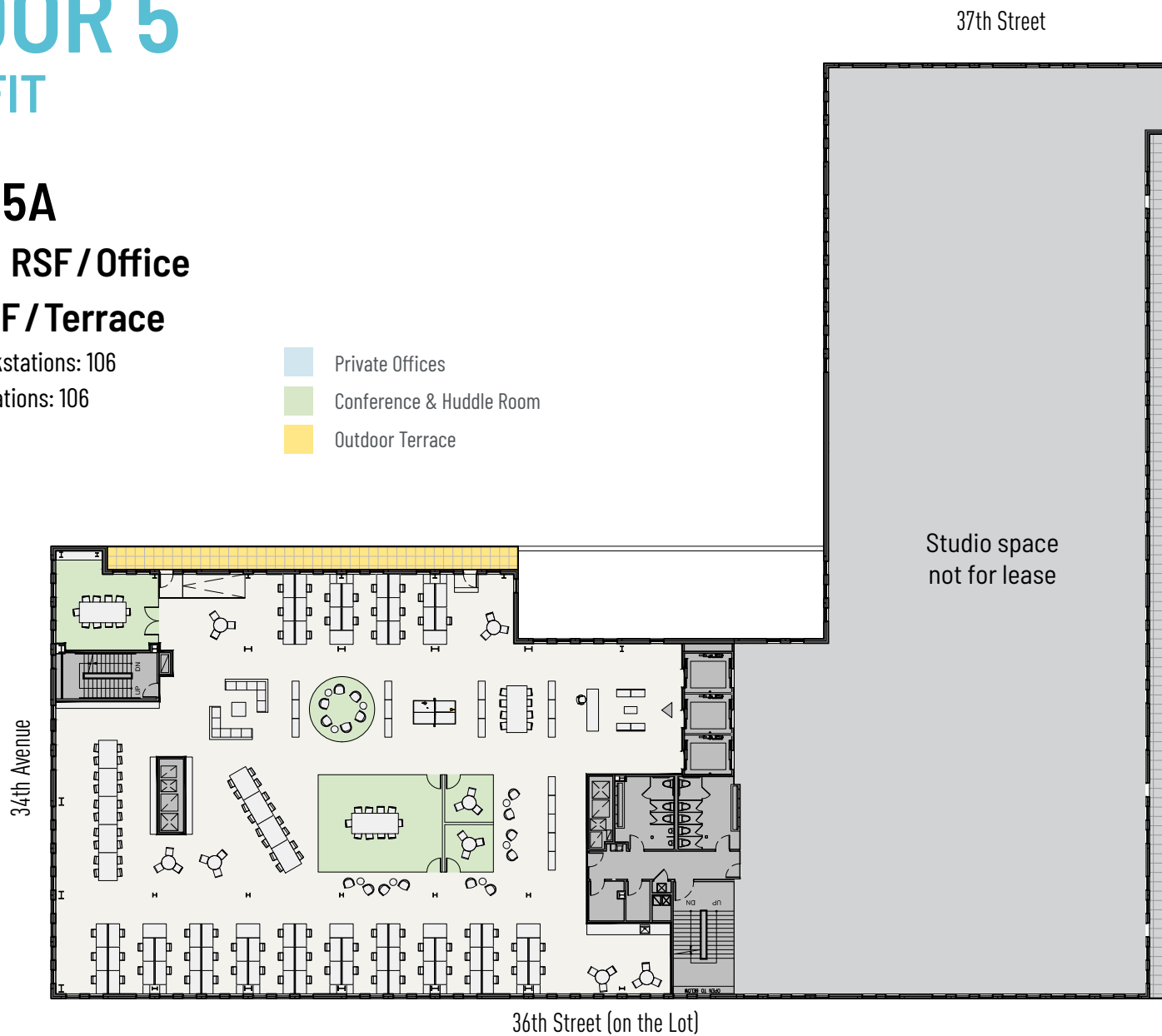
SUITE 5A

14,932 RSF / Office
440 RSF / Terrace

Maximum Workstations: 106

Shown Workstations: 106

- Private Offices
- Conference & Huddle Room
- Outdoor Terrace



FLOOR 4

TEST FIT

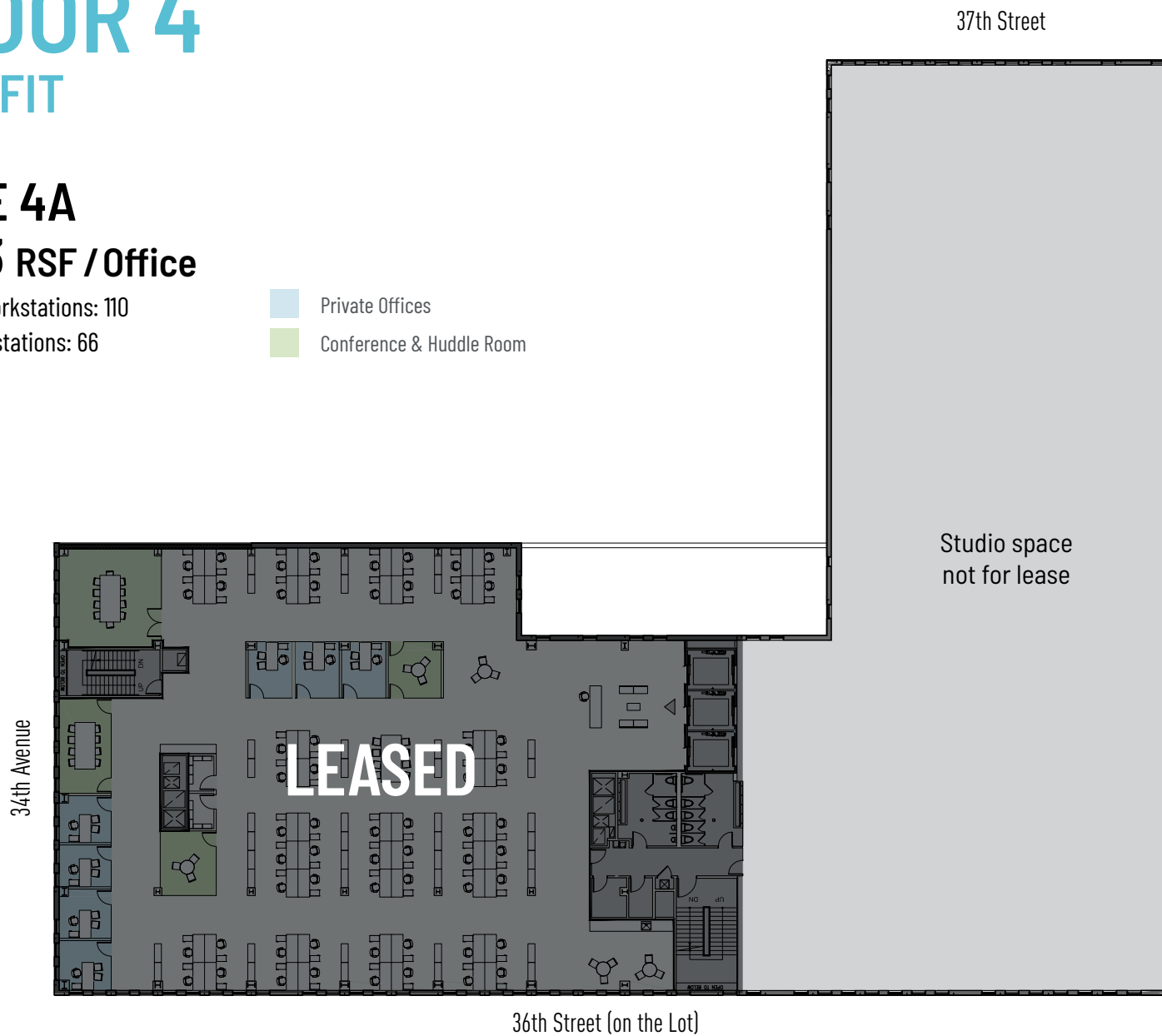
SUITE 4A

15,513 RSF / Office

Maximum Workstations: 110

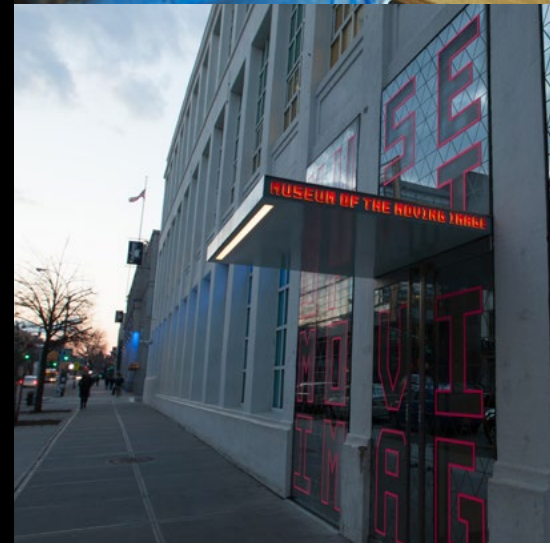
Shown Workstations: 66

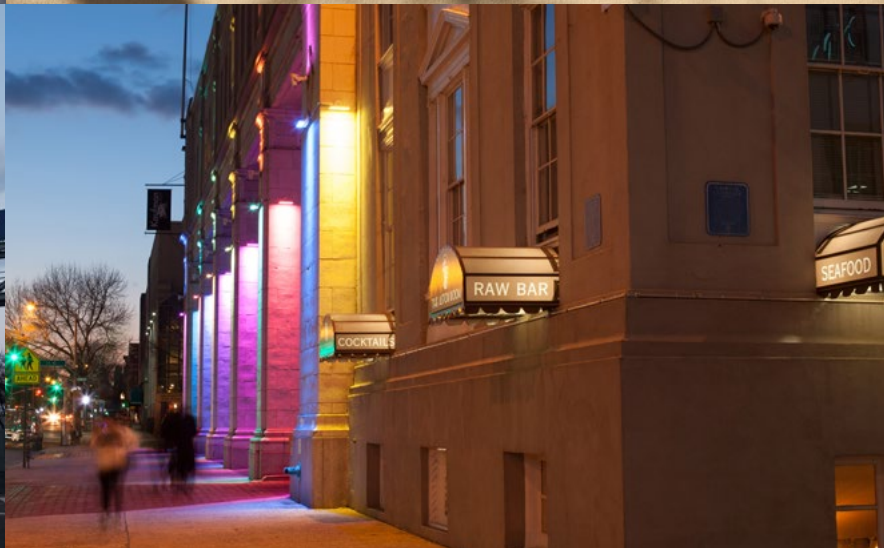
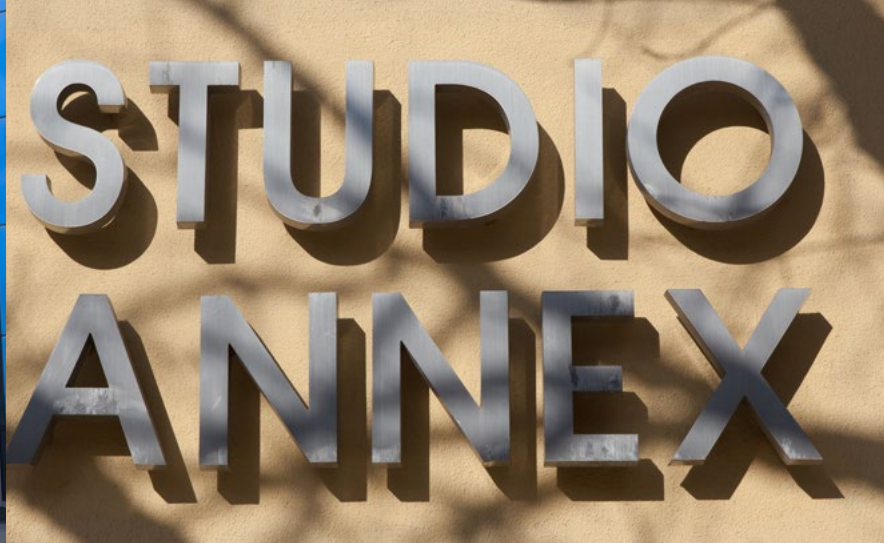
- Private Offices
- Conference & Huddle Room



Where Creativity Lives

LOCATED AT 34-11 36TH STREET, BETWEEN 34TH & 35TH AVES, **ONstage** PUTS YOU AT THE CENTER OF THE ACTION.





Connect to Everything

WHERE SYNERGY WORKS FOR YOU.

ATTRACTIONS/ARTS/CULTURE

The Noguchi Museum
Astoria Performing Art Center
Queens Council on the Arts
AlterWork Studios
Museum of the Moving Image
Energea Music Production School
WeWork
Flux Factory
Brickhouse Ceramic Arts Center
Dorsky Gallery
The Cliffs at LIC
LIC Flea & Food
Pepsi Cola Sign
Gantry Plaza State Park
LIC Landing
MOMA PS1
5Pointz Tribute Wall
Queens Library at Court Square
Sculpture Center
Cityview Racquet Club
YMCA L.I.C.
MoMA Queens
LGA Performing Arts Center
Indoor Extreme Sports
City Ice Pavilion
American Folk Art Museum
Thalia Spanish Theater

Chocolate Factory Theater
The Arc
The Easement Arts Space
UA 14 at Kaufman Astoria Studios Multiplex

HOTELS

Quality Inn
Days Inn by Wyndham L.I.C.
Four Points by Sheraton L.I.C.
Wyndam Garden L.I.C.
Hyatt L.I.C.
Aloft L.I.C.
La Quinta Inn Queens
Court Yard Marriott L.I.C.
Holiday Inn L.I.C.
Z NYC Hotel
Ravel Hotel
The Local NY
Fairfield Inn & Suites
Ramada L.I.C.
The Paper Factory Hotel
Country Inn & Suites by Carlson

RESTAURANTS/CAFES

Butcher Bar
Bareburger
Brooklyn Bagel & Coffee Company
Panera Bread
George's at Kaufman Astoria Studios
Tacuba
Pig Beach
Cafe Ole
Gastroteca
Coffeeed
Dazies
Vandam Diner
Juice Press
Chipotle
Partners Coffee
Pantry Market Eatery
BIA
Gaw Gai
Court Square Diner
Massa's
SHI
Skinny's Cantina
Doughnut Plant
Tuk Tuk
Café Henri
Arepas Café
Il Faco

The Mill
LIC Market
Corner Bistro-LIC
Sweetleaf Coffee Roasters
Manducatis Rustica
Karaoke Shout
Dunkin Donuts
Casa Enrique
M. Wells Dinette
Queens Comfort
Artisan Food Hall
Astoria Seafood
The Burger Garage
The New Thompson Diner
Twist and Smash'd Sports
Napoli Pizza & Pasta
Applebee's Grill + Bar
M. Wells Steakhouse
Brooks 1980
The Inkan
Starbucks
John Brown Smokehouse
Sac's Place

BARS/LOUNGES/COMEDY CLUBS

The Local
RaR Bar
Alewife
LIC Bar
The Gutter Bar LIC
The Creek & The Cave
Subswick 35/35
Dutch Kills Bar
Sweetleaf Bar
Dominie's Hoek

COMMISSARIES

Lady M Confections
Amy's Bread
Tom Cat

RETAILS

CVS
Marshalls
InstaVet
Barre3 L.I.C.
Chase Bank
Duane Reade
Stop & Shop
Rite Aid Pharmacy
The Astoria Bookshop

SUBWAY COMMUTE TIMES FROM KAUFMAN ASTORIA STUDIOS

Grand Central **23 min**
Times Square **24 min**

Penn Station **27 min**
Union Square **32 min**

Fulton Street **37 min**



12 MINUTES TO LAGUARDIA & 25 MINUTES TO JFK



ONstageKaufman
ASTORIA STUDIOS

CameoKaufman
ASTORIA STUDIOS

21st Street
Queensbridge
F

36th Avenue
N W

Steinway Street
Station
M R

46th Street Station
M R

39th Avenue
N W

36th Street
M R

Queensboro Plaza
N W 7

Queens Plaza
E M R

Courts Square
23rd Street
E M

Courts Square
G

Hunters Point
7
Hunterspoint Avenue
MTA Trains

33rd Street
Rawson St
7

40th Street
Lowery St
7

Kaufman

ASTORIA
STUDIOS



[34-11 36th Street, Astoria, NY]

THE FUTURE IS BUILT ON THE PAST

onstagekas.com

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