

FULL BUILDING OPPORTUNITY

21-01 51ST AVENUE, LONG ISLAND CITY, NEW YORK

THE CARDINAL BUILDING

20,770 RSF - FULL
FLOOR TENANT
HAS ACCESS
TO PRIVATE
ROOFTOP



ARTIST RENDERING

WORK WHERE YOU LIVE Walk, bike or drive from LIC & North Brooklyn

- **62,701 RSF** - Full floor divisions considered (**20,770 - 21,161 RSF**)
- Asking rent upon request
- Move-in ready! Large outdoor patio and private rooftop access, oversize operable windows and new ductless HVAC system to help provide a healthy work environment
- Tenants eligible for REAP receive \$3,000 per employee + No Commercial Rent Tax, a savings up to \$24 psf
- Minutes to Midtown Manhattan, adjacent to LIRR & Hunters Point **7** train, 4 minute walk to the **G** train
- Close to: **Great Restaurants** (Casa Enrique, Mu Ramen, Manducatti's, Mina's, Cafe Henri), **Cultural-Museums** (MOMA PS1, The Chocolate Factory, Flux Factory), **Fitness & Healthy Lifestyle** (The Yoga Room, Pranavah Yoga), The Cliff's at LIC & Hunter's Point South Park

**CLICK HERE FOR
A VIRTUAL TOUR**

Please contact these exclusive leasing agents for more information

Kenneth Salzman, SIOR | Executive Managing Director & Principal | 212.776.1227 | ksalzman@lee-associates.com

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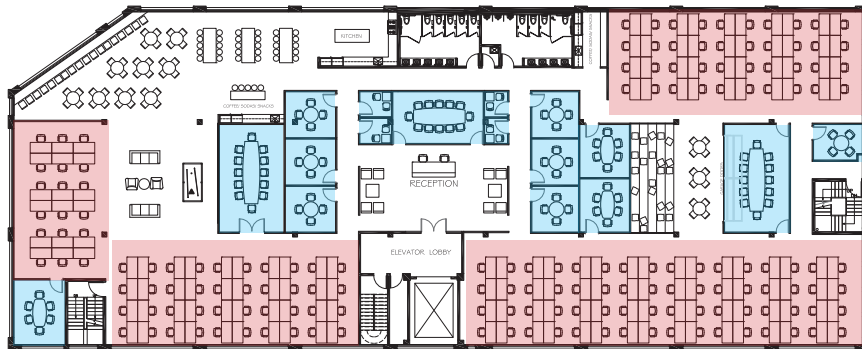
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FULL BUILDING OPPORTUNITY

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THIRD FLOOR (TEST-FIT)

SIZE: 20,770 RSF

CEILING HEIGHT: 13'

WORKSTATIONS

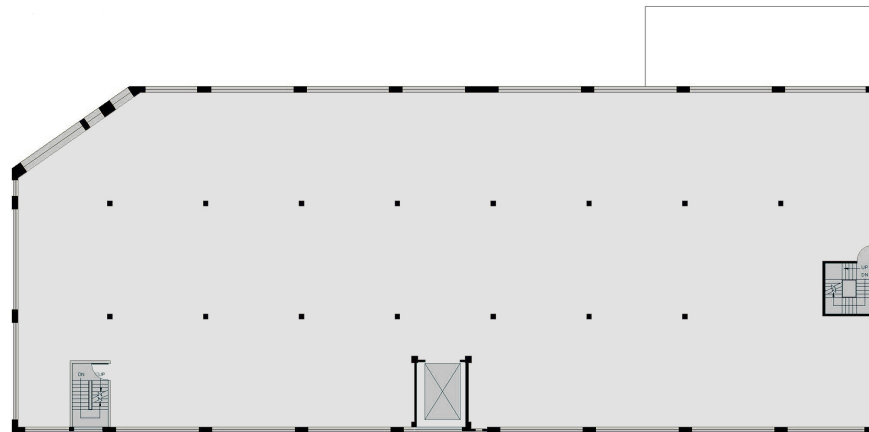
Windowed seating up to 150 people

CONFERENCE SPACE

3 Executive Boardrooms/

3 Conference Rooms/

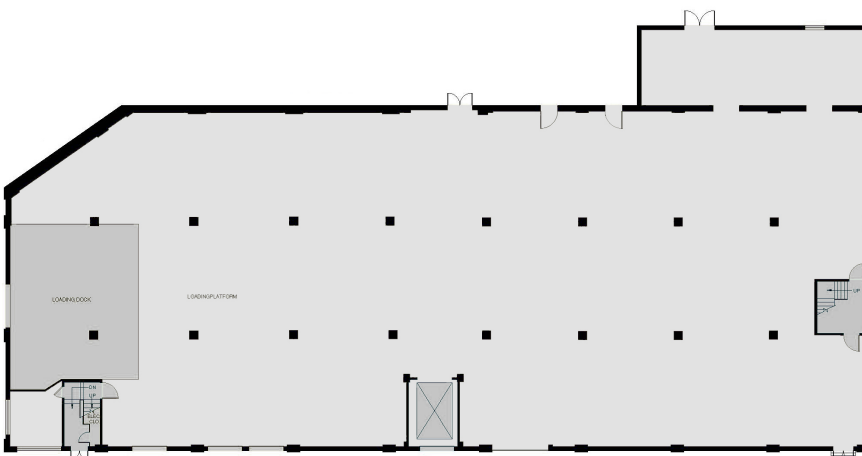
11 Break-out Rooms



SECOND FLOOR

SIZE: 20,770 RSF

CEILING HEIGHT: 12'



GROUND/ FIRST FLOOR

SIZE: 21,161 RSF

CEILING HEIGHT: 13'5"

LOADING DOCK : 16'

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THE OASIS

38-42 TWELFTH STREET | LIC, QUEENS | NEW YORK



INTRODUCING...LIC'S MOST EXCITING NEW DEVELOPMENT
FULL BUILDING | BUILD TO SUIT OPPORTUNITY

PROPERTY SUMMARY

Address	38-42 12th Street, Long Island City, NY 11101
Property Use	Office / Community Facility / Retail / Event Space
Legal ID (block/lot)	Queens (Borough 3) Block 473 Lot 564

Lot Area (SF)	362' x 172'	60,342 SF
Gross Floor Area (SF)	425,000 SF	
On-Site Parking	650 cars	

* Assumes parking is unchangeable FAR



OVERALL DEVELOPMENT

425,000 SF + parking for over 650 cars on site. Dramatic NYC and LIC views and **over 30,000 SF of terrace and exterior green space**. State of the art building design elements with maximum exposure to natural light throughout make this a unique office environment, with high efficiency utility savings, in Long Island City. Eligible REAP and other tax advantages are available to commercial and retail tenants.

Top Ten Sub-markets Where Long Island City Workers Live

Corona (Queens)

Woodside (Queens)

Glendale (Queens)

Elmhurst (Queens)

Bushwick South/East NY (Brooklyn)

Jackson Heights (Queens)

Cypress Hills/East New York (Brooklyn)

Long Island City (Queens)

Flatbush (Brooklyn)

Canarsie (Brooklyn)

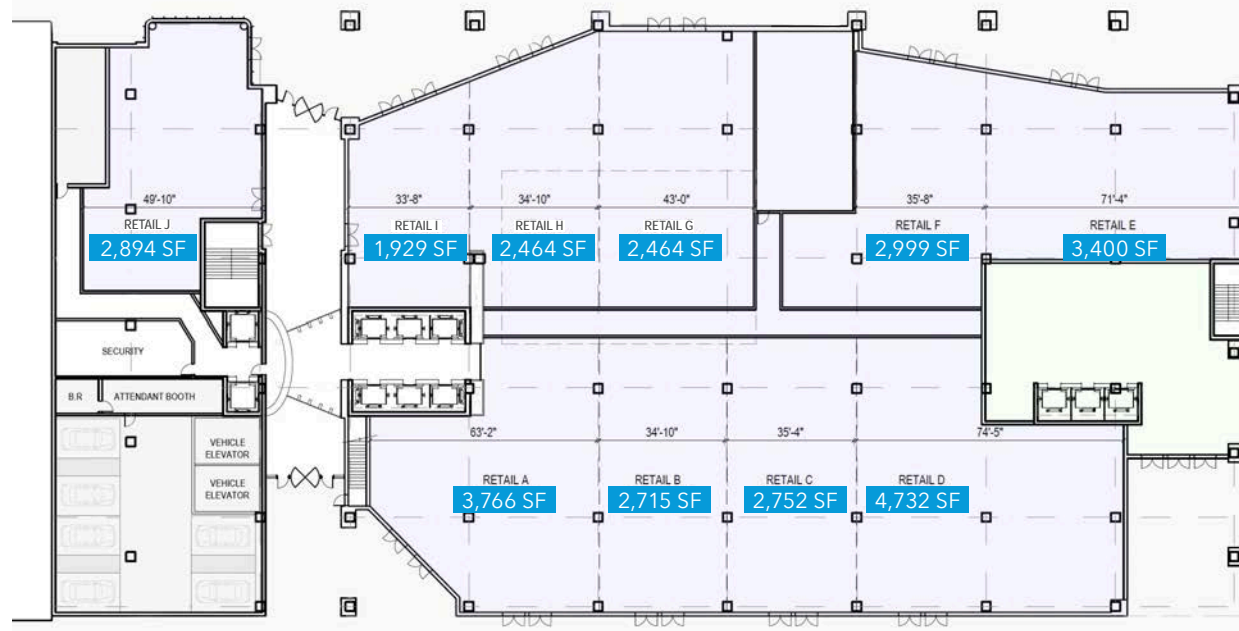
Source: U.S. Census

Top Queens industries require **large floor plates** and **central access to their employees**.

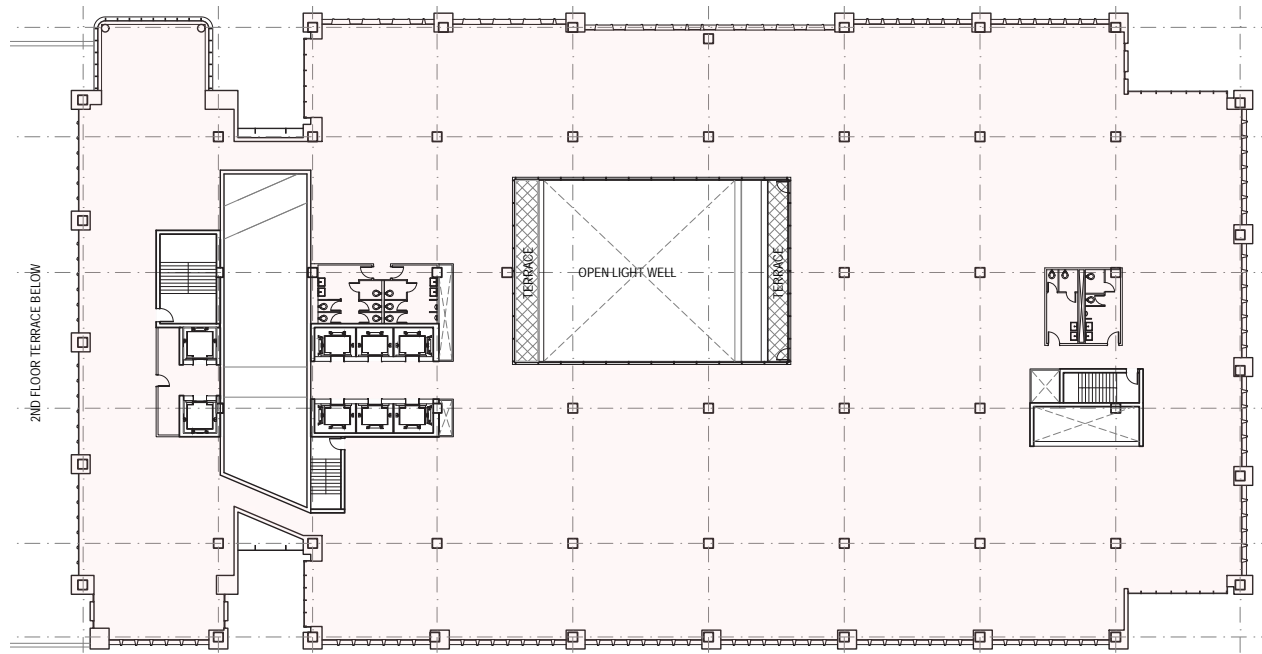
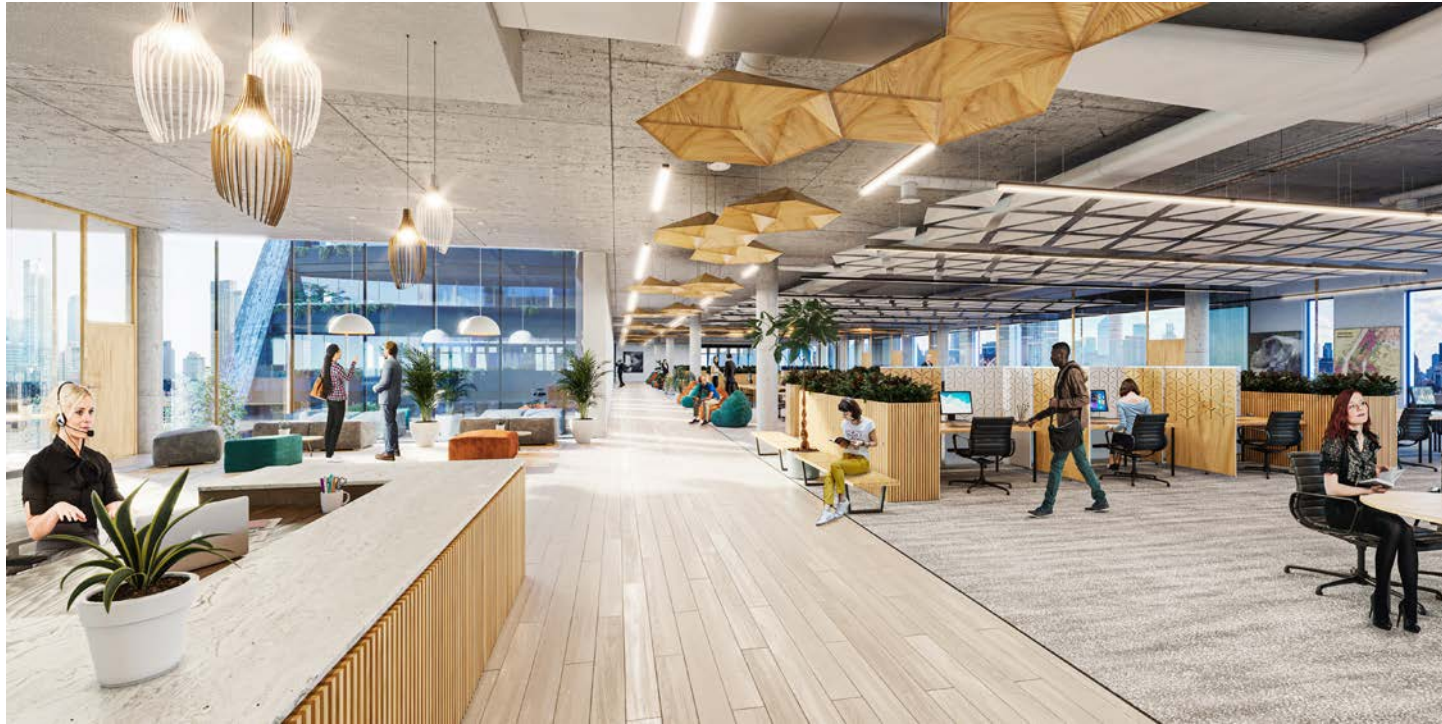
Long Island City provides both.

Government, Community Use, Schools, Health Care, Social Assistance, Transportation and Construction will continue to be attracted to Long Island City and their presence will only grow and will outgrow any financial or professional industry in the submarket.

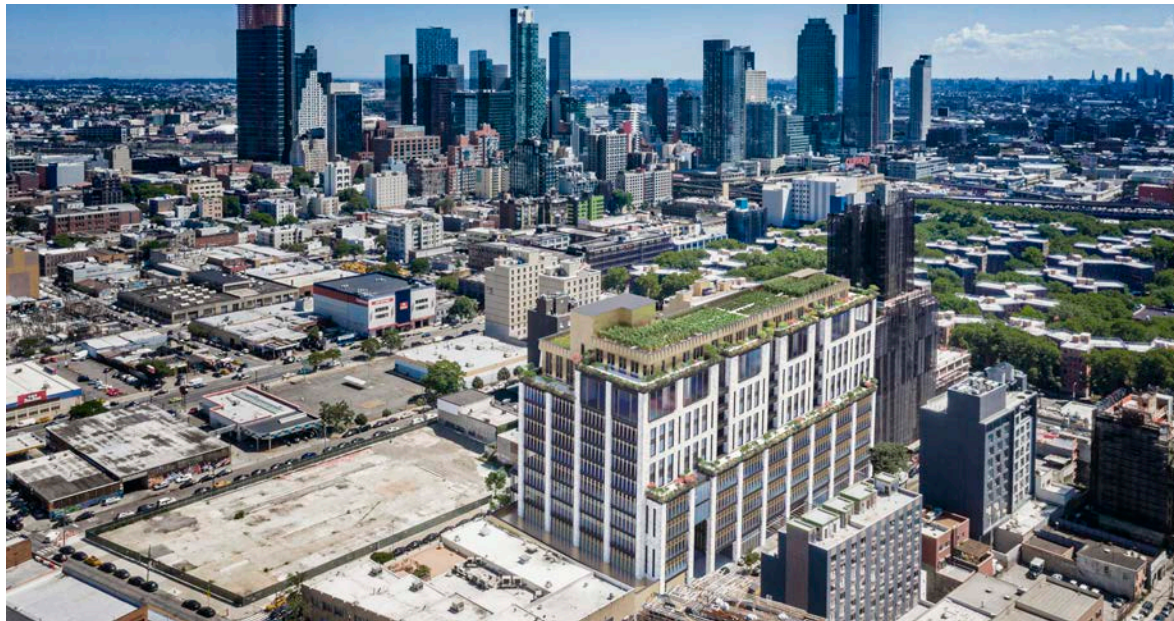
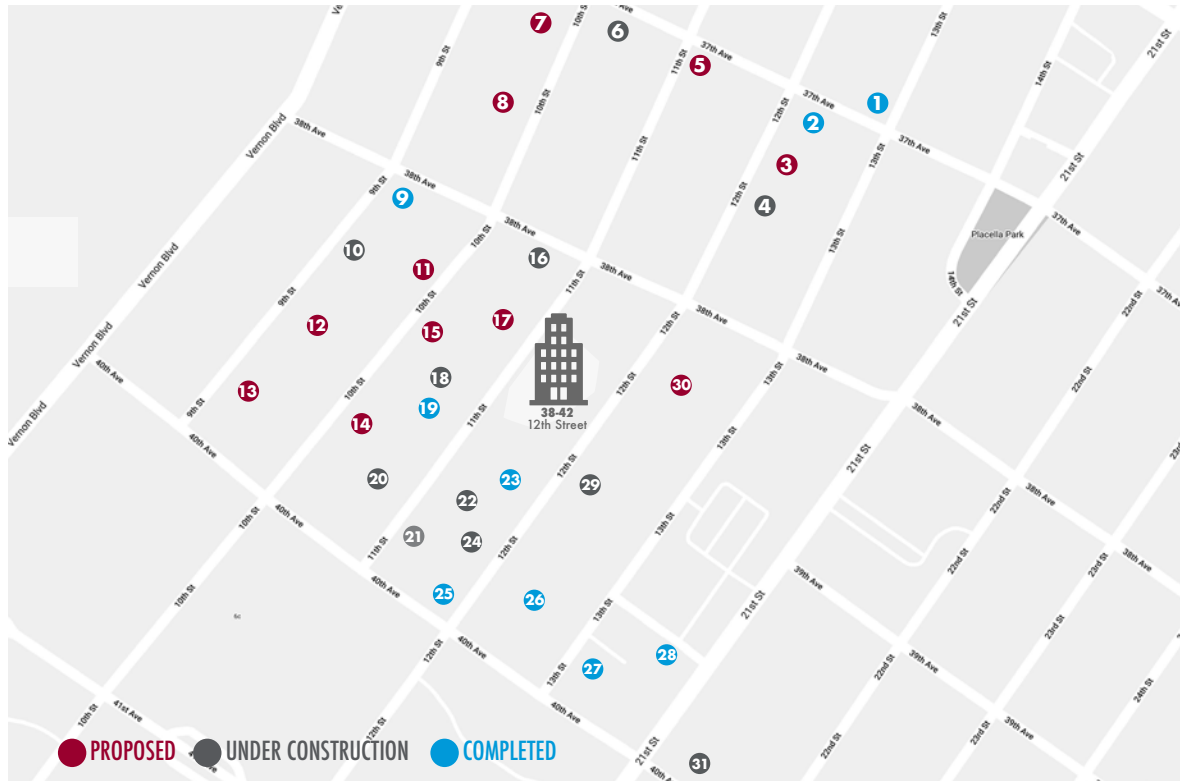
PROPOSED RETAIL GROUND FLOORPLAN



TYPICAL UPPER LEVEL 2-5 FLOORPLAN



AREA DEVELOPMENTS



1) 12-17 37th Avenue
Industrial - Completed
1-story warehouse

2) 12-02 37th Avenue
Hotel - Completed
Hotel Nirvana
175 hotel rooms

3) 37-17 12th Street
Hotel - Under Construction
77 hotel rooms

4) 37-27 12th Street
Hotel - Under Construction
68 hotel rooms

5) 11-02 37th Avenue
Commercial - Proposal
5-story

6) 37-10 11th Street
Hotel - Under Construction
Baymont Inn and Suites by
Wyndham, 57 hotel rooms

7) 37-10 10th Street
Hotel - Under Construction
385 hotel rooms

8) 37-24 10th Street
Commercial (Office/ Retail)
Under Construction
10-story

9) 38-01 9th Street
aka 9-02 38th Avenue
Hotel - Completed
La Quinta
111 hotel rooms

10) 38-15 9th Street
Hotel - Proposal
165 hotel rooms

11) 38-16 10th Street
Commercial - Proposal
Animal Shelter
2-story

12) 38-39 9th Street
Hotel - Proposal
324 hotel rooms

13) 38-57 9th Street
Hotel - Proposal
32 hotel rooms

14) 38-53 10th Street
Hotel - Proposal
102 hotel rooms

15) 38-51 11th Street
Hotel - Under Construction
102 hotel rooms

16) 38-04 11th Street
Hotel - Under Construction
152 hotel rooms

17) 38-22 11th Street
Hotel - Proposal
140 hotel room

18) 38-38 11th Street
Hotel - Under Construction
30 hotel rooms

19) 38-48 11th Street
Hotel - Completed
Marriott TownePlace Suites
133 hotel rooms

20) 38-60 11th Street
Hotel - Under Construction
33 hotel rooms

21) 38-75 11th Street
Hotel - Under Construction
Yotel 178 hotel rooms

22) 38-59 11th Street
Hotel - Under Construction
Staybridge Suites
240 hotel rooms

23) 38-58 12th Street
Hotel - Completed
Mayflower Boutique Hotel
50 hotel rooms

24) 38-55 11th Street
Hotel - Under Construction
116 hotel rooms

25) 38-70 12th Street
Hotel - Completed
Wingate by Wyndham
144 hotel rooms

26) 38-65 12th Street
Hotel - Completed
Howard Johnson Inn
100 hotel rooms

27) 38-71 13th Street
Hotel - Completed
Sleep Inn
110 hotel rooms

28) 38-79 13th Street
Hotel - Completed
Best Western Plaza Hotel
121 hotel rooms

29) 38-43 12th Street
Hotel - Under Construction
72 hotel rooms

30) 38-21 12th Street
Commercial - Proposed
DOT facilities
2-story

31) 40-09 21st Street
Retail/ Office - Under
Construction, 3-story



FOR OFFICE LEASING INQUIRIES

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