



Modern Office Open Layout

11-20 46th Rd, Long Island City, NY 11101



Troy Allen

Modern Spaces

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Modern Office Open Layout

\$33.00 /SF/YR

Modern and dramatic with large open floor layouts and city views. Private and newly developed 2nd and 3rd floors which can be divided by floors. This elevator building is a short walk to G,7,M and E trains. Also close to LIRR and LIE expressway. The bright impressive space offers a total of 14,000 sf, high ceiling and expansive outdoor terraces....

- Located close to many train lines and LIE expressway linking to all five borough's



Rental Rate:	\$33.00 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	34,725 SF
Year Built:	1947
Walk Score ®:	100 (Exceptionally friendly)
Transit Score ®:	100 (Exceptionally friendly)
Rental Rate Mo:	\$2.75 /SF/MO

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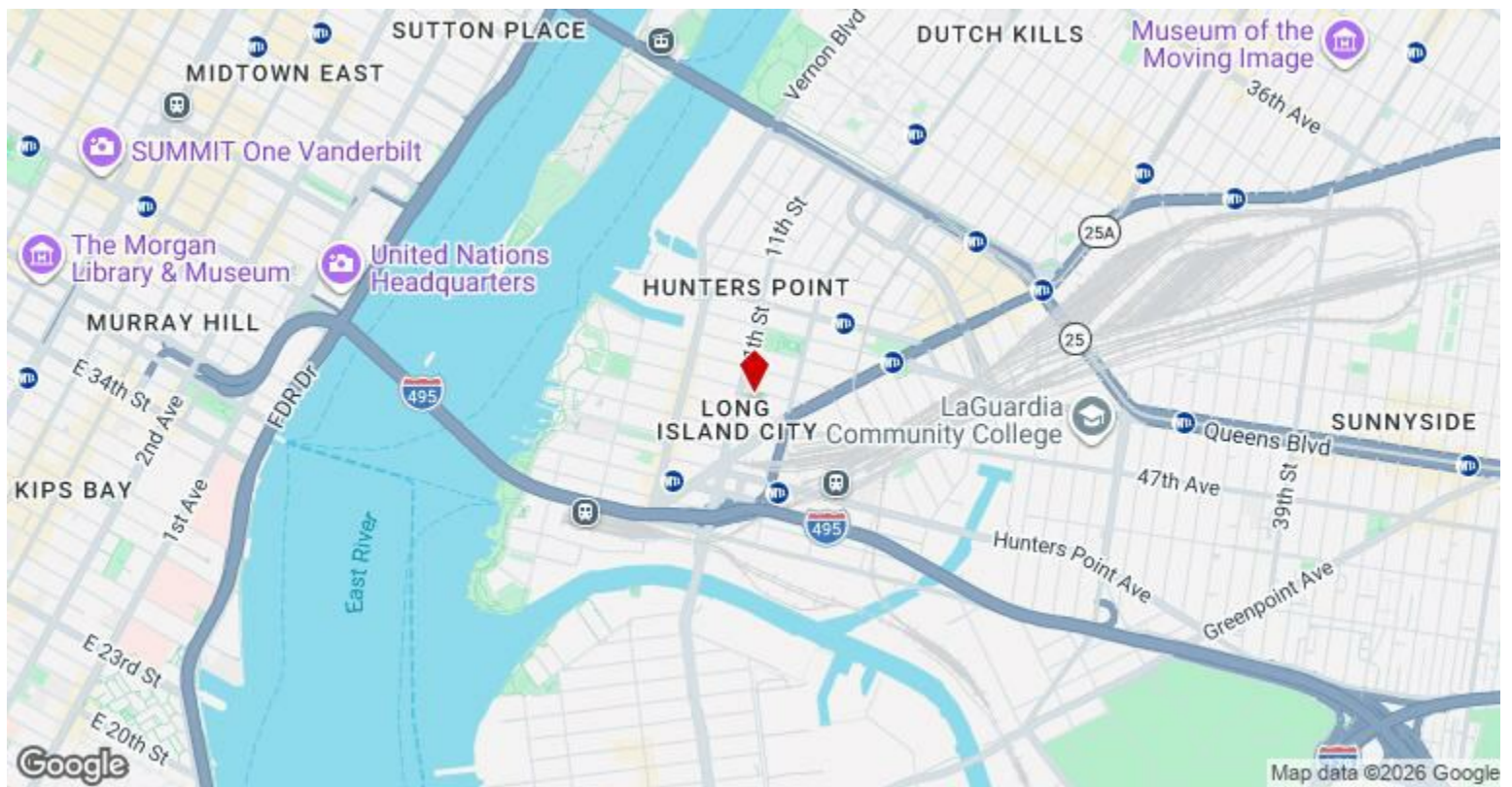
2nd Floor

Space Available	14,000 SF
Rental Rate	\$33.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Modern and dramatic with large open floor layouts and city views
Private and stylish newly developed 2nd and 3rd floors. In prime LIC elevator building and located near the G&M, and E trains. Also close to the LIE expressway and LIRR. This bright impressive space offers a total of 14,000 sf with flexible configuration options. High ceiling and and expansive outdoor terraces facing manhattan.
Modern Design
Lots of natural light
Open floor plan
Outdoor terraces
Elevator access

Major Tenant Information

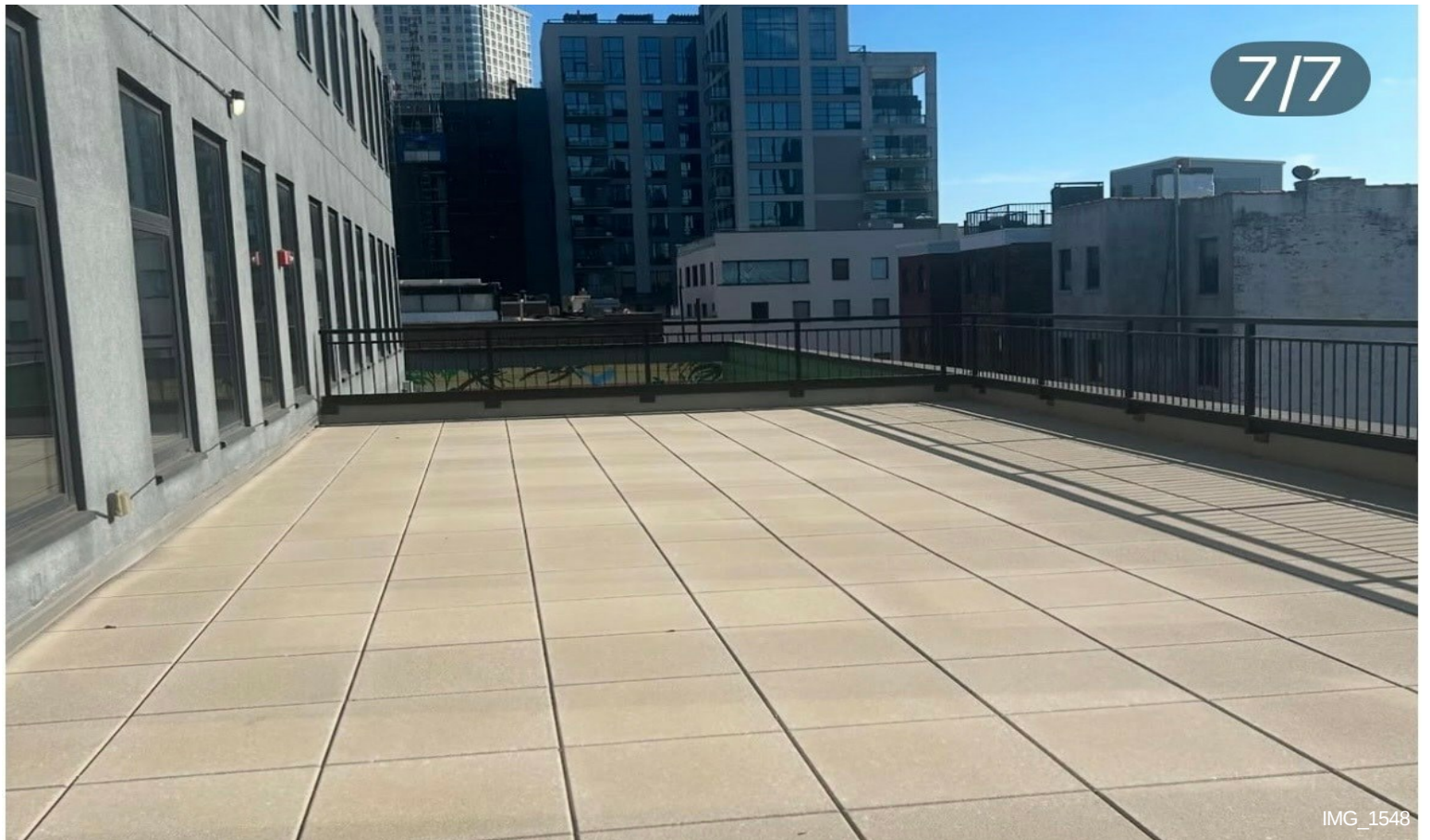
Tenant	SF Occupied	Lease Expired
Academy for Young Minds	-	July 2036



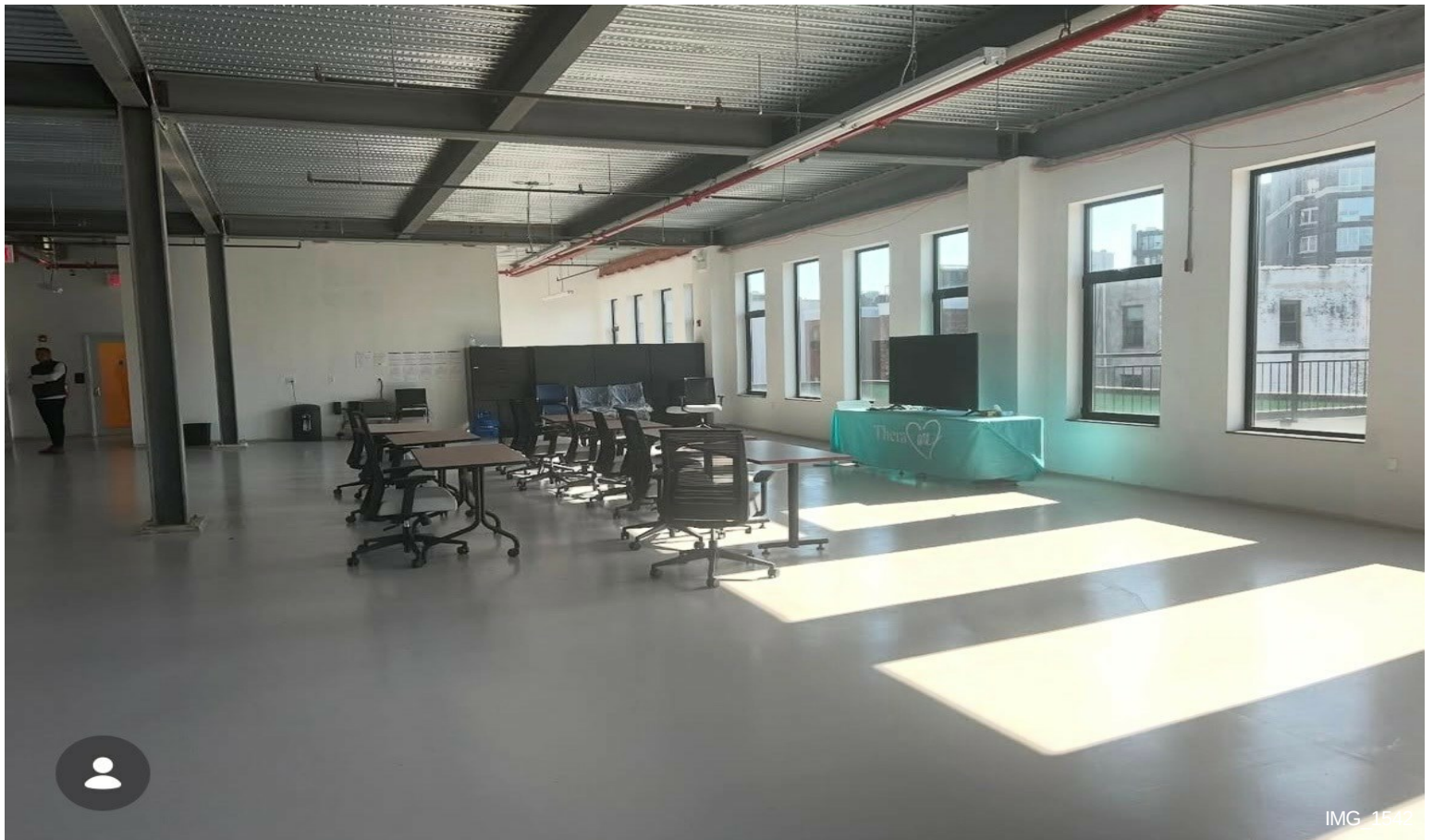
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Property Photos



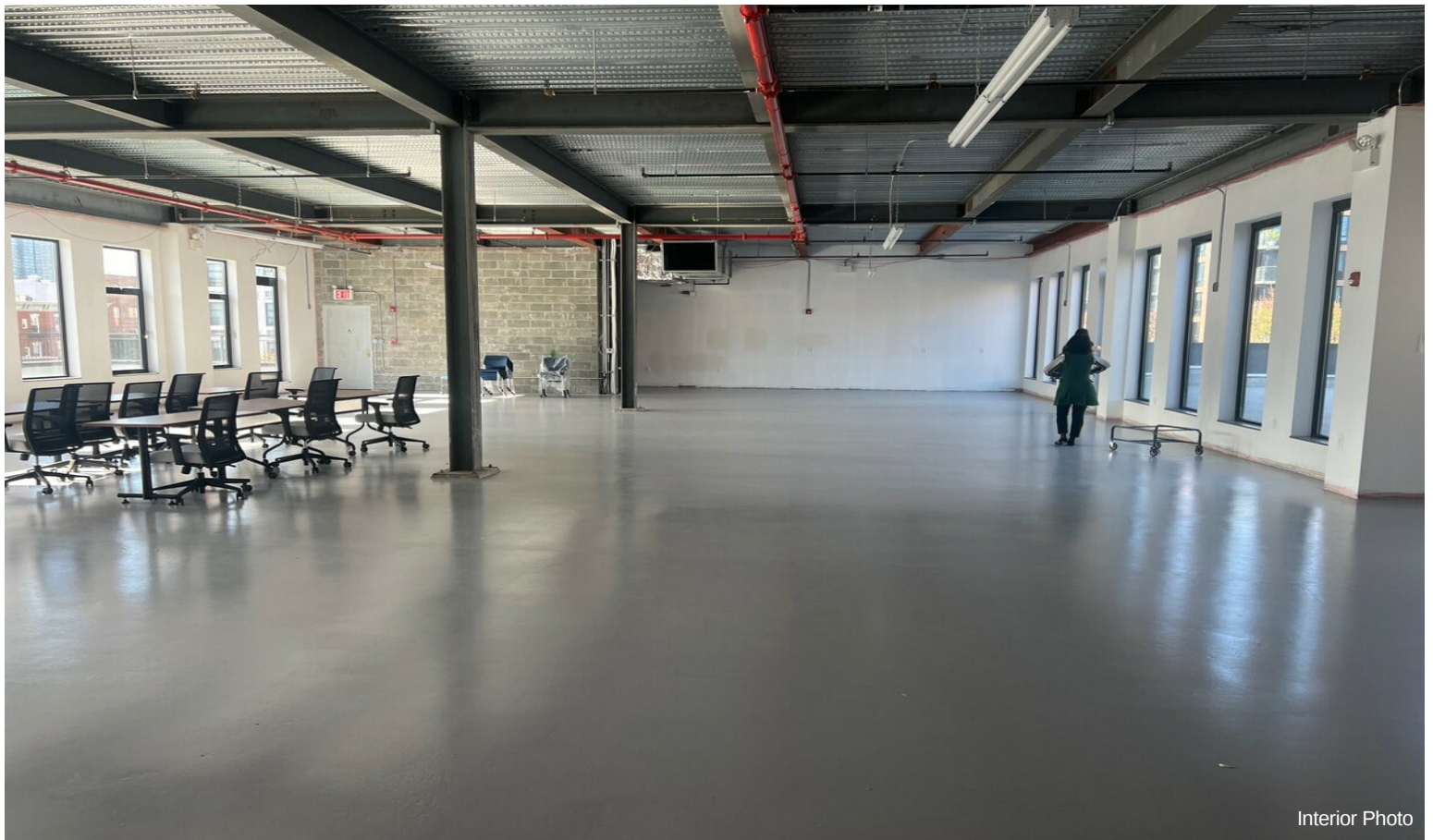
Property Photos



Property Photos



Building Photo



Interior Photo

Property Photos

