

FITNESS/MEDICAL/NEW DEVELOPMENT/OFFICE/STREET RETAIL

27-21 44TH DRIVE

BETWEEN THOMPSON AND JACKSON AVENUES

LONG ISLAND CITY

QUEENS | NY

6,000 SF

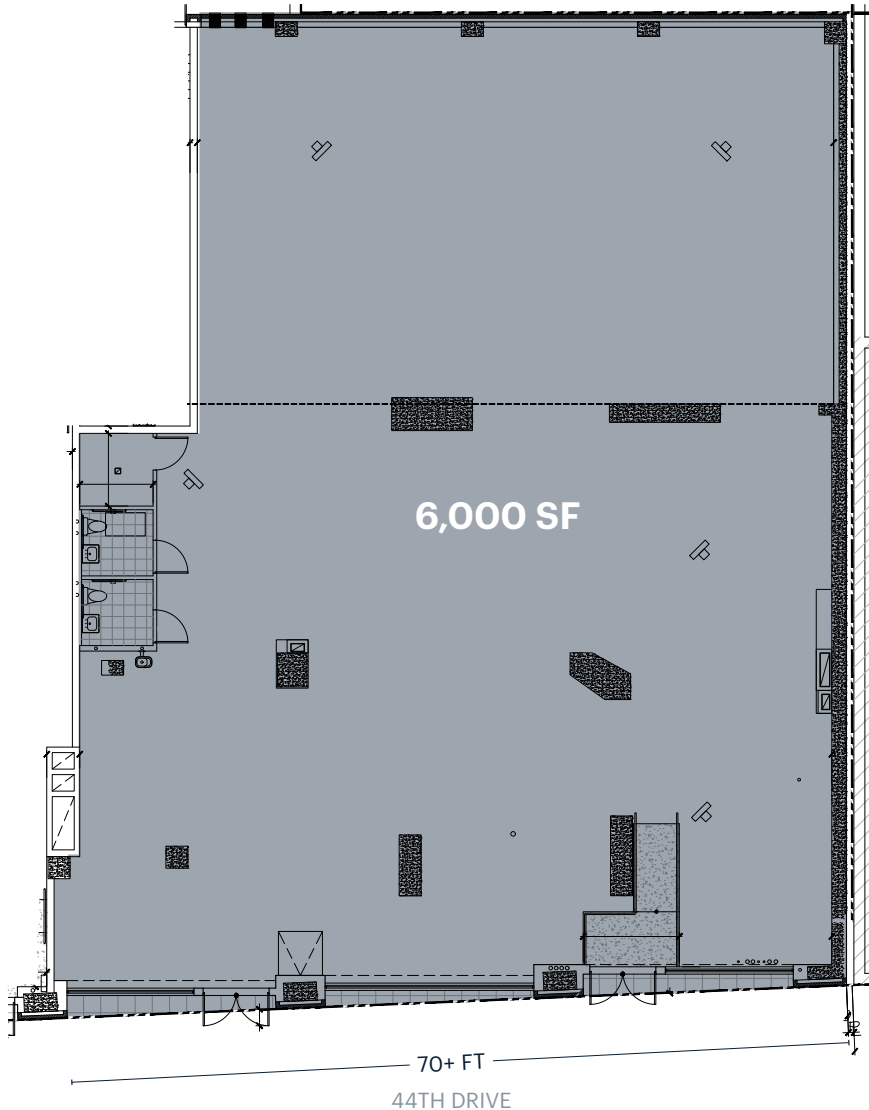
For Lease



RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



LOCATION

East side of 44th Drive between Thompson and Jackson Avenues

SIZE

Ground Floor 6,000 SF

FRONTAGE

44th Drive 70+ FT

CEILING HEIGHTS

Ground Floor 15 FT

STATUS

New construction (The Harrison)

RENT

TBD

TERM

Negotiable

POSSESSION

Immediate

TRANSPORTATION

2019 Ridership Report

| | |
|---------------------|--------------|
| Queens Plaza | E M R |
| Annual | 4,334,290 |
| Weekday | 14,298 |
| Weekend | 12,799 |

NEIGHBORS

Sweetgreen, Starbucks, CitiBank, City Chemist, Xian Famous Foods, Chipotle, Target (coming 2023), Tacombi, Spear Physical Therapy

COMMENTS

Situated steps away from Jackson Ave and the heart of Court Square

50+ feet of highly visible frontage surrounded by 11,000+ residential units and 1M SF of office space

All non-cooking uses considered

Surrounded by almost 25,000 residential units, with an additional approximate 12,000 units under construction

Over 10 million square feet of office space in the immediate vicinity

| | |
|---------------------|----------------|
| Court Square | 7 E M G |
| Annual | 7,033,377 |
| Weekday | 23,600 |
| Weekend | 19,074 |

