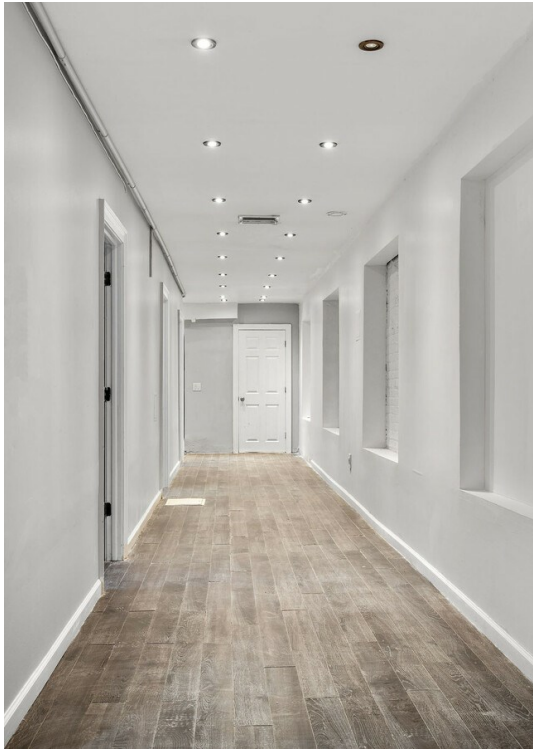




Pearson Street Retail or Office

45-22 Pearson St, Long Island City, NY 11101



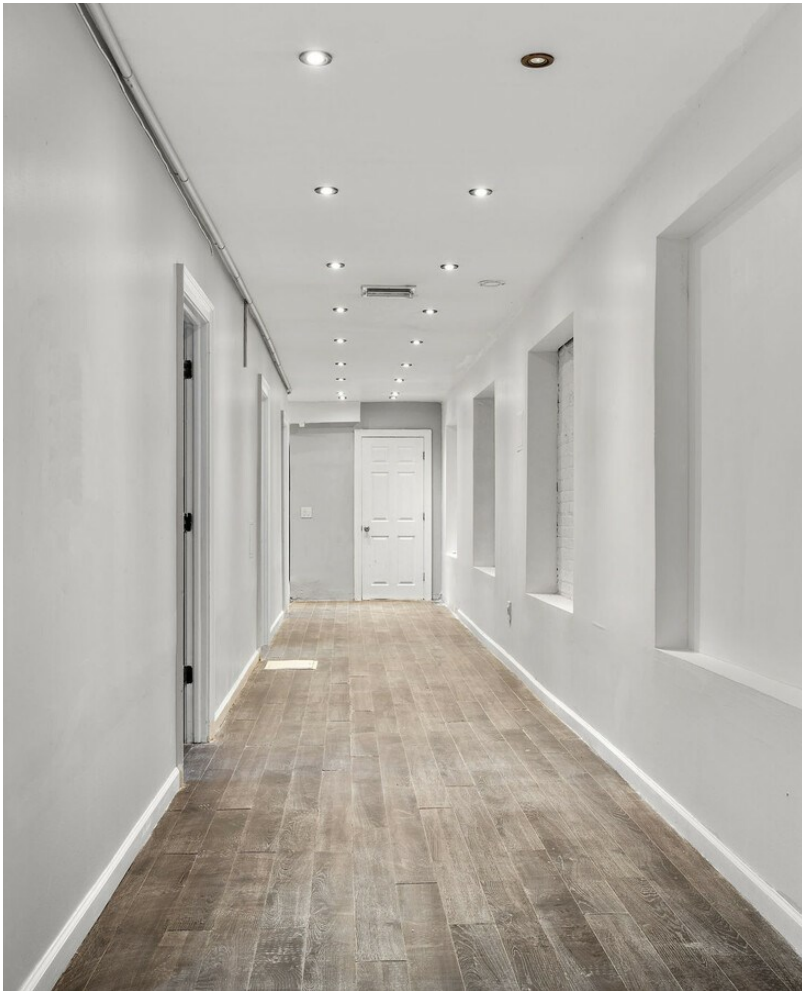
Troy Allen

Modern Spaces

4742 Vernon Blvd, Long Island City, NY 11101

troy@modernspacesnyc.com

(718) 551-2404



Pearson Street Retail or Office

\$47.10 /SF/YR

- ****Location****: Heart of Long Island City
- ****Features****
 - Skylighted office space
 - Two full bathrooms
 - Conference room area
 - Large eat-in kitchen
- ****Nearby Attractions****:
 - Major shopping area on Jackson Avenue
 - Steps away from Trader Joe's
 - Close to the Court Square Subway Station
 - Numerous shops and restaurants nearby

- ...

- central location
- skylights
- office layout
- Parking



Rental Rate:	\$47.10 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Gross Leasable Area:	6,400 SF
Year Built:	1955
Walk Score ®:	98 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	\$3.93 /SF/MO



1st Floor Ste 1

Space Available	2,000 SF
Rental Rate	\$47.10 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

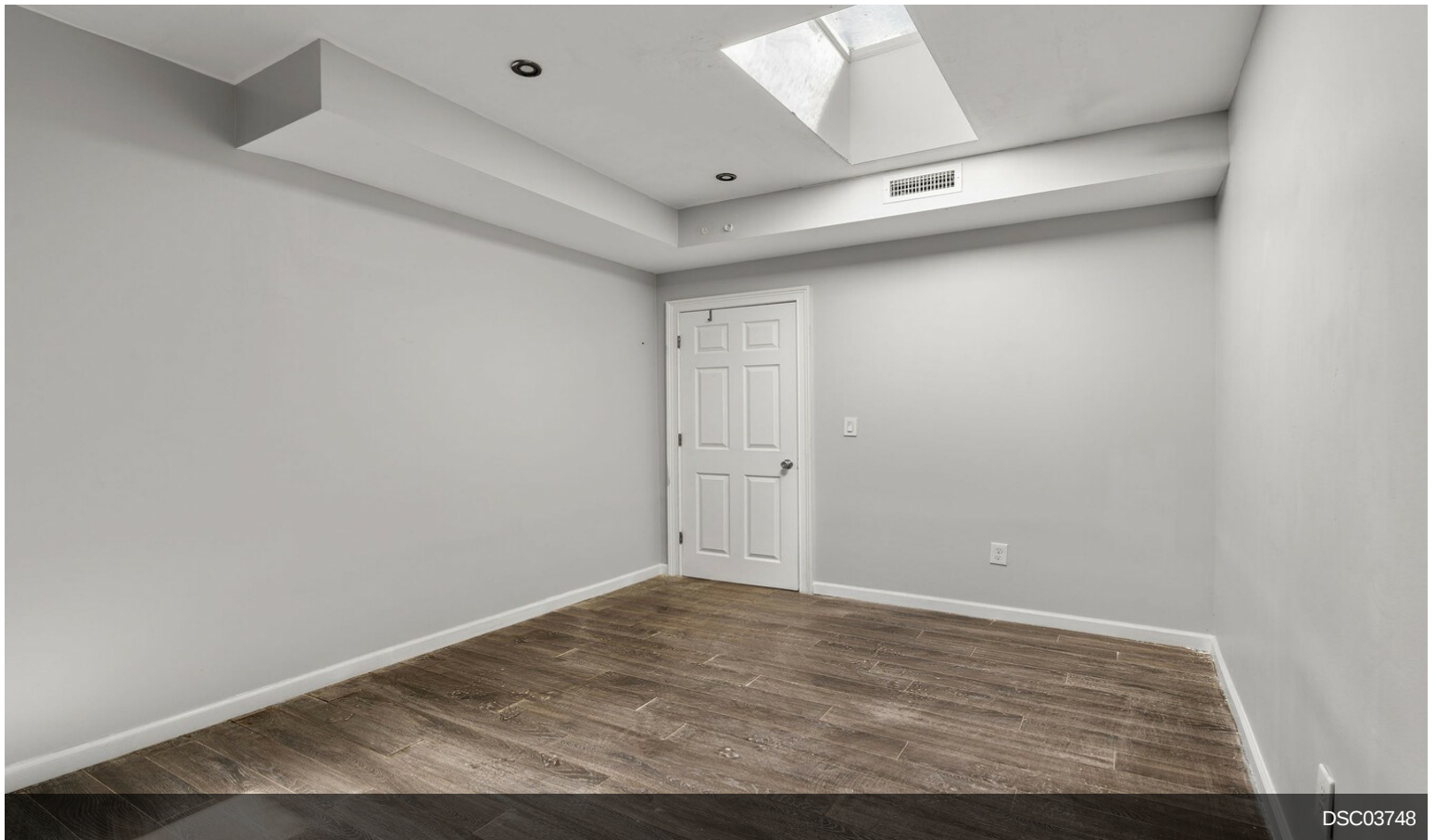
Step into a world where creativity knows no bounds. Welcome to our renovated skylit office space, where innovation meets inspiration at every turn. Imagine walking into a workspace flooded with natural light, courtesy of expansive skylights that paint the room with the warmth of the sun. With its sleek design and modern amenities, our space is a canvas waiting for your creative vision to unfold. Whether you're a startup looking for a dynamic environment to foster collaboration, a freelance artist seeking a serene sanctuary for your craft, or a team of professionals in need of a versatile setting for brainstorming sessions, our space caters to all. Picture the possibilities: from vibrant brainstorming sessions in our open-concept common areas to focused work sessions in private nooks, our layout adapts to your needs. And when the workday is done, the creativity doesn't stop. Our location in the heart of Long Island City puts you at the center of a vibrant cultural scene, with galleries, theaters, and cafes just steps away. In our renovated skylit office space, the only limit is your imagination. Whether you're a designer, writer, entrepreneur, or anything in between, come be a part of a community where creativity knows no bounds.



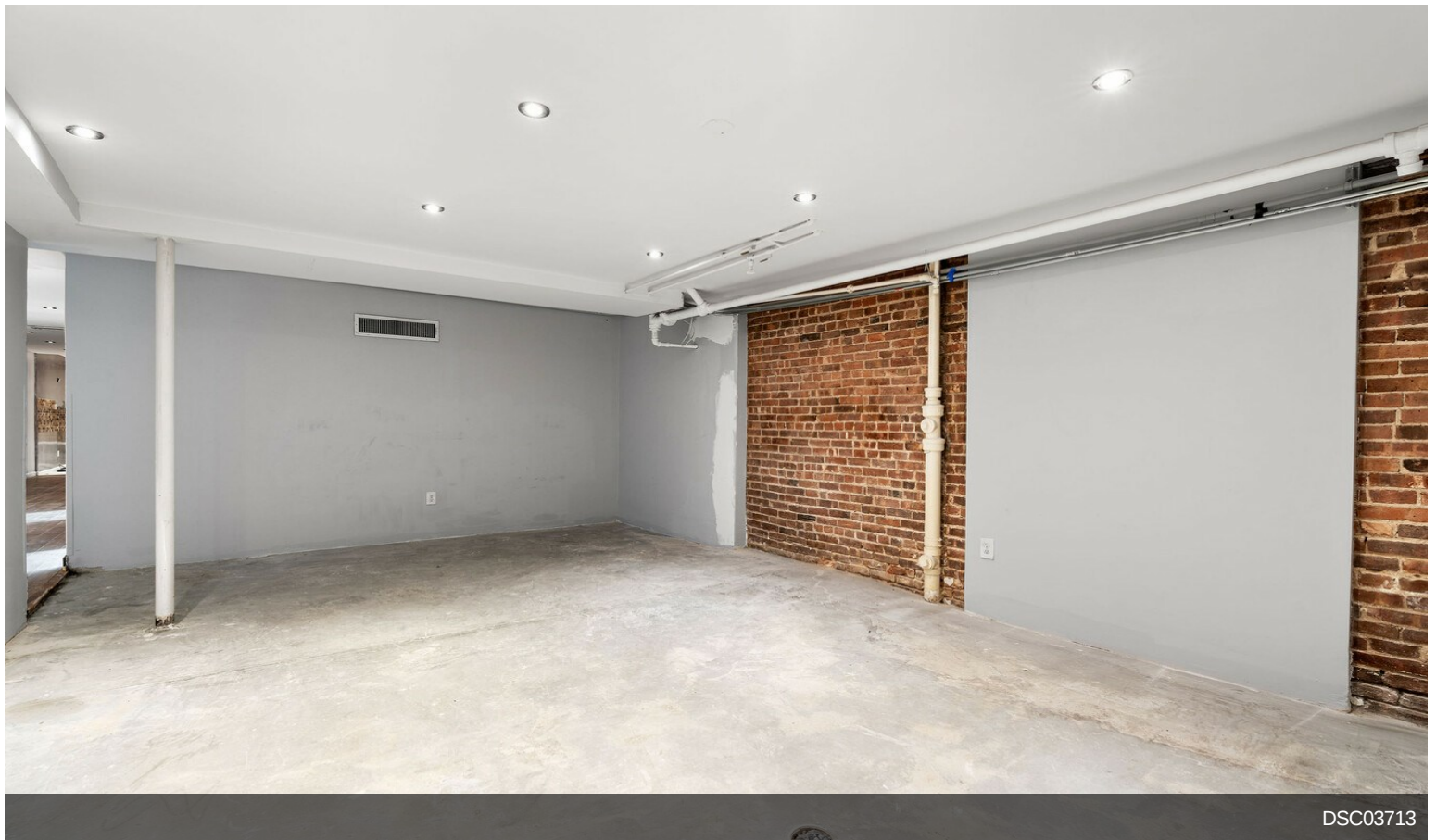
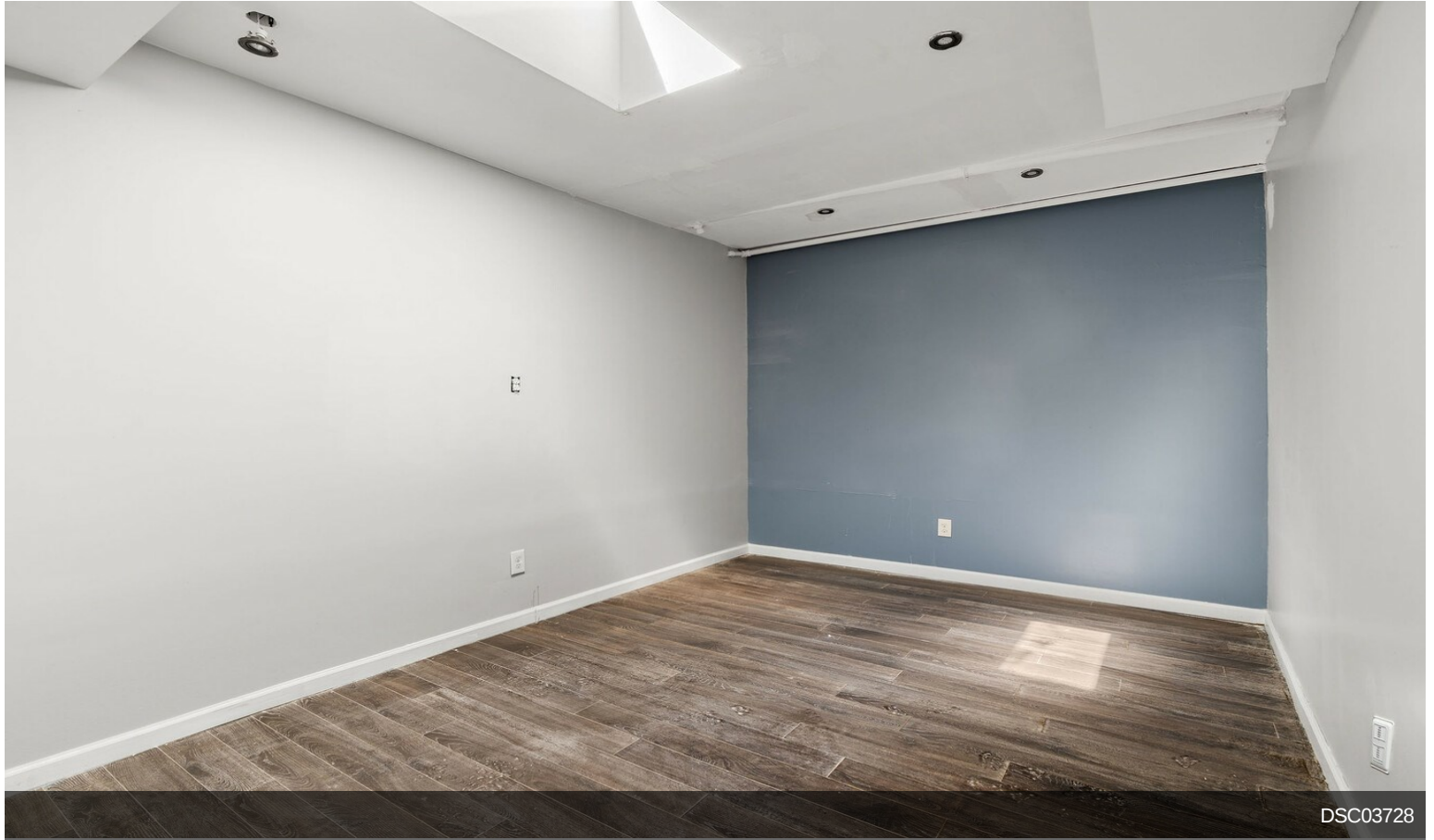
45-22 Pearson St, Long Island City, NY 11101

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- ****Features****
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- ****Nearby Attractions****:
 - Major shopping area on Jackson Avenue
 - Steps away from Trader Joe's
 - Close to the Court Square Subway Station
 - Numerous shops and restaurants nearby
- ****Ideal For****:
 - Entrepreneurs wanting a great location
 - Attracting new employees
 - Accessibility for customers
 - Showcasing products
 - Marketing a new brand
- ****Additional Highlights****:
 - Renovated, modern design
 - Workspace flooded with natural light
 - Versatile setting for different professional needs
 - Close to galleries, theaters, and cafes

Property Photos



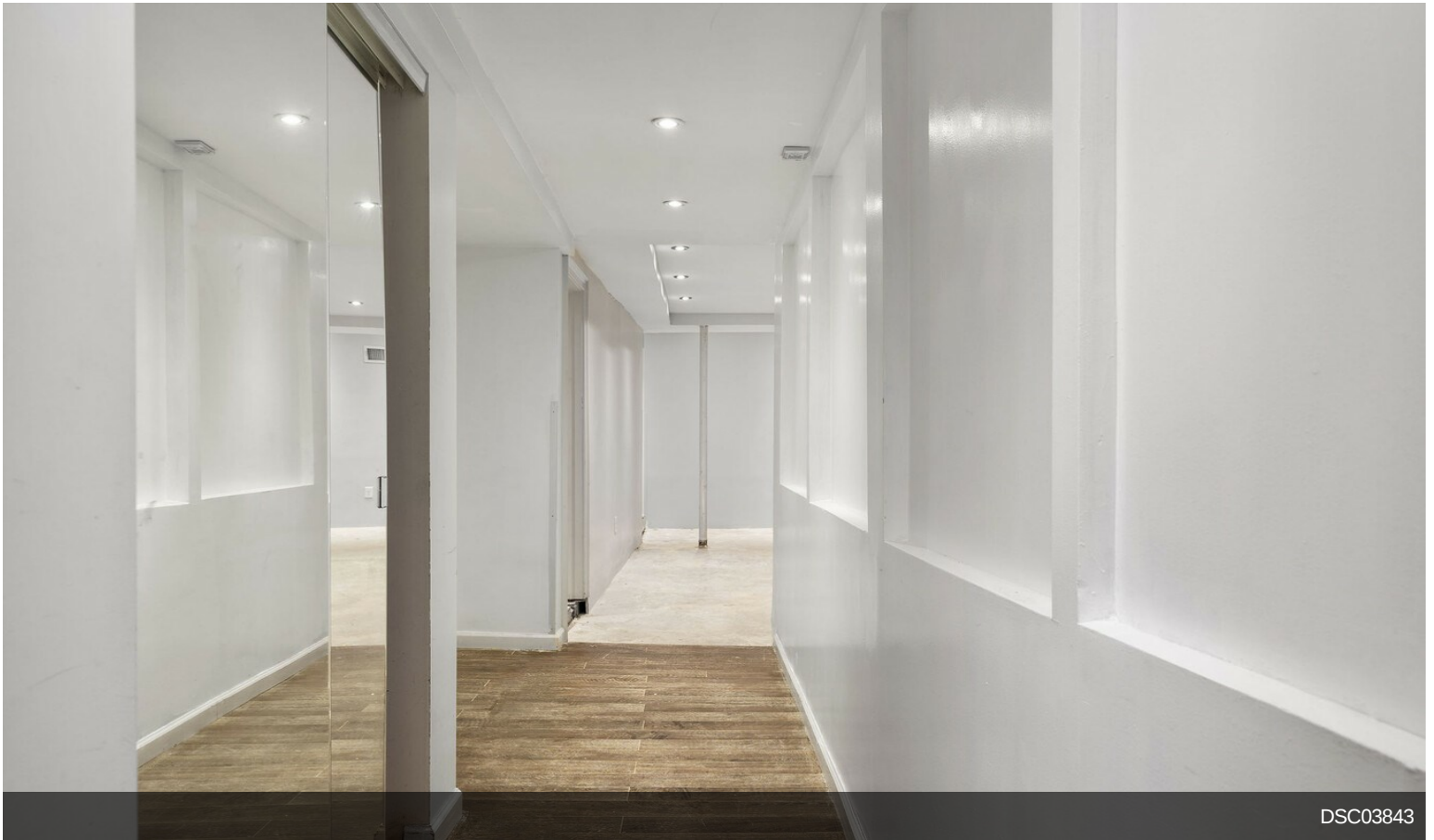
Property Photos



Property Photos

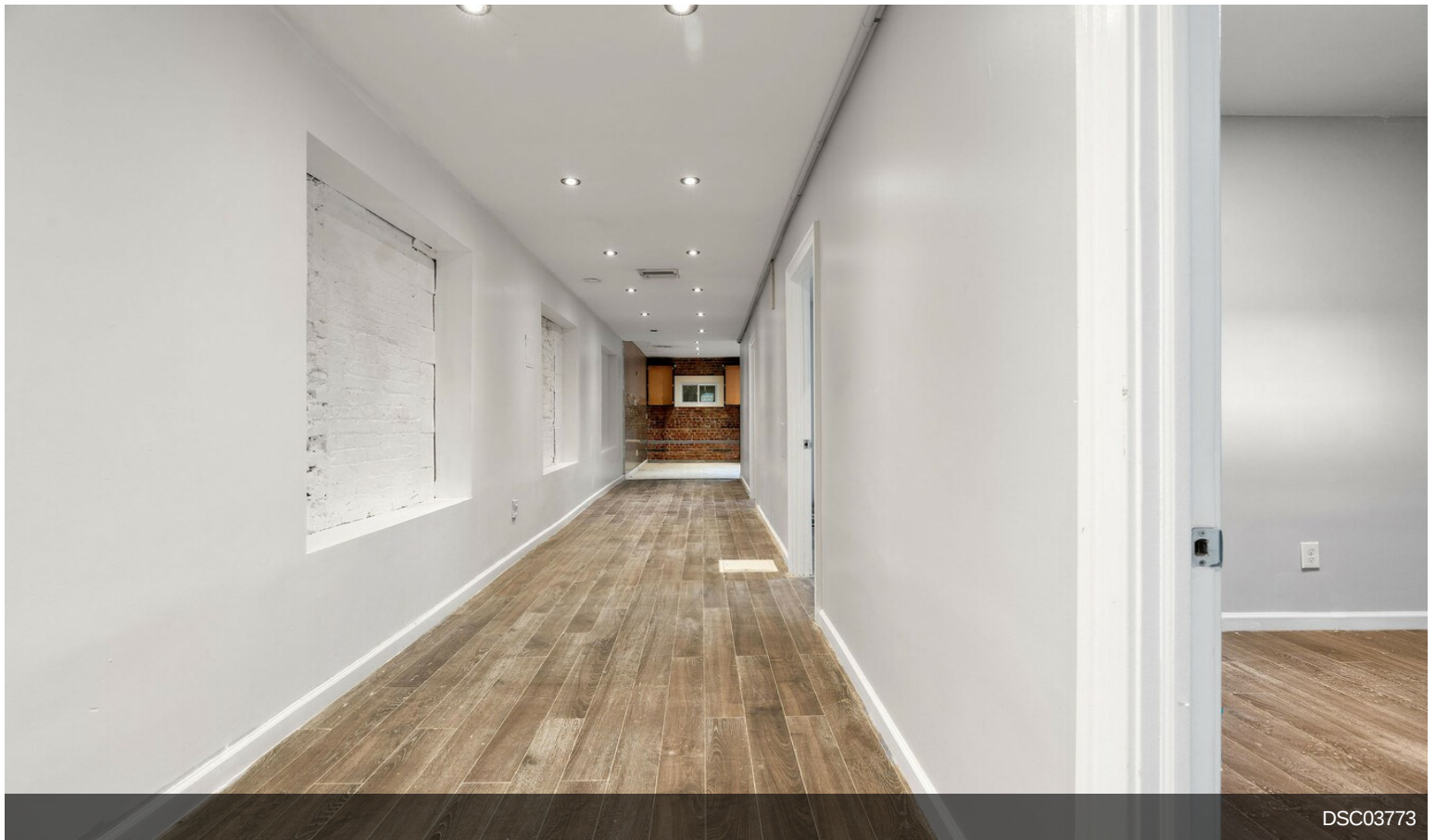
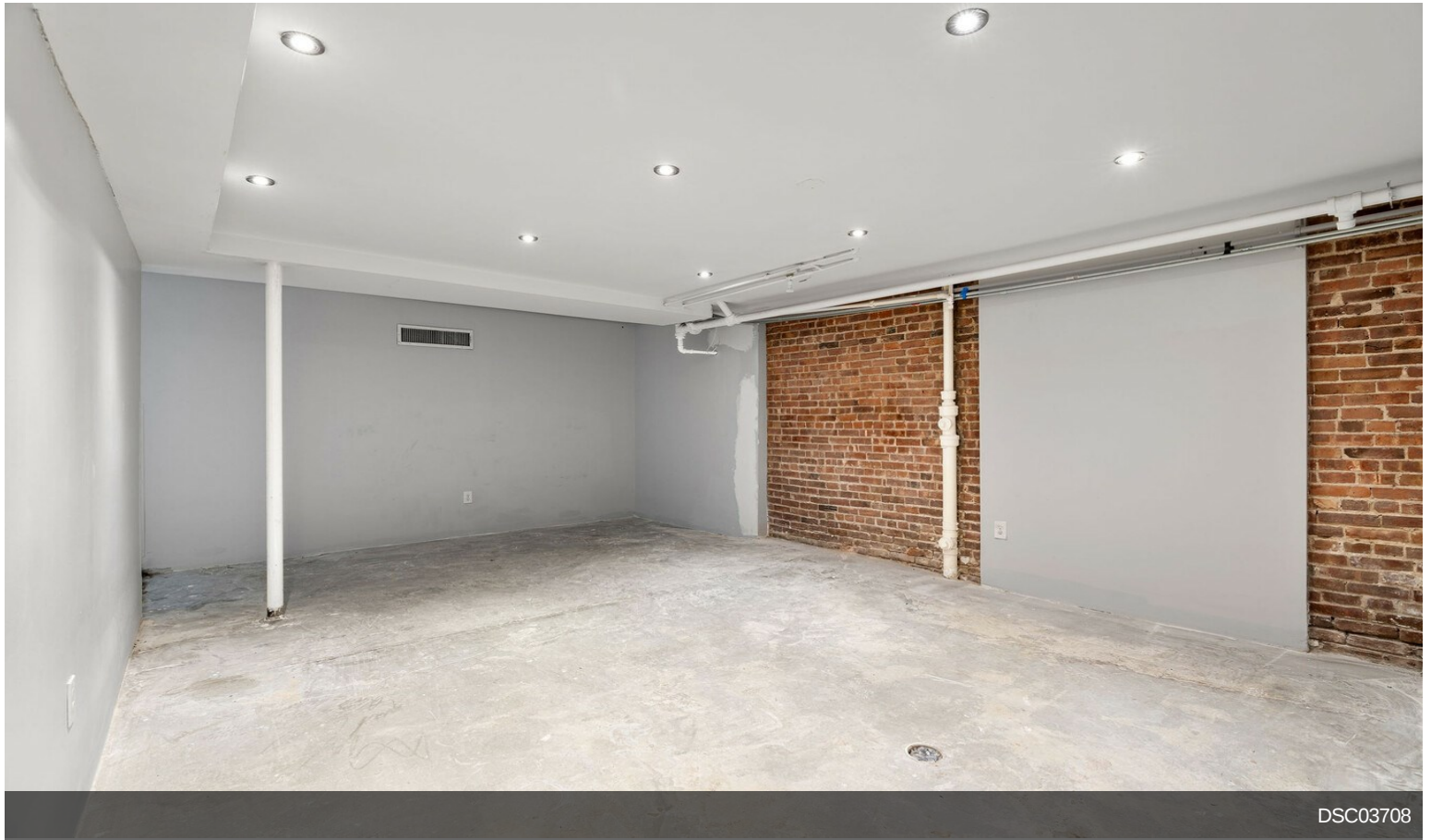


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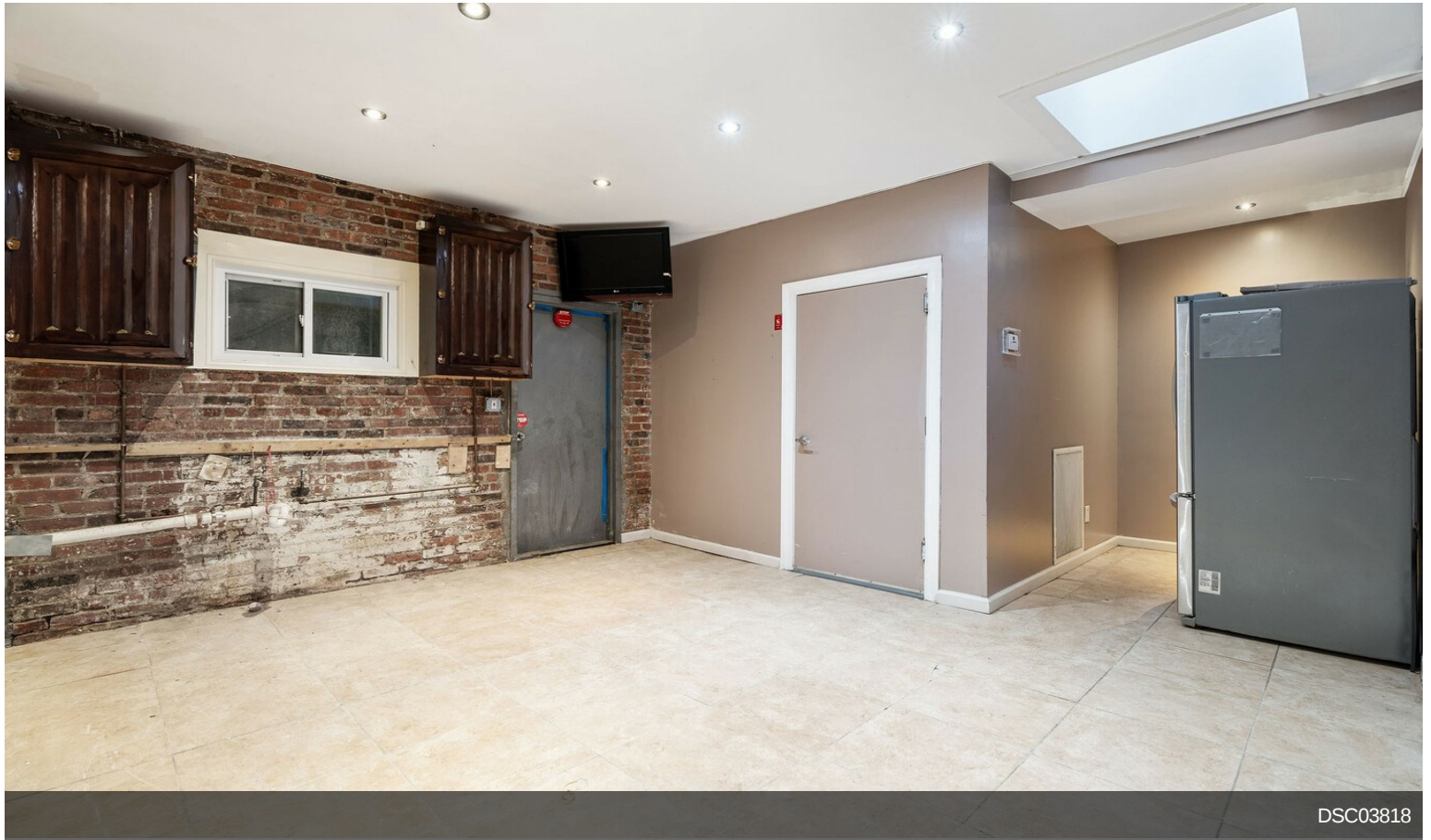


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Property Photos



Property Photos



DSC03818

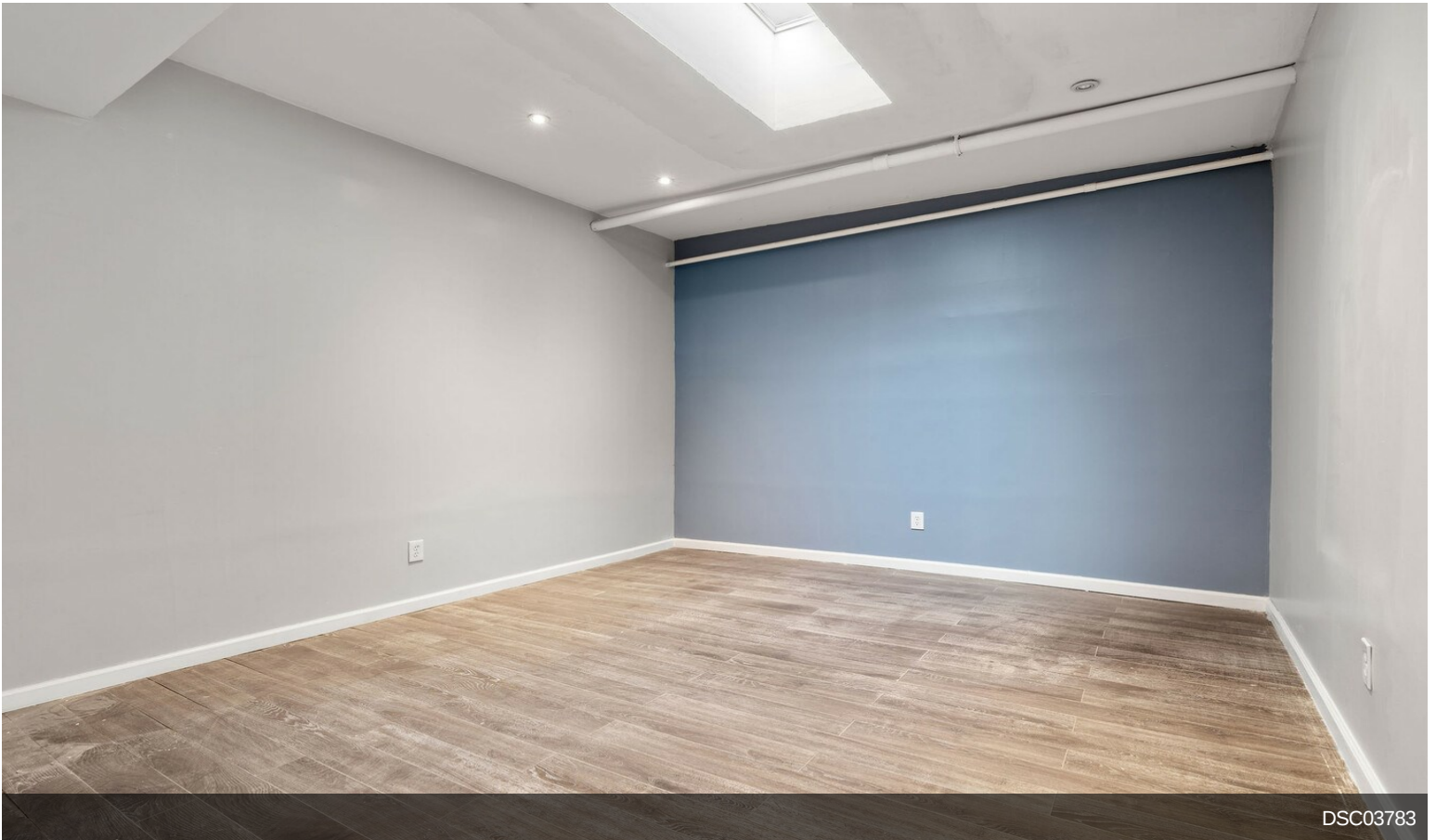


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Property Photos

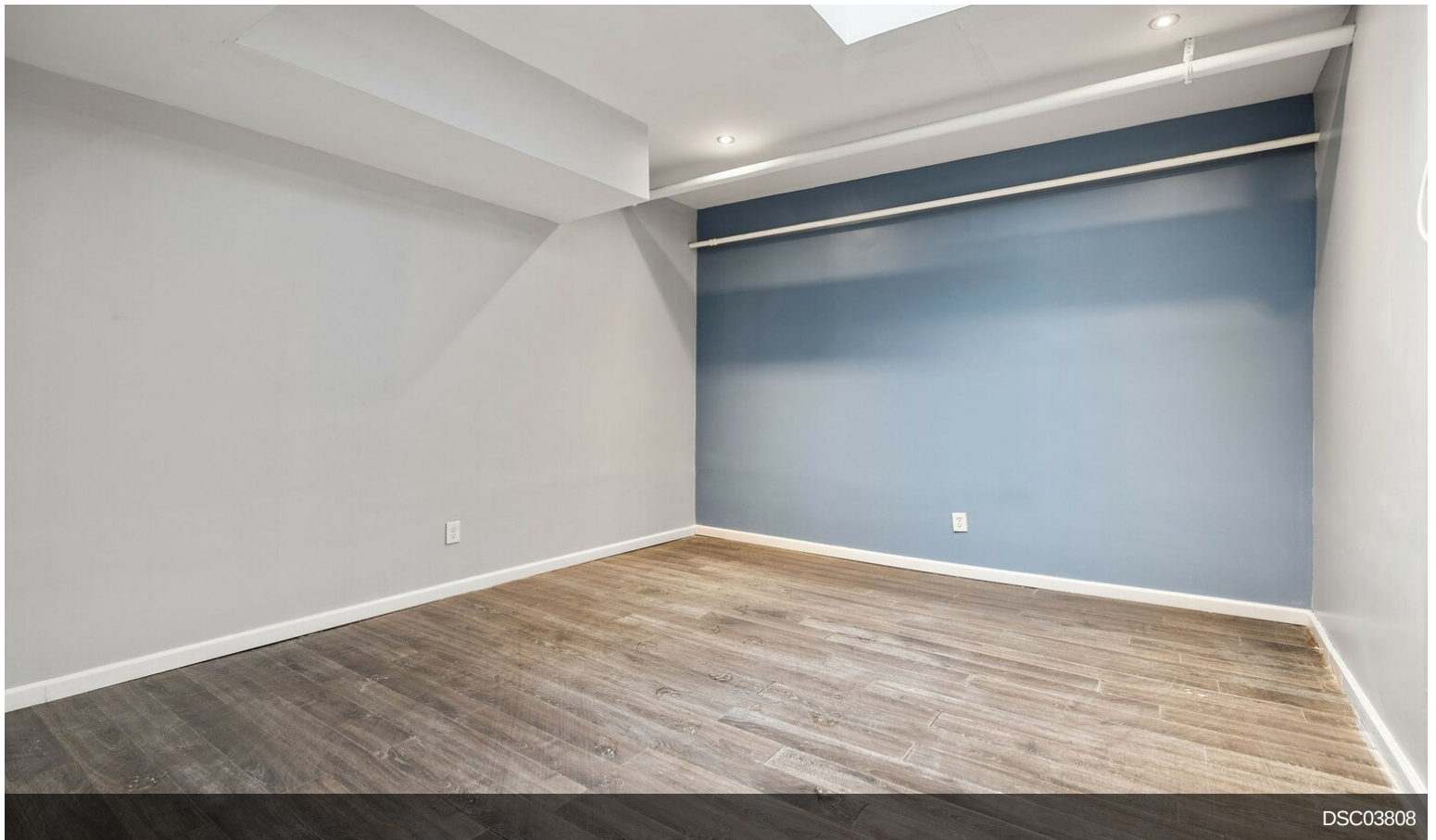
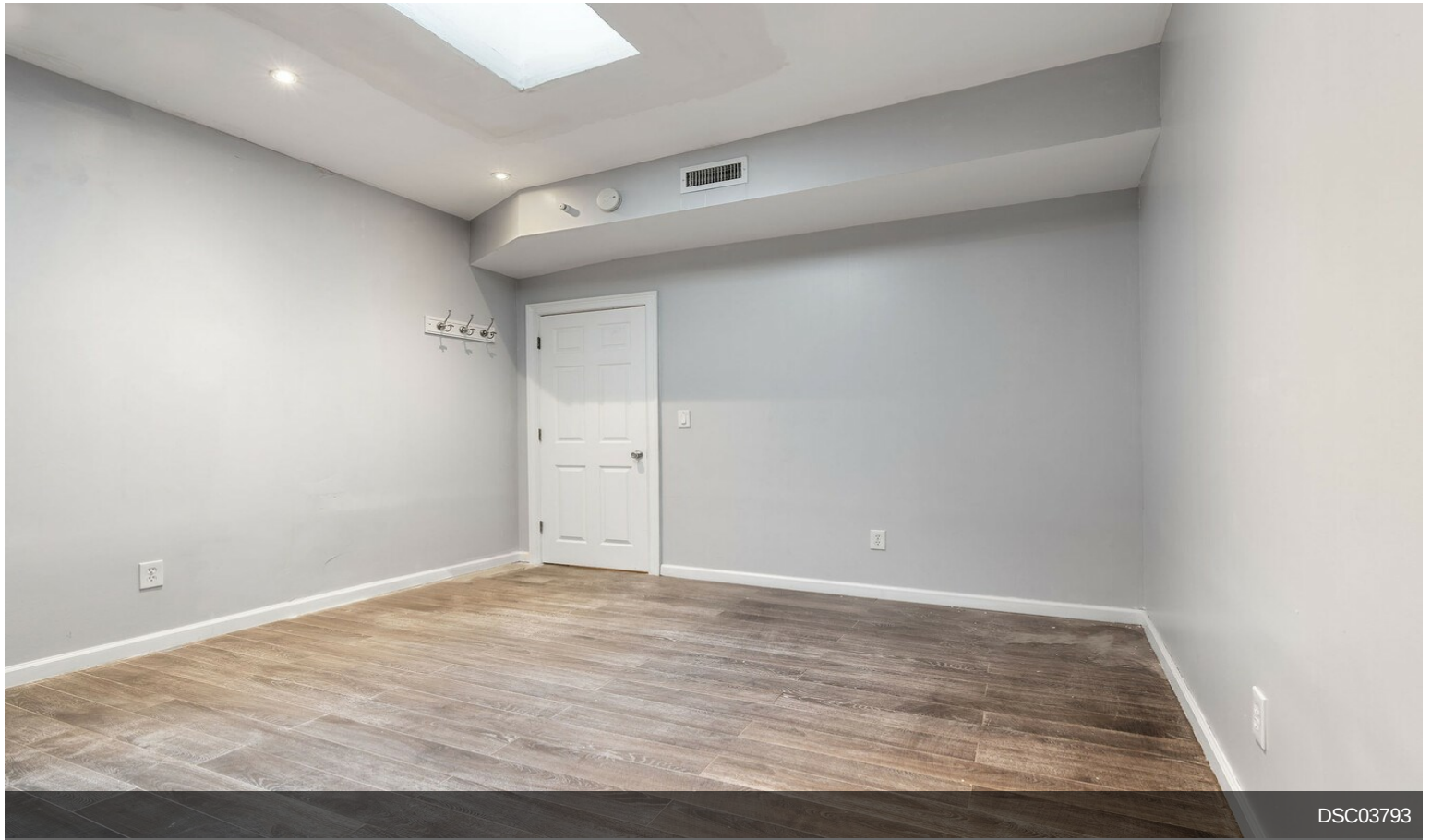


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Property Photos



Property Photos

