



FOR LEASE

Short-Term Flex Space Available in LIC

16,986/sf
30-30 47th Ave., 5th Floor
Long Island City, NY 11101

eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

Rosemarie DeFonte

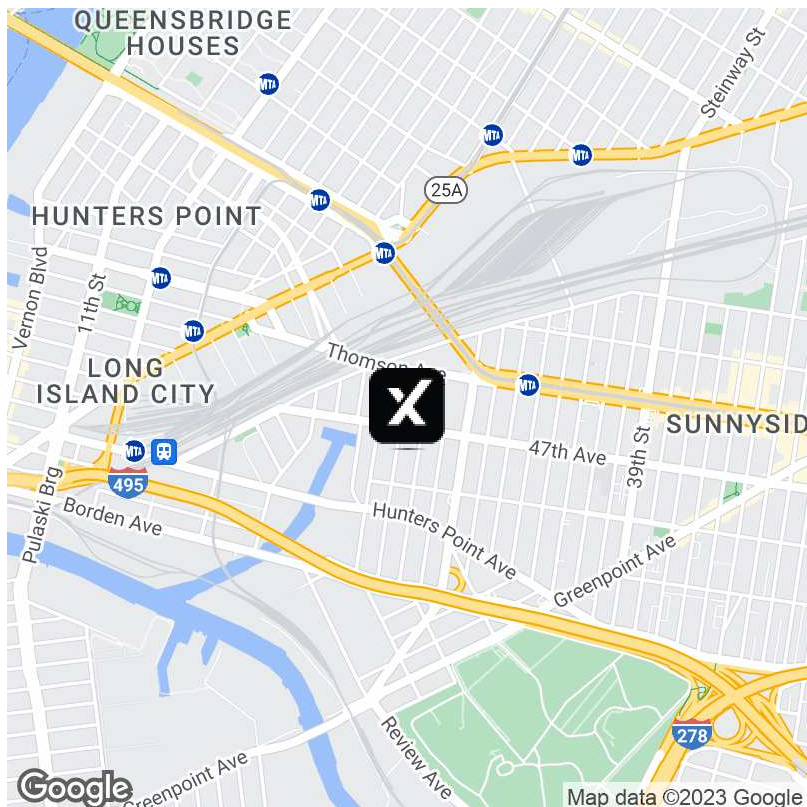
908.770.6573
rosemarie.defonte@expcommercial.com

Minhaj Hussain

212.470.0058
minhaj.hussain@expcommercial.com

FOR LEASE | Short-term Flex Space Lease in LIC

30-30 47th Ave. 5th Floor, Long Island City, NY 11101



Offering Summary

Lease Rate:	\$26.00 SF/yr (MG)
Building Size:	970,000 SF
Available SF:	16,986 SF
Year Built:	1926
Renovated:	2014

Property Overview

Short-term lease available. negotiable. Divisible.
Available Immediately

Property Highlights

Rosemarie DeFonte

908.770.6573

rosemarie.defonte@expcommercial.com

Minhaj Hussain

212.470.0058

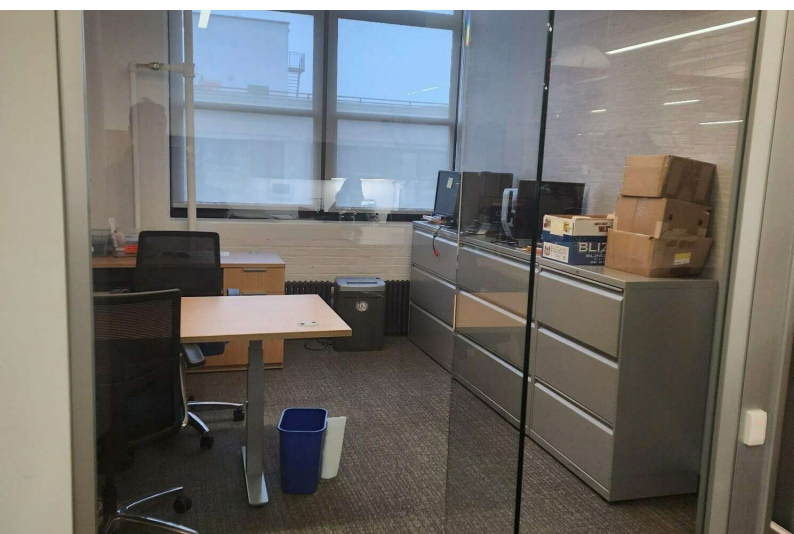
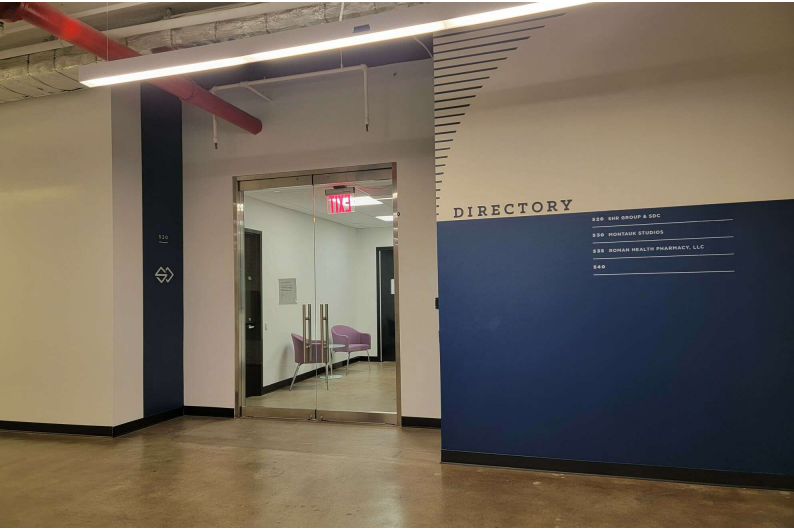
minhaj.hussain@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Short-term Flex Space Lease in LIC

30-30 47th Ave. 5th Floor, Long Island City, NY 11101



Rosemarie DeFonte

908.770.6573

rosemarie.defonte@expcommercial.com

Minhaj Hussain

212.470.0058

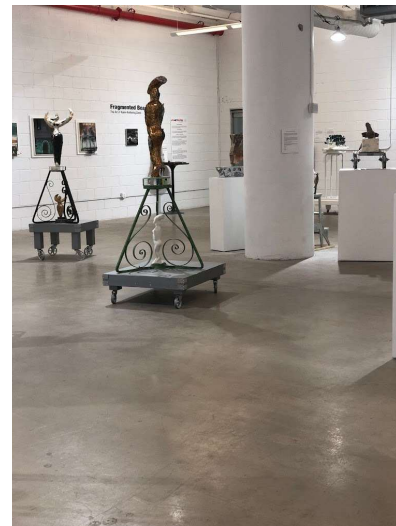
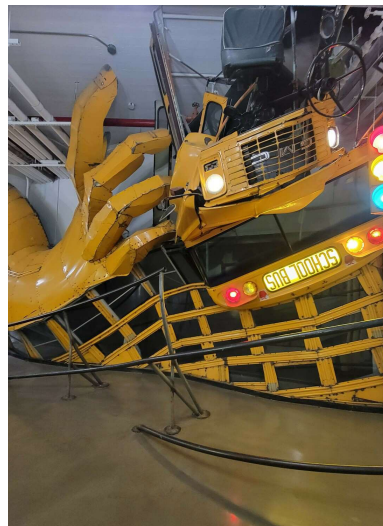
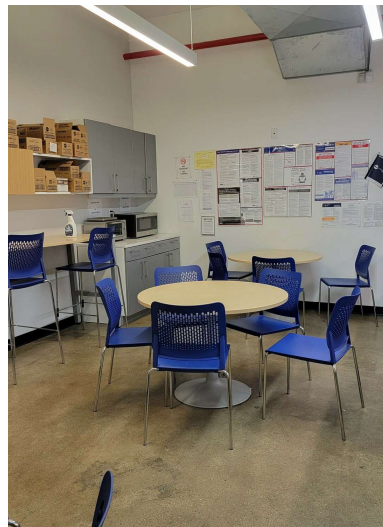
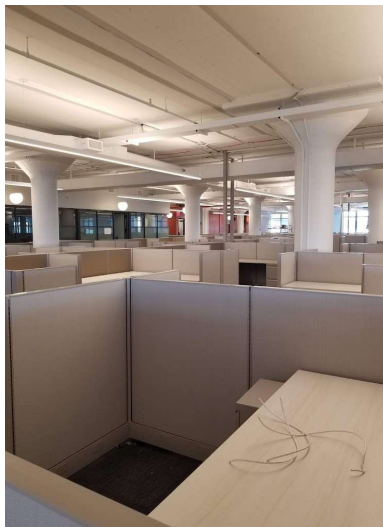
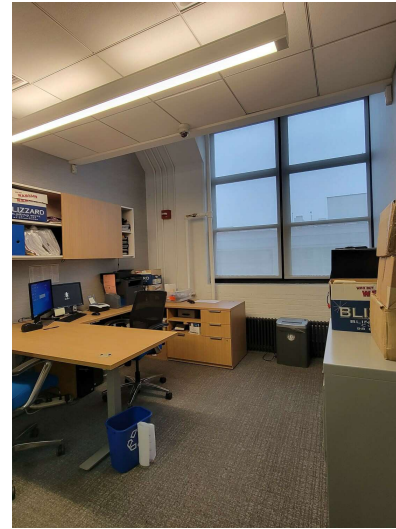
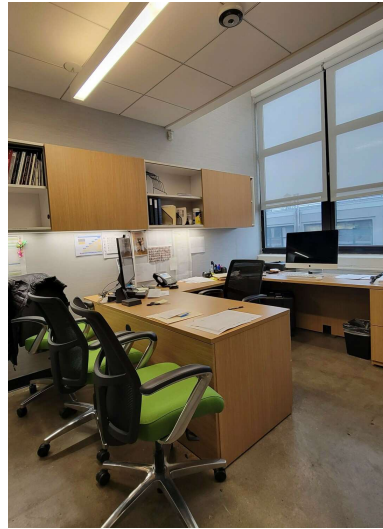
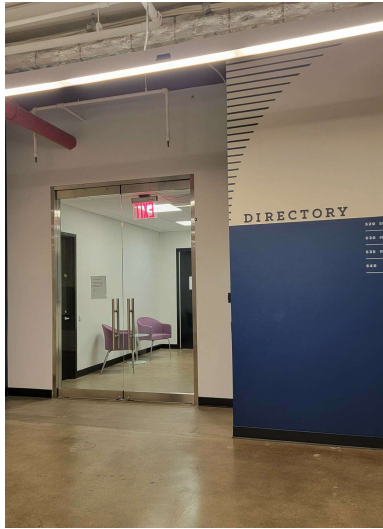
minhaj.hussain@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Short-term Flex Space Lease in LIC

30-30 47th Ave. 5th Floor, Long Island City, NY 11101



Rosemarie DeFonte

908.770.6573

rosemarie.defonte@expcommercial.com

Minhaj Hussain

212.470.0058

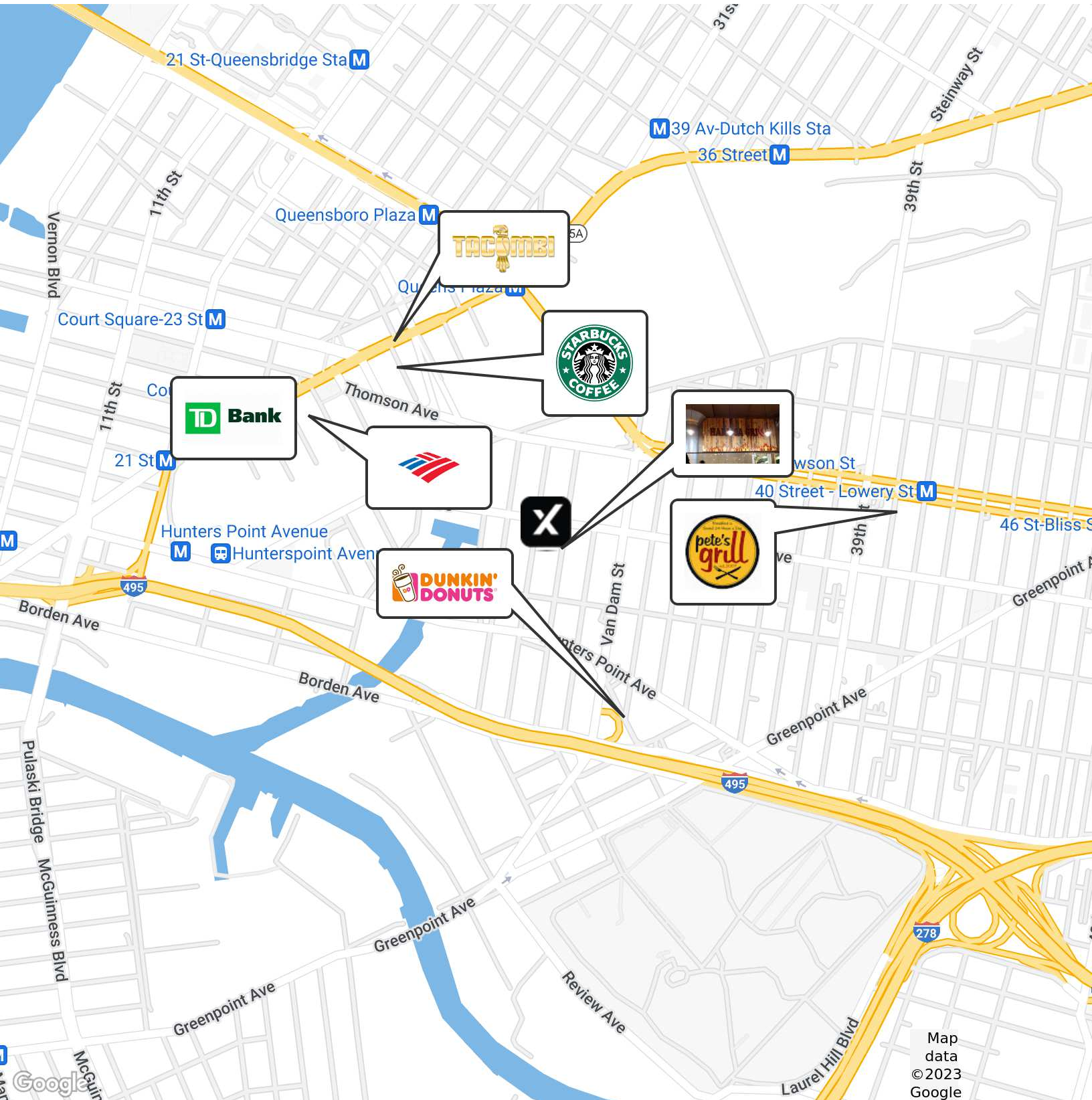
minhaj.hussain@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Short-term Flex Space Lease in LIC

30-30 47th Ave. 5th Floor, Long Island City, NY 11101



Rosemarie DeFonte

908.770.6573

rosemarie.defonte@expcommercial.com

Minhaj Hussain

212.470.0058

minhaj.hussain@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | **Short-Term Space @ Factory LIC**

30-30 47th Ave. 5th Floor, Long Island City, NY 11101

Available NOW

\$26/sf Negotiable for up to 18 months with option to extend

Take advantage of an excellent opportunity to be where you want to be at LIC.

- Total area of 16,986/sf flex space
- Full glass view private perimeter offices
- Fully operable windows
- Open floor plan
- Exposed ceilings
- Polished concrete floors
- Private restrooms
- Kitchen
- Huge vault
- Private freight entrance
- High security main entrance

This Flex Space is ideal for myriad uses like Distribution Services, Creative Office, Co-working, Light Manufacturing and, of course, traditional Office use.

The building features include:

- Fitness Center for tenants available at no charge
- Shuttle bus to and from The Factory building -- stops at Hunters Point/LIRR and Court Square which runs on a loop during business hours
- The Galleries at The Factory LIC -- operated and curated throughout the year by LIC Arts Open
- Lobby eateries and seating/lounging areas throughout

The Factory is one of Long Island City's most desirable workspaces - driven by people's passion for their work. With quick and easy access to Manhattan, Brooklyn, and Queens, the building is situated amidst the best of New York business, culture, and leisure. An emerging commerce district as well as an area with established museums, non-profits, and parks dedicated to the arts, LIC is the place to be.

Rosemarie DeFonte

908.770.6573

rosemarie.defonte@expcommercial.com

Minhaj Hussain

212.470.0058

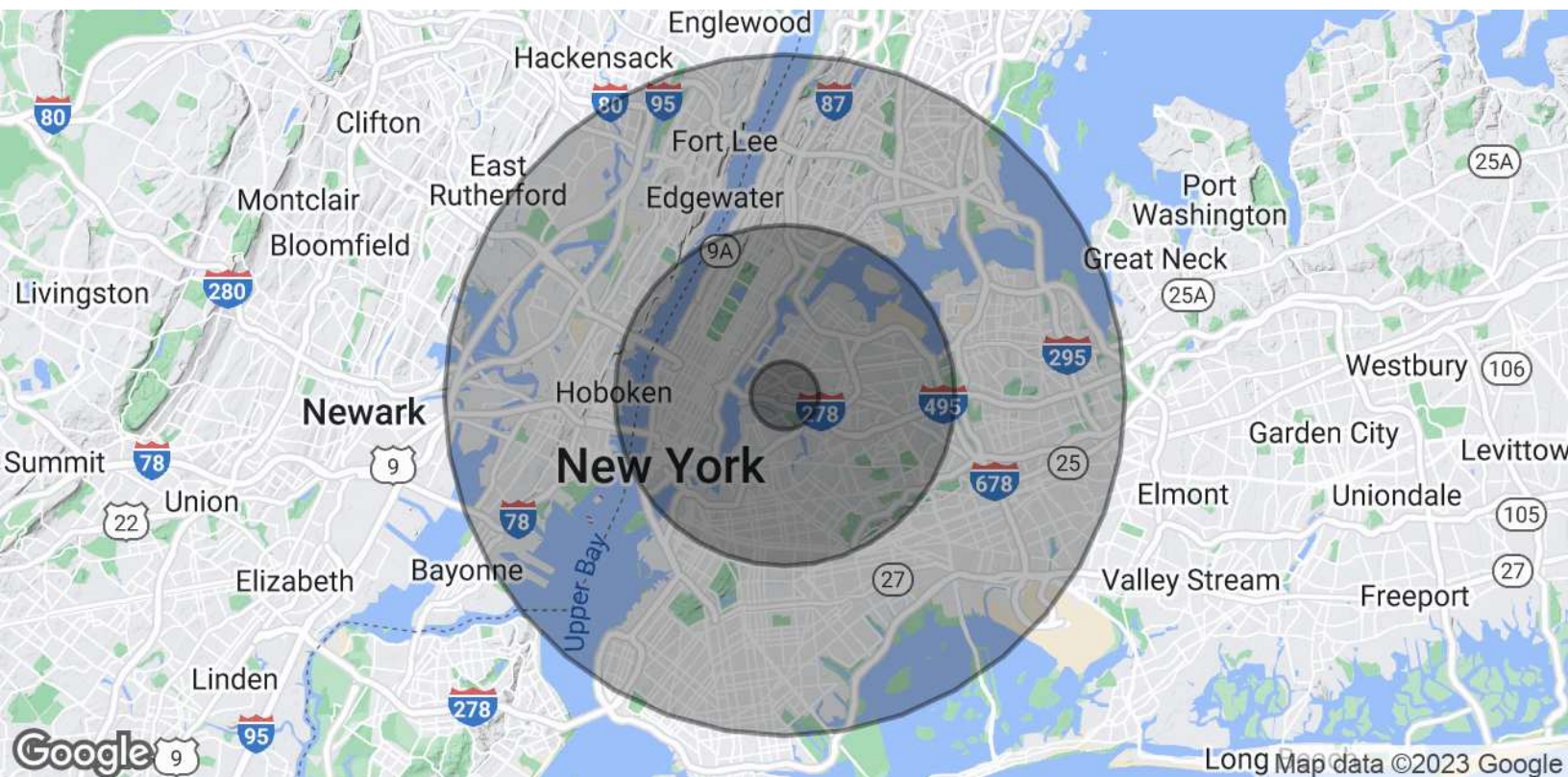
minhaj.hussain@expcommercial.com



exp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Short-term Flex Space Lease in LIC

30-30 47th Ave. 5th Floor, Long Island City, NY 11101



Population	1 Mile	5 Miles	10 Miles
Total Population	53,066	3,022,584	7,756,981
Average Age	37.2	37.7	37.5
Average Age (Male)	38.7	37.1	36.2
Average Age (Female)	36.0	38.8	38.9
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	30,421	1,493,769	3,318,765
# of Persons per HH	1.7	2.0	2.3
Average HH Income	\$85,073	\$122,930	\$98,882
Average House Value	\$581,790	\$701,480	\$559,708

* Demographic data derived from 2020 ACS - US Census

Rosemarie DeFonte

908.770.6573

rosemarie.defonte@expcommercial.com

Minhaj Hussain

212.470.0058

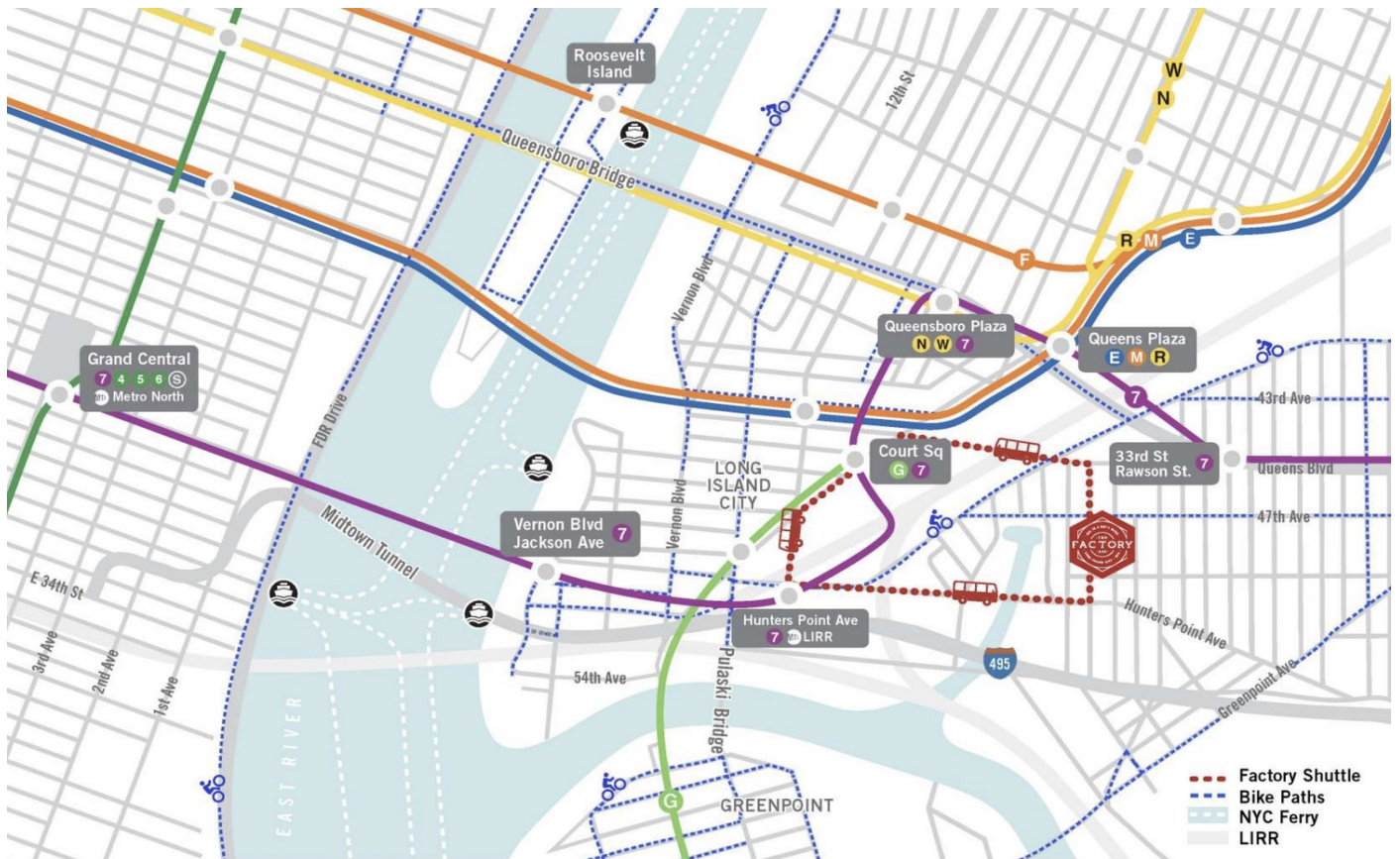
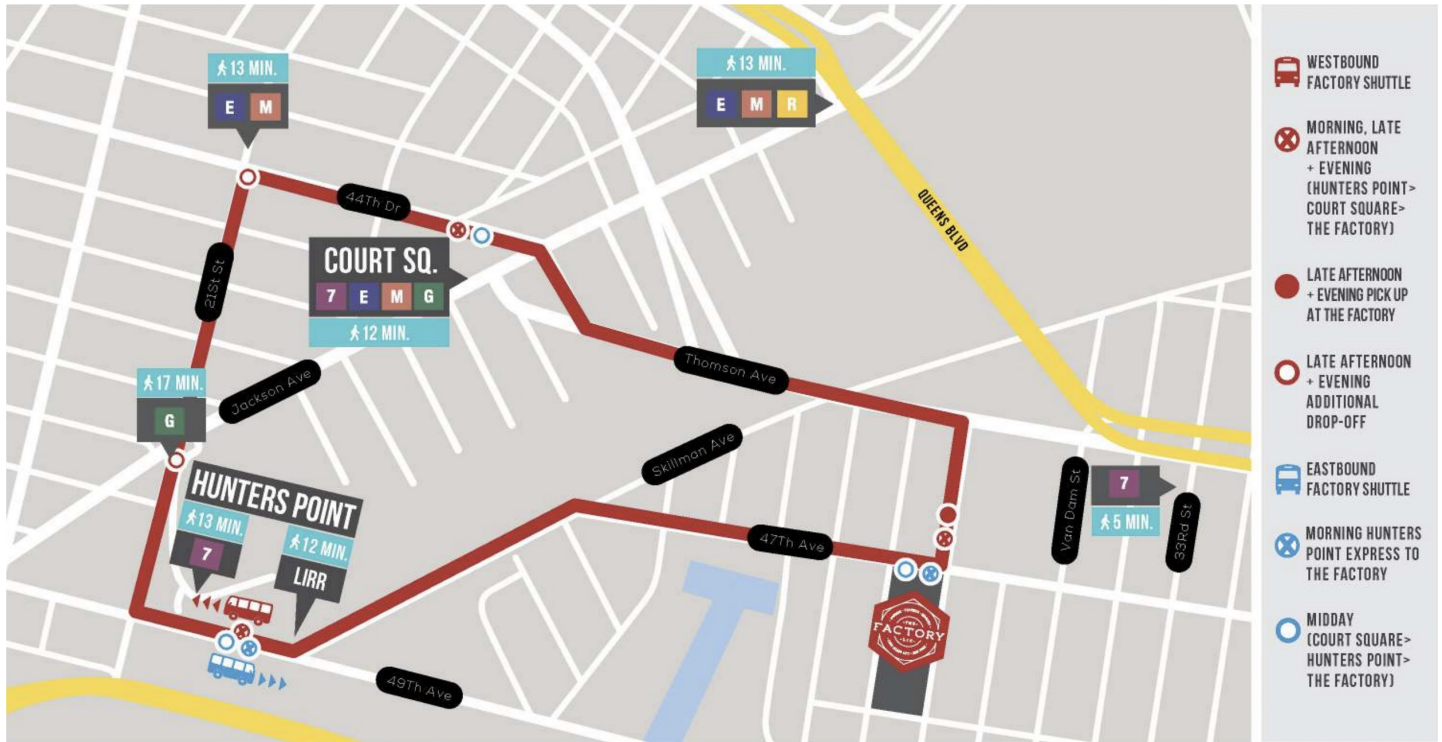
minhaj.hussain@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | 17K Sublease Space @ The Factory LIC

30-30 47th Ave. 5th Floor, Long Island City, NY 11101



Rosemarie DeFonte

908.770.6573

rosemarie.defonte@expcommercial.com

Minhaj Hussain

212.470.0058

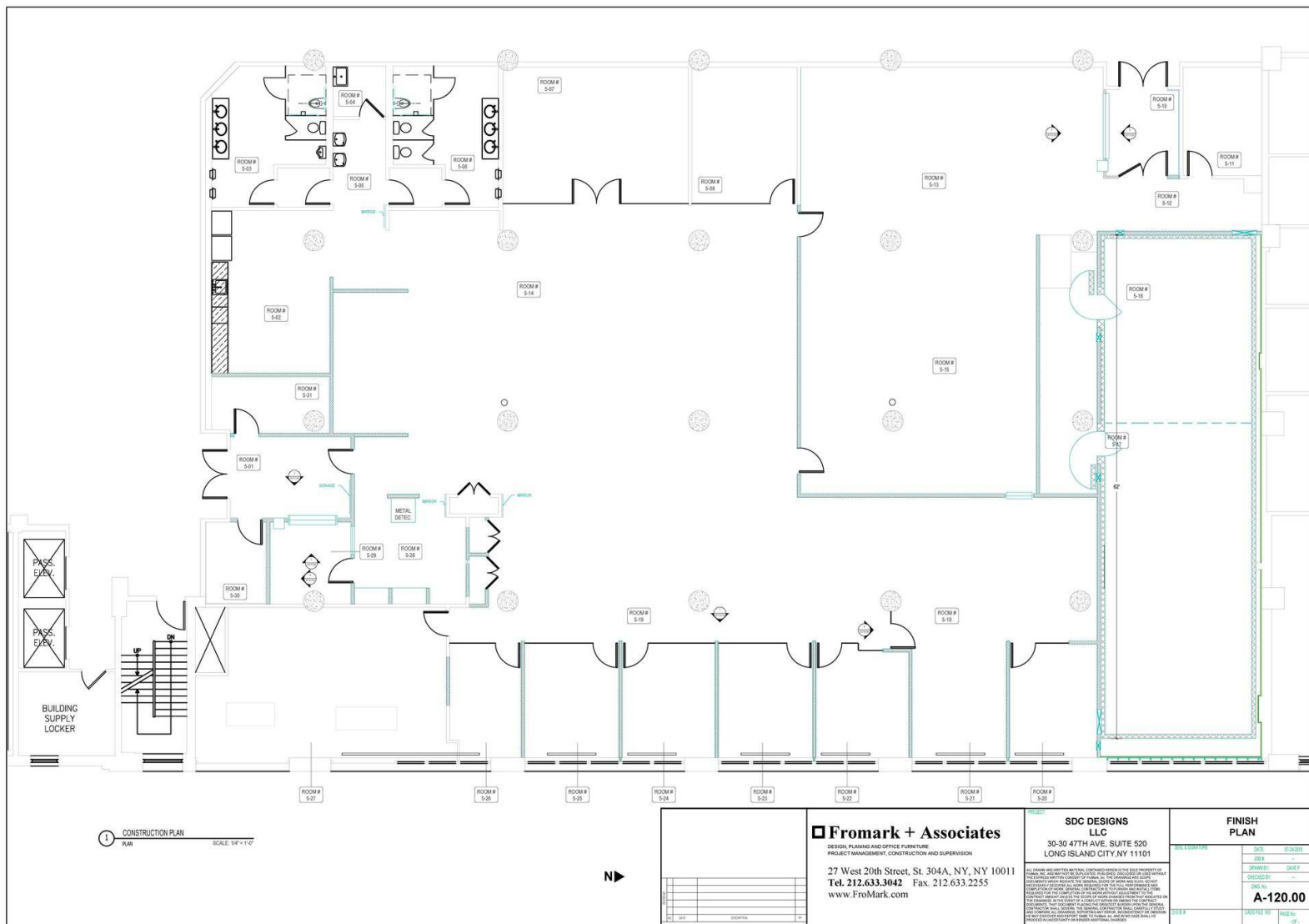
minhaj.hussain@expcommercial.com

exp
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Short-term Flex Space Lease in LIC

30-30 47th Ave. 5th Floor, Long Island City, NY 11101



Rosemarie DeFonte

908.770.6573

rosemarie.defonte@expcommercial.com

Minhaj Hussain

212.470.0058

minhaj.hussain@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.