



FOR LEASE

Sublease Space Available - The Factory 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

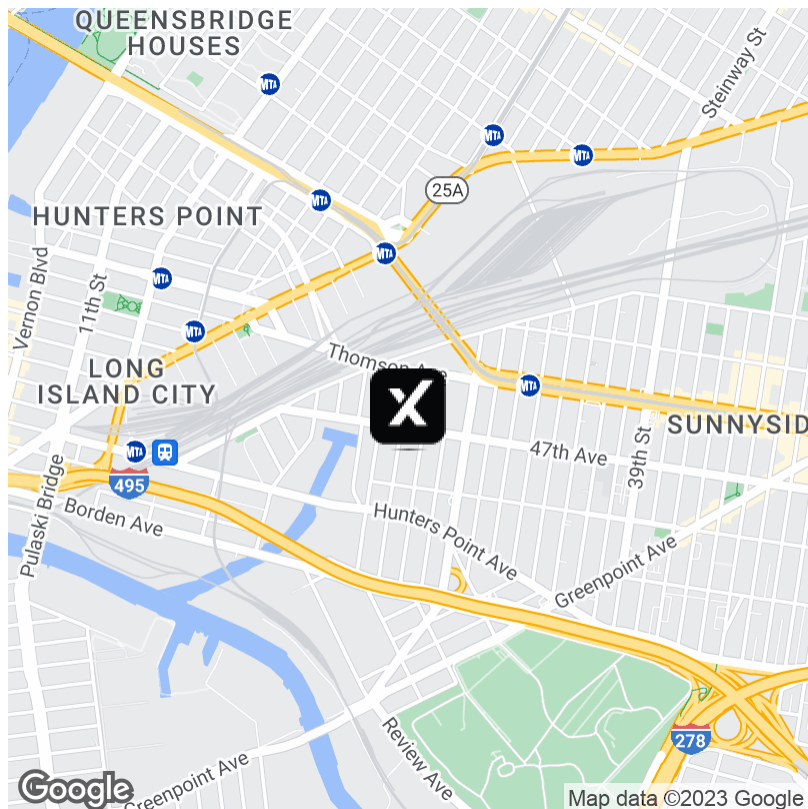
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Minhaj Hussain

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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

Sublease, aggressively priced, negotiable. Divisible.
Available Immediately

Property Highlights

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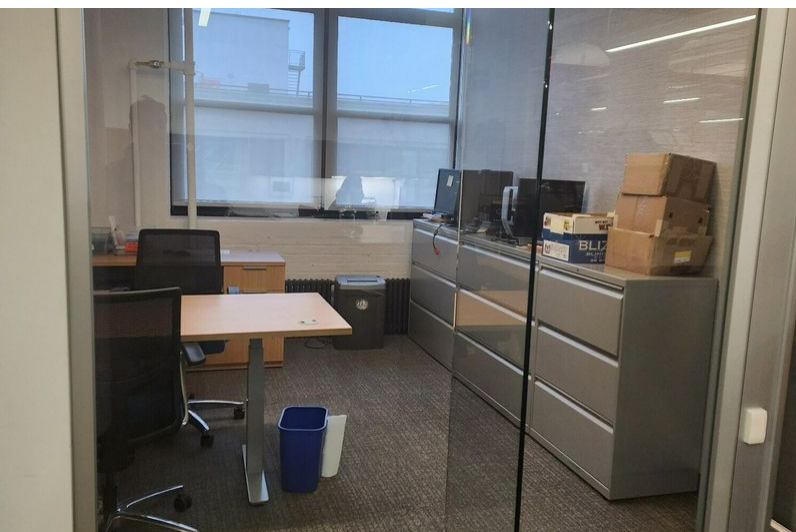
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**eXp Commercial has been retained as the Exclusive Representative for
The Factory LIC, Suite 520.**

Available for Sublease.

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.

This Sublease space will be available April 1, 2023

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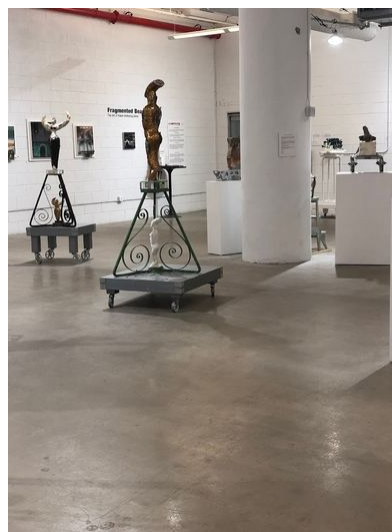
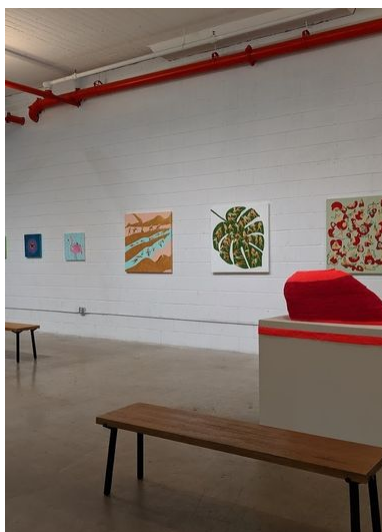
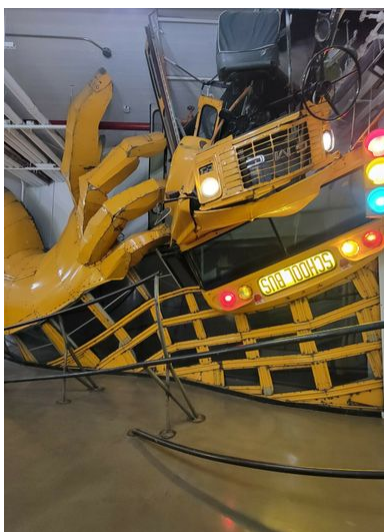
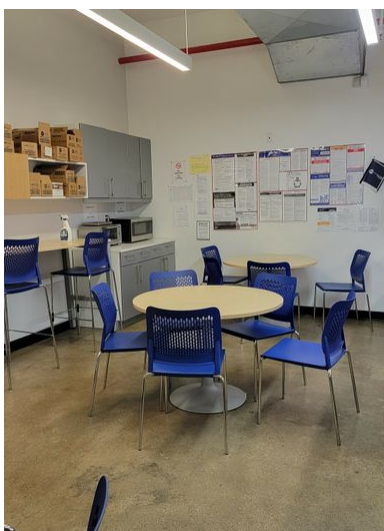
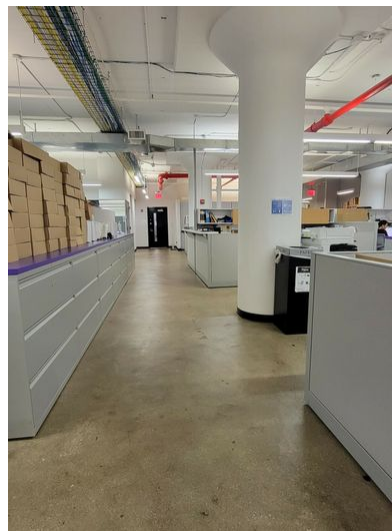
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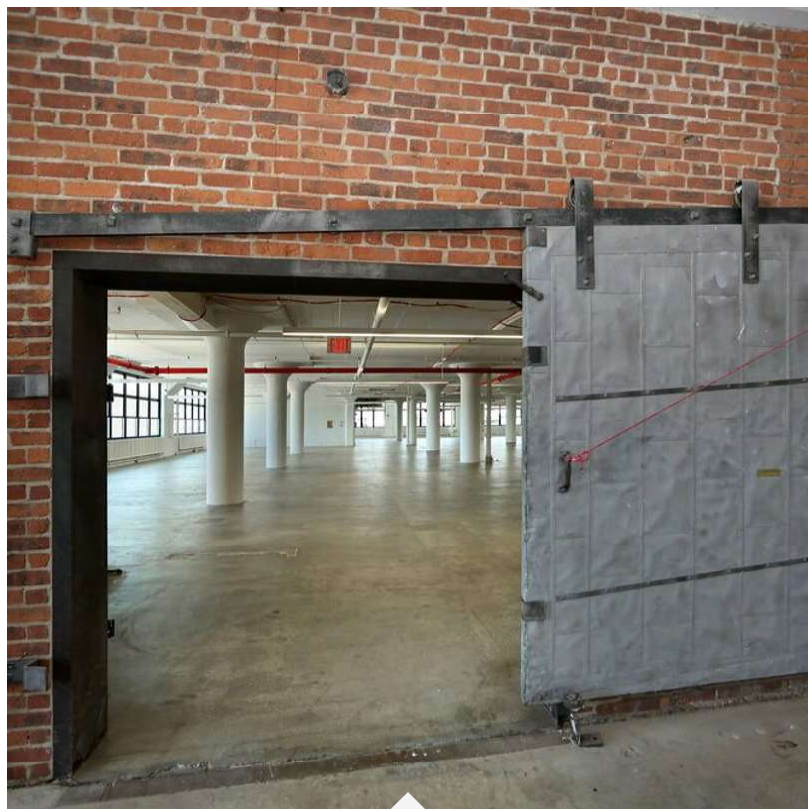
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Building Name	17K Sublease Space @ The Factory LIC
Property Type	Office
Property Subtype	Coworking
Building Size	970,000 SF
Lot Size	-
Building Class	B
Year Last Renovated	2014

Information is provided for informational purposes only. It is not intended to be used as a basis for investment decisions. Please consult your broker for more information.

Sublease available at \$20/sf.



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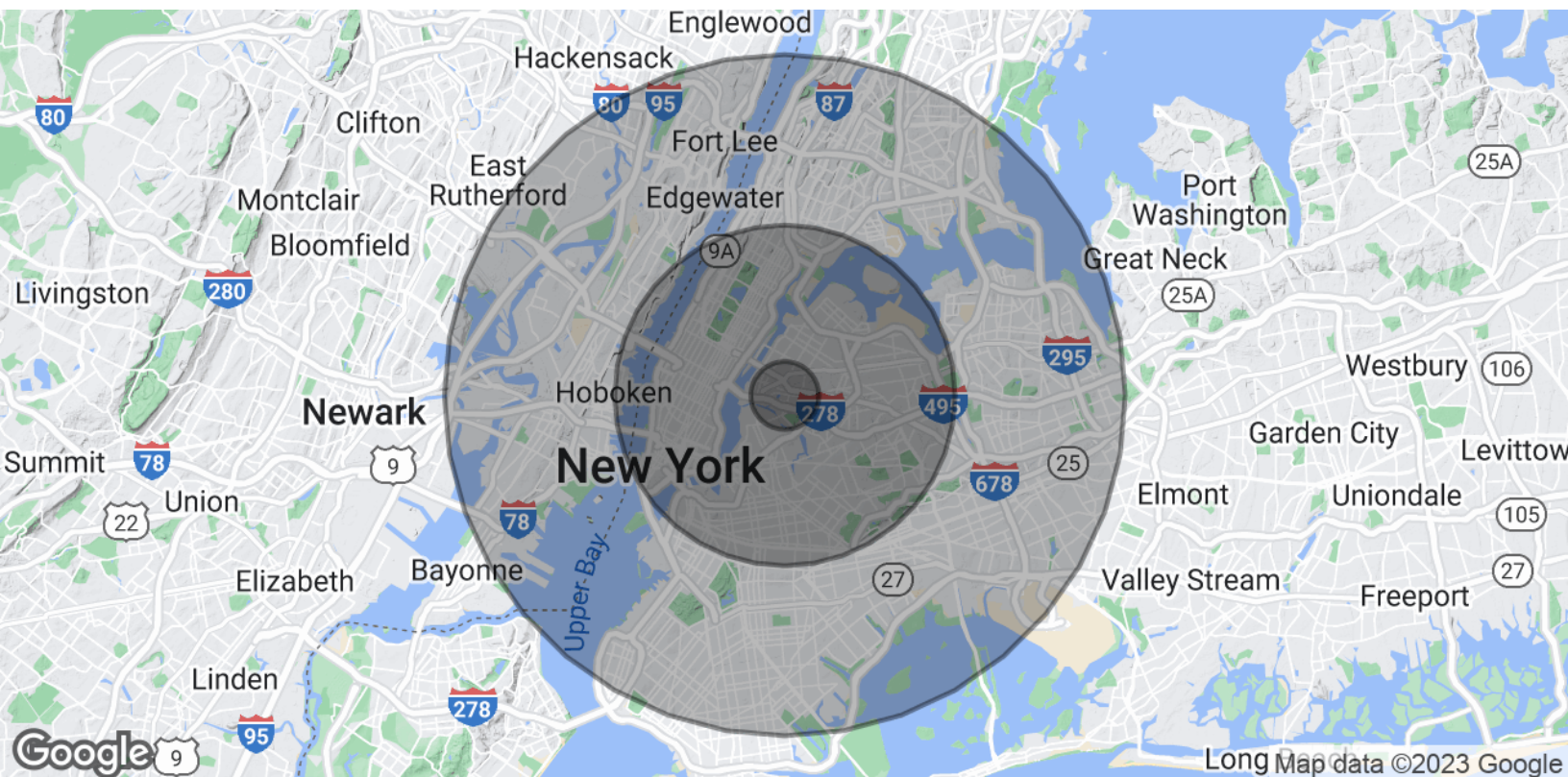
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Population	1 Mile	5 Miles	10 Miles
Total Population	53,066	3,022,584	7,756,981
Average Age	37.2	37.7	37.5
Average Age (Male)	38.7	37.1	36.2
Average Age (Female)	36.0	38.8	38.9
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	30,421	1,493,769	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

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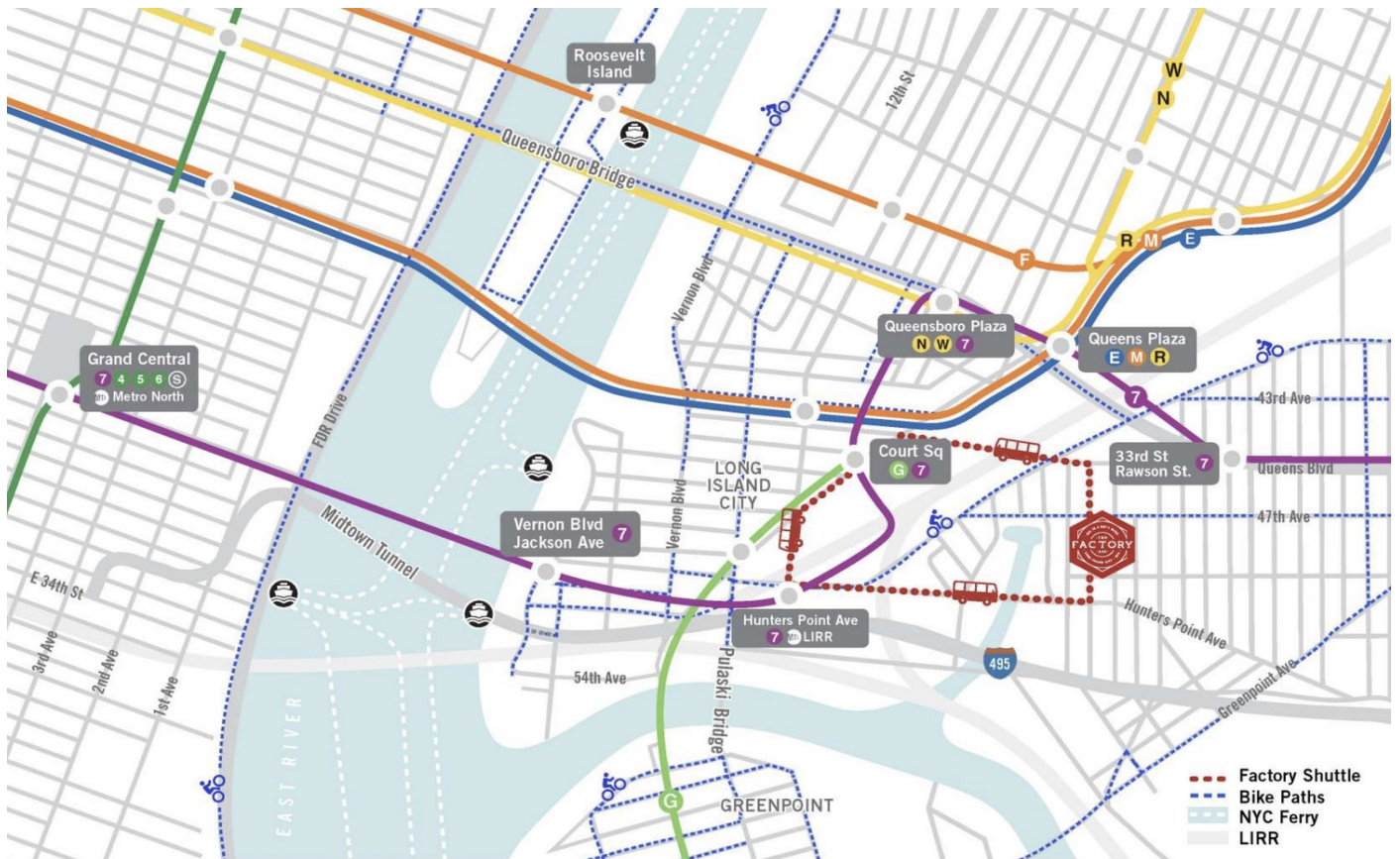
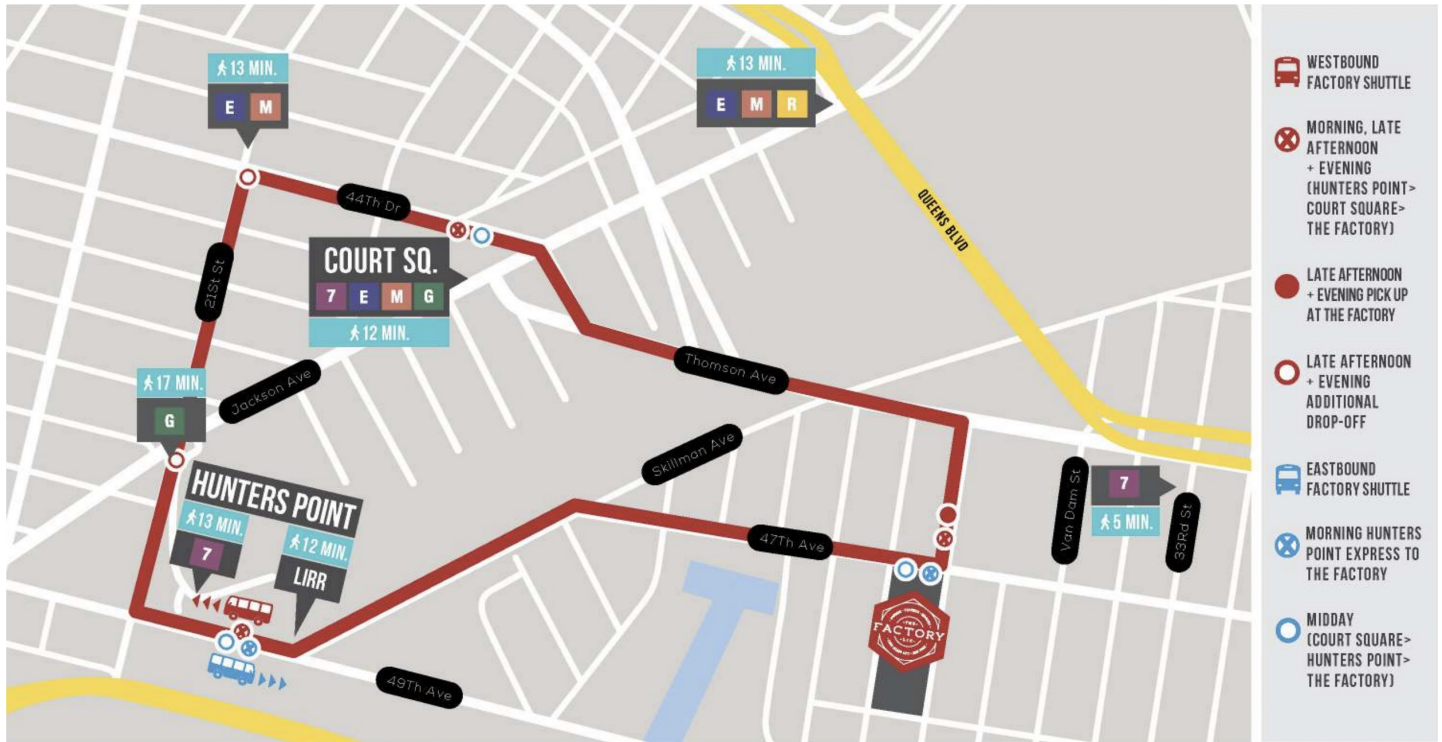
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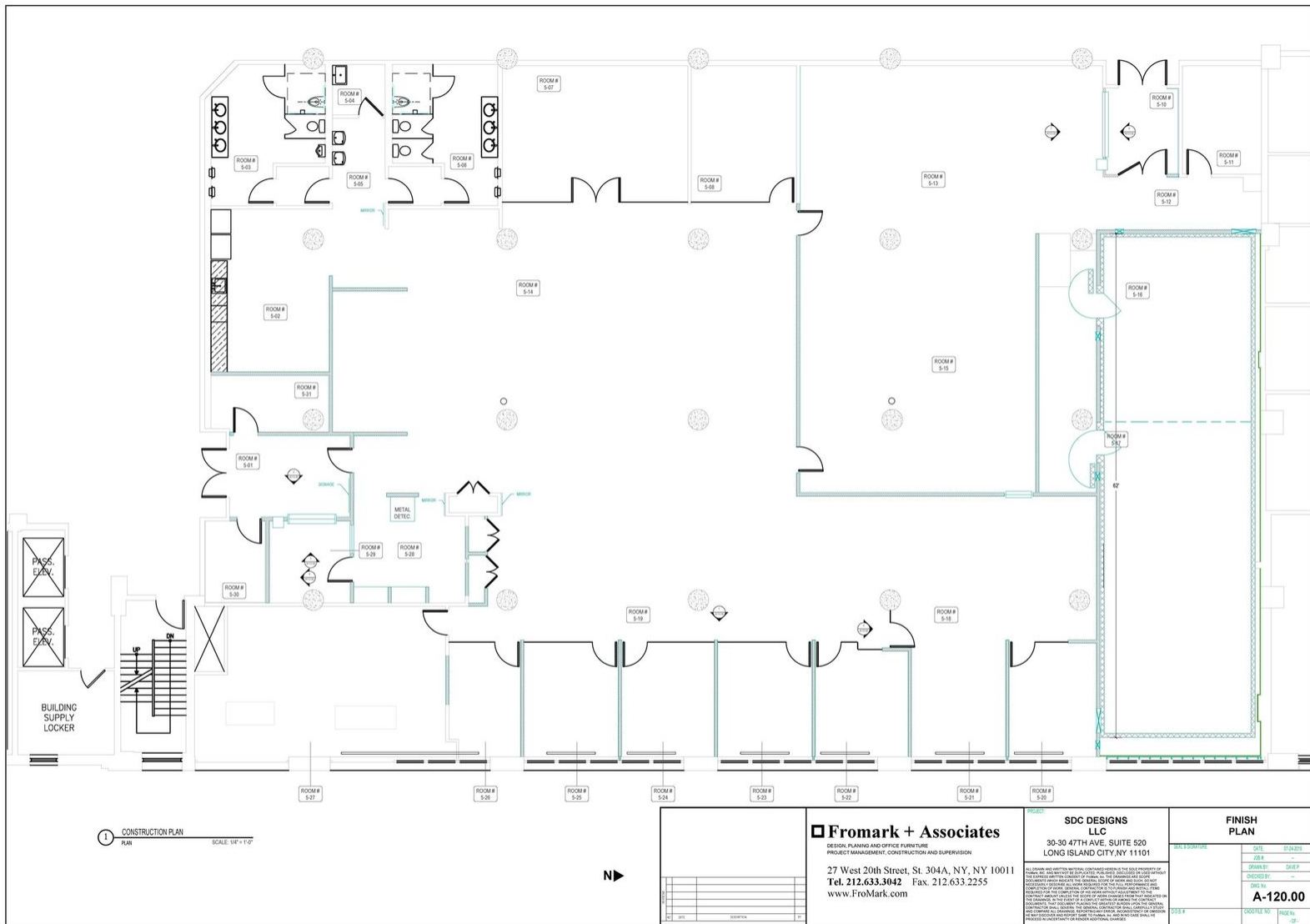
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