



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**

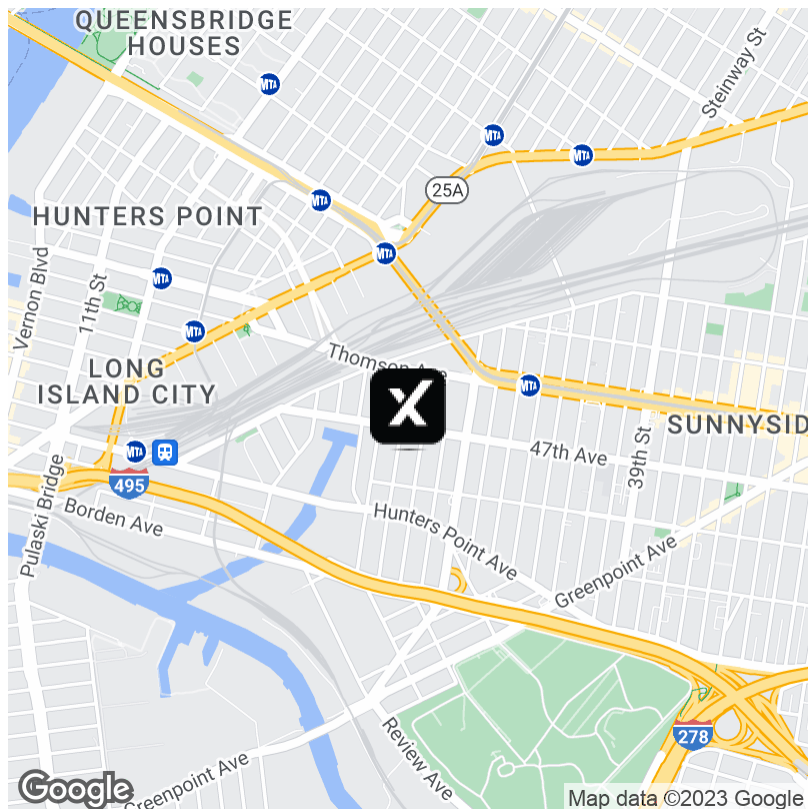
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**Minhaj Hussain**

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# 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

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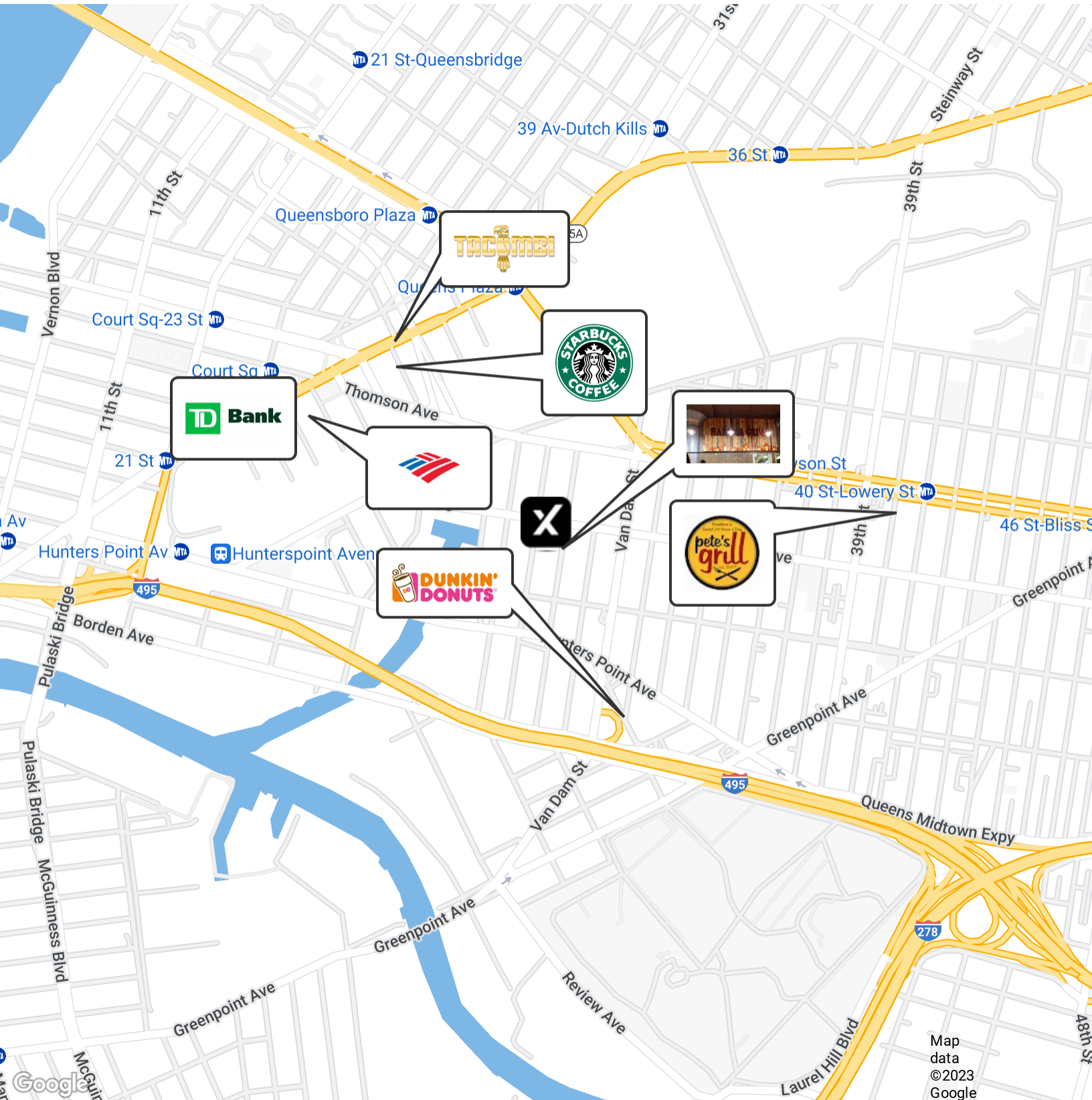
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# FOR LEASE | **Short-Term Space @ Factory LIC**

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.

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