

BUILT FOR BIG IDEAS



CREATIVE OFFICE SPACE AVAILABLE IN LONG ISLAND CITY

- Up to 180,000 RSF of contiguous space available
- Building brand signage opportunity with naming rights
- Ceiling heights up to 17'
- Dramatic 5,000 square foot skylight
- On-site parking available
- One block from the 7 train and MTA Q-39 bus with convenient access to all subway lines, Grand Central, Penn Station, Hudson Yards, and Brooklyn
- Access to I-495 Long Island Expressway/Midtown Tunnel and Queens Blvd.
- New lobby, windows and elevators

Mark Mandell
212.841.7890
mark.mandell@cushwake.com

Mitchell Arkin
212.841.7522
mitchell.arkin@cushwake.com

Ethan Silverstein
212.698.2694
ethan.silverstein@cushwake.com

Haley L. Fisher
212.841.7892
haley.fisher@cushwake.com

Kelli G. Berke
212.841.7718
kelli.berke@cushwake.com



47-30 Thirty-fifth St.
Long Island City

www.hub-lic.com



TH Real Estate

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request).



ENTRANCE



LOBBY

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212.841.7890
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PROPOSED ROOF DECK



POTENTIAL RETAIL

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Second Floor Single Tenant

105,783 RSF



General Information

Total RSF	105,782
Building Area	

Work Space

Private Office	18
Benching	443
Reception	2
TOTAL PERSONNEL	463

Support

Boardroom	3	Phone Booth	13	The Park	1	Storage	9
Conference Room	7	Café	1	Game Room	1	Wellness Room	1
Training Room	1	Library	1	Office Services	4	Fitness Center & Showers	1
Huddle Room	20	Coffee Bar	1	IT	3	ADA Bathrooms	4

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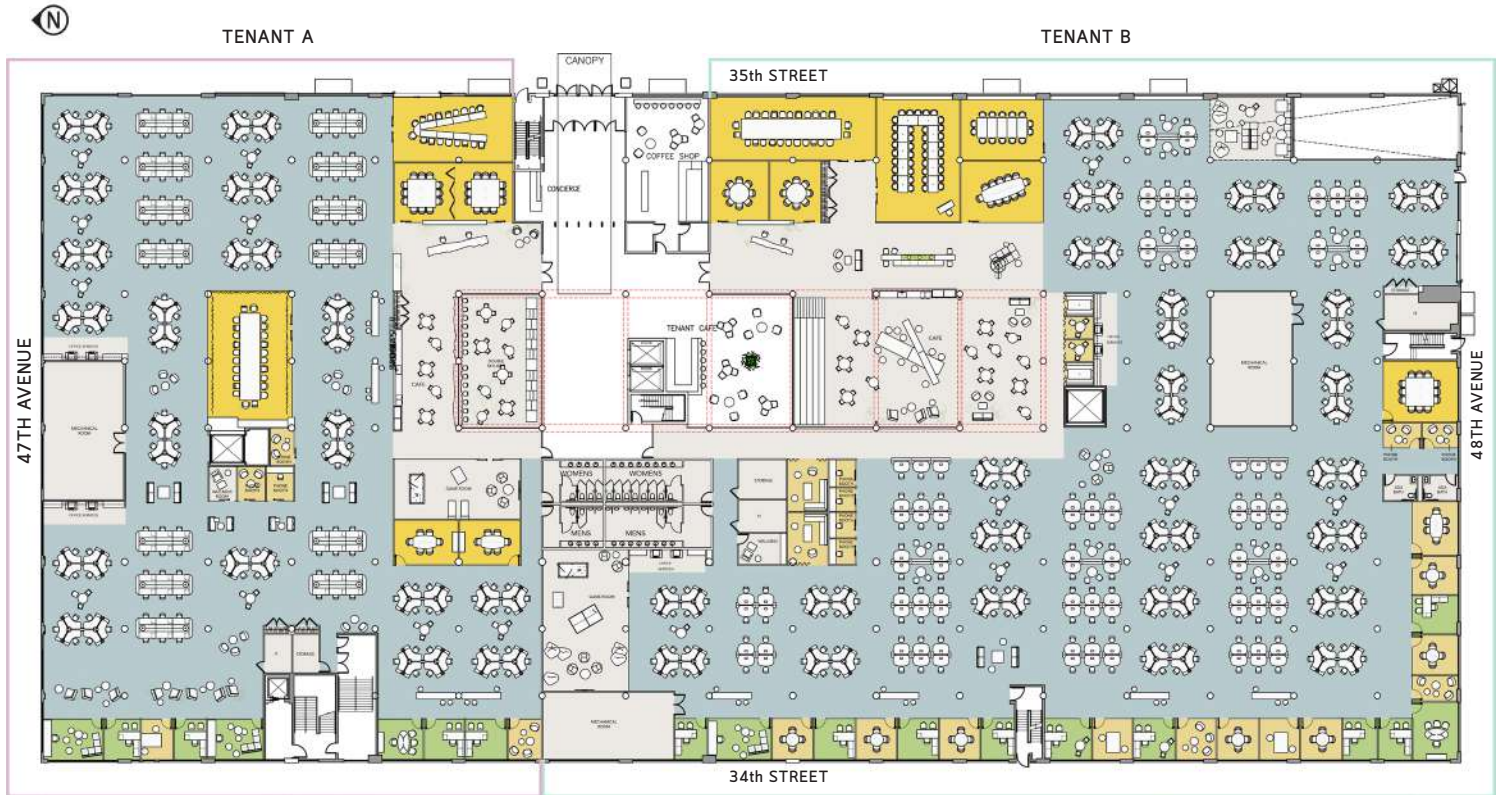


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Second Floor Multi-tenant

105,783 RSF



TENANT A

General Information	
Total RSF	40,498

Work Space	
Private Office	7
Benching	186
Reception	2
TOTAL PERSONNEL	195

Support			
Boardroom	1	Café	1
Conference Room	4	Game Room	1
Training Room	1	Office Services	2
Huddle Room	2	IT	1
Phone Booth	3	Storage	4
		Wellness Room	1

TENANT B

General Information	
Total RSF	65,284

Work Space	
Private Office	11
Benching	279
Reception	2
TOTAL PERSONNEL	292

Support			
Boardroom	1	Game Room	1
Conference Room	5	Office Services	2
Training Room	1	IT	2
Huddle Room	18	Storage	4
Phone Booth	6	Wellness Room	1
Café	1	ADA Bathrooms	2

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Restaurants/Coffee

- 1 Casa Enrique
- 2 LIC Market
- 3 Toby's Estate
- 4 The Mill
- 5 Sweetleaf
- 6 Hibino
- 7 Crescent Grill
- 8 Corner Bistro
- 9 Alobar
- 10 John Brown Smokehouse
- 11 Papillon Bistro
- 12 Two Boots Pizza
- 13 Juice Press
- 14 Doughnut Plant
- 15 L'Arte del Gelato
- 16 Stolle Bakery
- 17 Sans Bakery
- 18 M. Wells Steakhouse
- 19 Mu Ramen
- 20 Sweet & Sara
- 21 The Alcove
- 22 Caffe Bene
- 23 Dazies
- 24 I Love Paraguay
- 25 M. Wells Dinette
- 26 Sweetleaf Cocktails
- 27 Cafe Henri
- 28 Shi
- 29 Skinny's Cantina
- 30 Manducatis Rustica
- 31 The Burger Garage
- 32 The Astor Room
- 33 Resobox
- 34 Van Dam Diner
- 35 Bobby Spot Nuvo Cafe
- 36 Manducatis
- 37 Il Falco
- 38 Manetta's
- 39 Blend on the Water
- 40 Astoria Seafood
- 41 Anable Basin Sailing Bar & Grill
- 42 Slice
- 43 Maiella

Bars & Breweries

- 44 The Beast Next Door
- 45 LIC Beer Project
- 46 The Shannon Pot
- 47 Bar 43
- 48 Rockaway Brewing Co.
- 49 Transmitter Brewing
- 50 Dutch Kills
- 51 The Creek and the Cave
- 52 The Courtyard AleHouse
- 53 The Standing Room
- 54 Dominie's Hoek
- 55 Greenpoint Lounge
- 56 Studio Square Beer Garden
- 57 L.I.C. Bar
- 58 The Gutter
- 59 Alewife
- 60 Domaine bar a vins
- 61 Big Alice Brewing

Culture/Health & Wellness

- 62 Indoor Extreme Sports Paintball & Laser Tag
- 63 The Secret Theatre
- 64 The Cliffs at LIC
- 65 The Yoga Room
- 66 Gantry State Park Plaza
- 67 Bard Early Colleges
- 68 LaGuardia Community College
- 69 Long Island City YMCA
- 70 MoMA PS1
- 71 Sculpture Center
- 72 LIC Flea & Food
- 73 LIC Landing
- 74 Pepsi-Cola Sign
- 75 Socrates Sculpture Park
- 76 City Ice Pavilion
- 77 CityView Racquet Club

- 78 Queens Library at Sunnyside Library
- 79 Museum of the Moving Image
- 80 Dorsky Gallery
- 81 Fisher Landau Center for Art
- 82 The Noguchi Museum
- 83 The Chocolate Factory Theater
- 84 Flux Factory
- 85 Thalia Spanish Theatre
- 86 Space Gallery
- 87 LaGuardia Performing Arts Center
- 88 Local Project Art Space
- 89 BrickHouse Ceramic Art Center
- 90 Queens Library at Long Island City

Banks

- 91 Bank of America
- 92 Citibank
- 93 Santander Bank
- 94 Citibank95 Chase Bank

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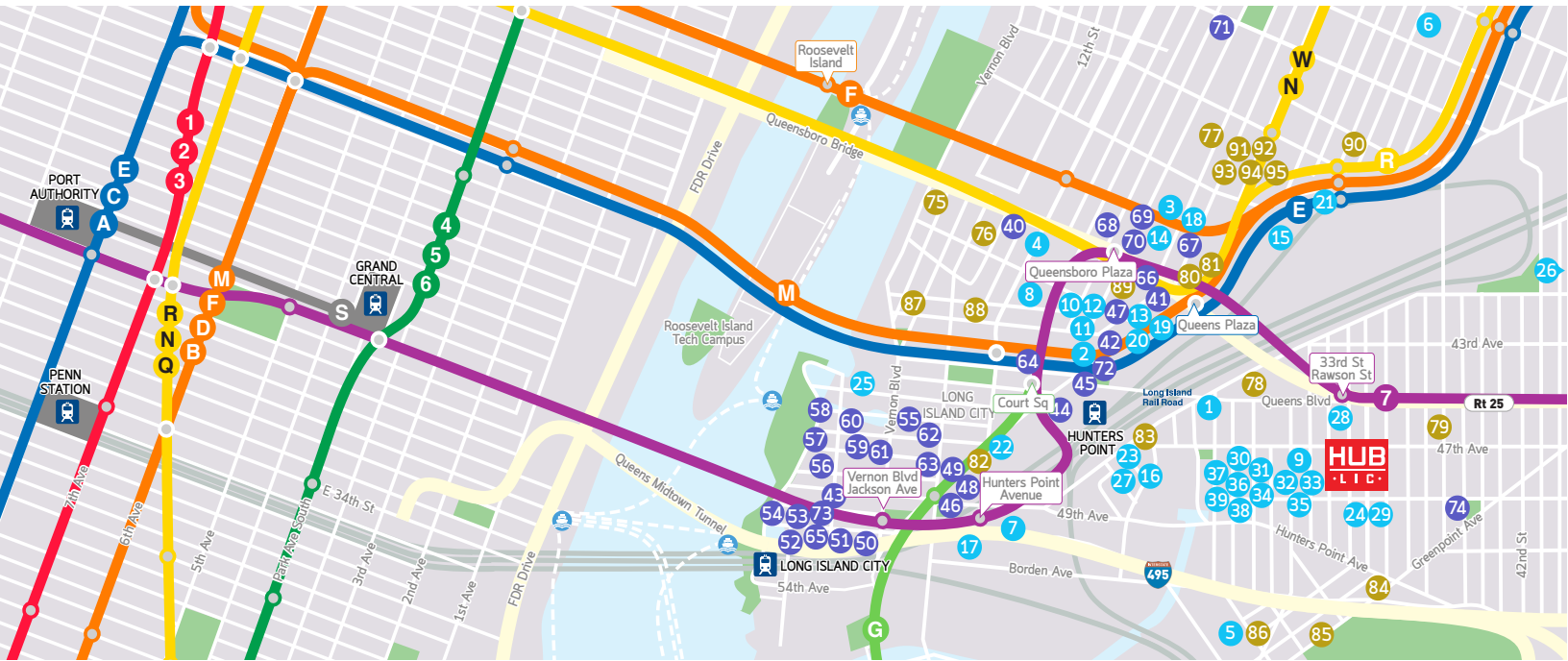
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Corporate Neighbors

- 1 NYDesigns
- 2 Nespresso
- 3 JetBlue
- 4 Silvercup Studios
- 5 Silvercup Studios East
- 6 Kaufman Astoria Studios
- 7 Mayo Studios
- 8 Reis Studios
- 9 Long Island City Business Center
- 10 United Nations Federal Credit Union
- 11 Citi1
- 12 Two Court Square
- 13 2 Gotham Center
- 14 MetLife Plaza
- 15 Charles H. Greenthal & Co.
- 16 Coalition for Queens
- 17 VaynerMedia
- 18 Schweiger Dermatology Group
- 19 Federated (Bloomington)
- 20 WeWork
- 21 MTA
- 22 Wells Fargo
- 23 Joffrey Dance Center
- 24 Amy's Bread
- 25 Barneys

- 26 Steve Madden
- 27 Boyce Technologies Inc.
- 28 Gander & White
- 29 Neuman's Kitchen
- 30 Uber Queens
- 31 Lyft
- 32 TLC OATH
- 33 SPACES (Regus)
- 34 Suffolk County National Bank
- 35 The United Nations Bank
- 36 Tourneau Roosevelt Field
- 37 J. Crew/Madewell
- 38 Macy's
- 39 Polo Ralph Lauren

Residential Developments

- 40 Queens West
- 41 Gotham Center
- 42 The Madison LIC
- 43 The Galaxy
- 44 The Pearson Court Square
- 45 Purves Street Condominiums
- 46 L Haus
- 47 Fusion

- 48 Hunters View
- 49 Echelon
- 50 One Hunters Point
- 51 Murano
- 52 Hunter's Point South Crossing
- 53 Gantry Park Landing
- 54 Hunter's Point South Commons
- 55 Casa Vizcaya
- 56 CityLights
- 57 Avalon Riverview
- 58 East Coast
- 59 5th Street Lofts
- 60 The Maximilian
- 61 Solarium Condo
- 62 Badge Building
- 63 The Bindery
- 64 The Industry LIC
- 65 The Foundry
- 66 Ivy28
- 67 Aurora
- 68 QLIC
- 69 Packard Square
- 70 View 59
- 71 Five27
- 72 The Vista
- 73 The Prestige
- 74 Sunnyside Plaza Condominium

Hotels

- 75 Ravel Hotel
- 76 Z NYC Hotel
- 77 Ramada
- 78 Days Inn
- 79 La Quinta Inn
- 80 Q4 Hotel
- 81 Hilton Garden Inn
- 82 Marriott Hotel & Residence
- 83 Motel 684 Red Roof Inn
- 85 City View Inn
- 86 Fairfield Inn
- 87 Dream Hotel LIC (coming 2017)
- 88 The Local
- 89 Comfort Inn
- 90 Paper Factory Hotel
- 91 Holiday Inn Manhattan View
- 92 Nesva Hotel
- 93 Hotel Vetiver
- 94 Home2 Suites by Hilton
- 95 Fairfield Inn by Marriott

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