

## MOVE-IN READY LOFT OFFICES

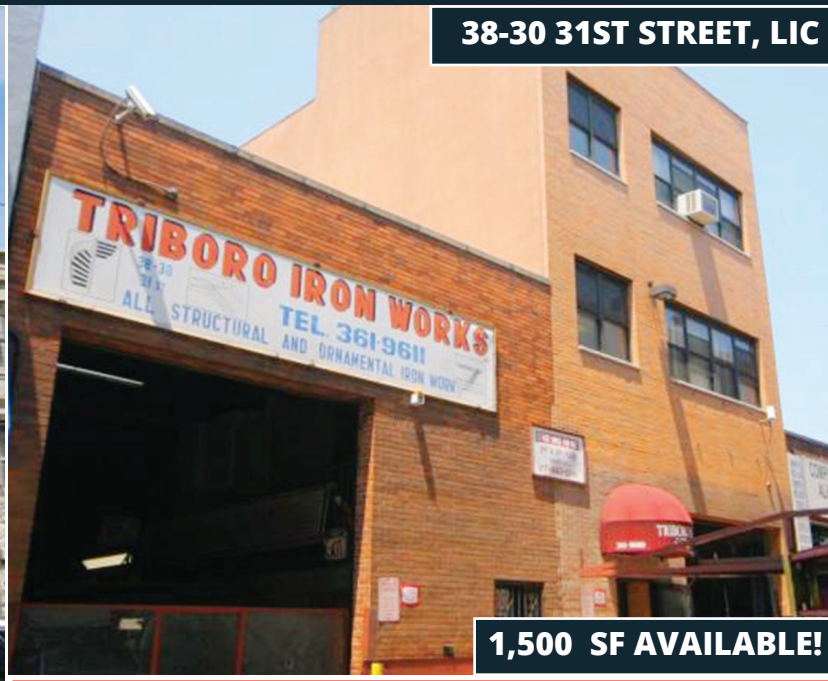
**5,500 SF AIR-CONDITIONED  
LOFT-STYLE OFFICE BUILDINGS FOR LEASE  
1,300 SF -2,500 SF DIVISIONS AVAILABLE**

**30-07 39TH AVENUE & 38-30 31ST STREET | LONG ISLAND CITY, NY 1101**

## 30-07 39TH AVENUE, LIC




## 38-30 31ST STREET, LIC



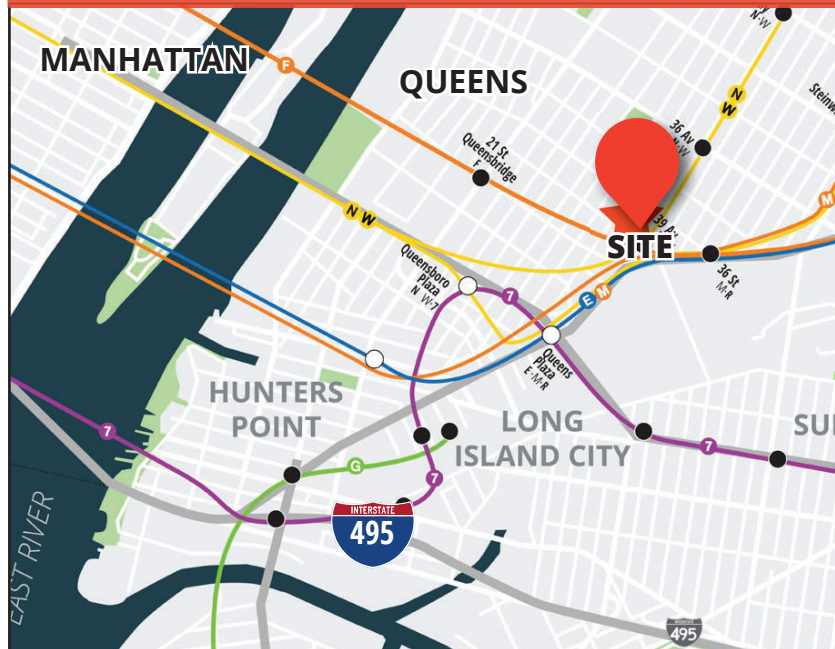
## FEATURES:

- **BALCONY!**
- **FULLY-BUILT OUT**
- **NEWLY RENOVATED**
- **HVAC**
- **IN THE HEART OF LONG ISLAND CITY**
- **WIRED FOR PHONE/INTERNET/SECURITY**
- **WALKING DISTANCE TO HOTELS, RESTAURANTS, PUBS, RETAIL AND NEW DEVELOPMENT**
- **IDEAL FOR: GALLERY/MUSEUM/ PROFESSIONAL/FITNESS/SALON AND MORE!**

## ACCESS:

- DRIVE TO  QUEENSBORO BRIDGE AND MIDTOWN TUNNEL
- MINUTES TO MANHATTAN AND ALL L.I.C SUBWAYS!

**MINUTES TO MANHATTAN!  
CLOSE TO ALL LIC SUBWAYS!**



## CONTACT EXCLUSIVE AGENT:

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**GREINER-MALTZ**  
REAL ESTATE

Creating Opportunities Together  
WWW.GREINER-MALTZ.COM

Any information set forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.



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**INTERIOR PHOTOS**

**BALCONY ACCESS!**



**AIR-CONDITIONED OFFICES**



**TURNKEY LOFT-OFFICE SPACE**



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