BUILT FOR BIG IDEAS

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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
- 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

Newmark Knight Frank

Nick Berger
Managing Director
212.372.2411
nberger@ngkf.com

Ryan Gessin
Associate Director
646.441.3725
rgessin@ngkf.com

Alyssa Zahler
Associate Director
212.372.2341
azahler@ngkf.com

MRA METROPOLITAN REALTY ASSOCIATES

TH Real Estate

47-30 Thirty-fifth Street Long Island City www.hub-lic.com

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ENTRANCE

LOBBY

Newmark Knight Frank

Nick Berger
Managing Director
212.372.2411
nberger@ngkf.com

Ryan Gessin
Associate Director
646.441.3725
rgessin@ngkf.com

Alyssa Zahler
Associate Director
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azahler@ngkf.com

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TH Real Estate

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PROPOSED ROOF DECK

POTENTIAL RETAIL

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Nick Berger
Managing Director
212.372.2411
nberger@ngkf.com

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Associate Director
646.441.3725
rgessin@ngkf.com

Alyssa Zahler
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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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rgessin@ngkf.com

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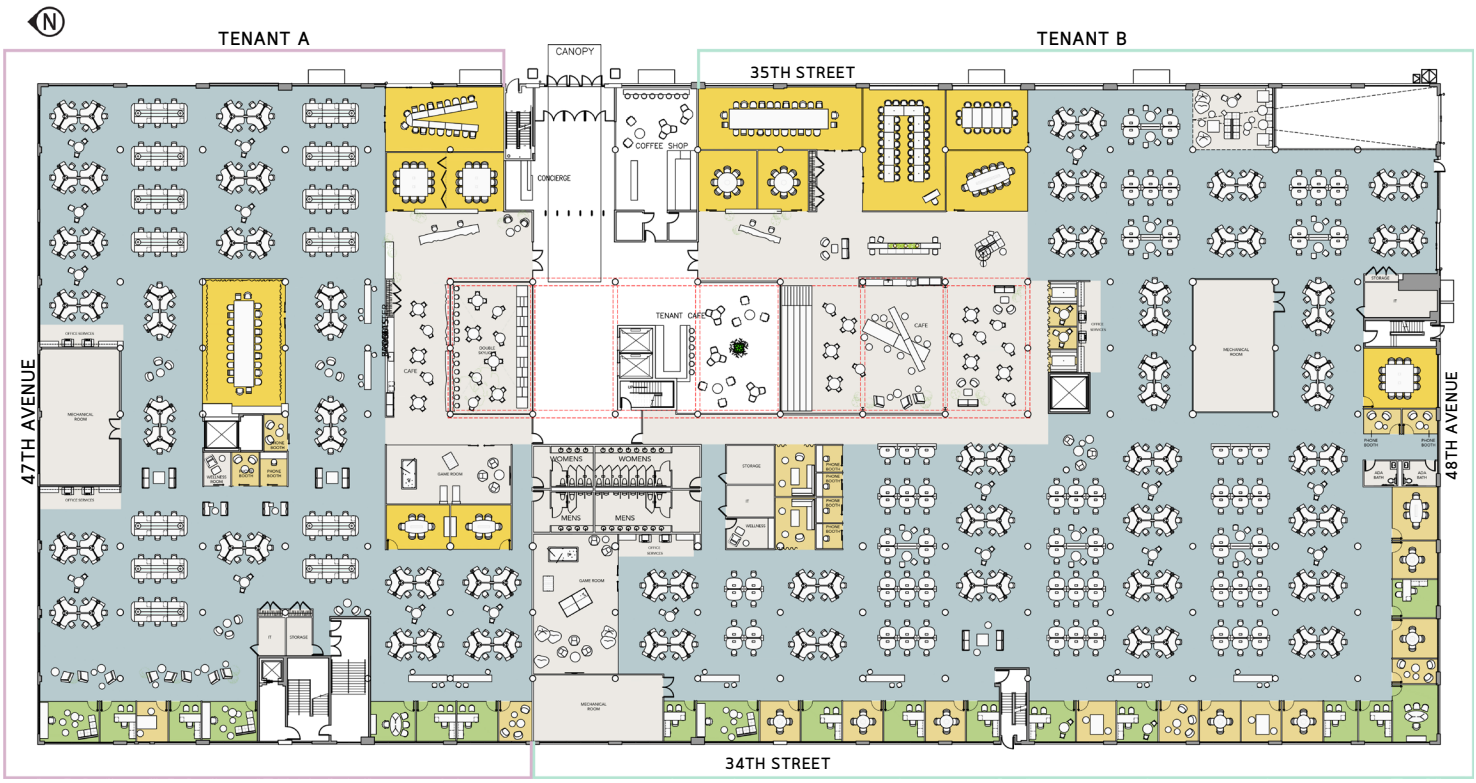
Second Floor Multi-tenant

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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rgessin@ngkf.com

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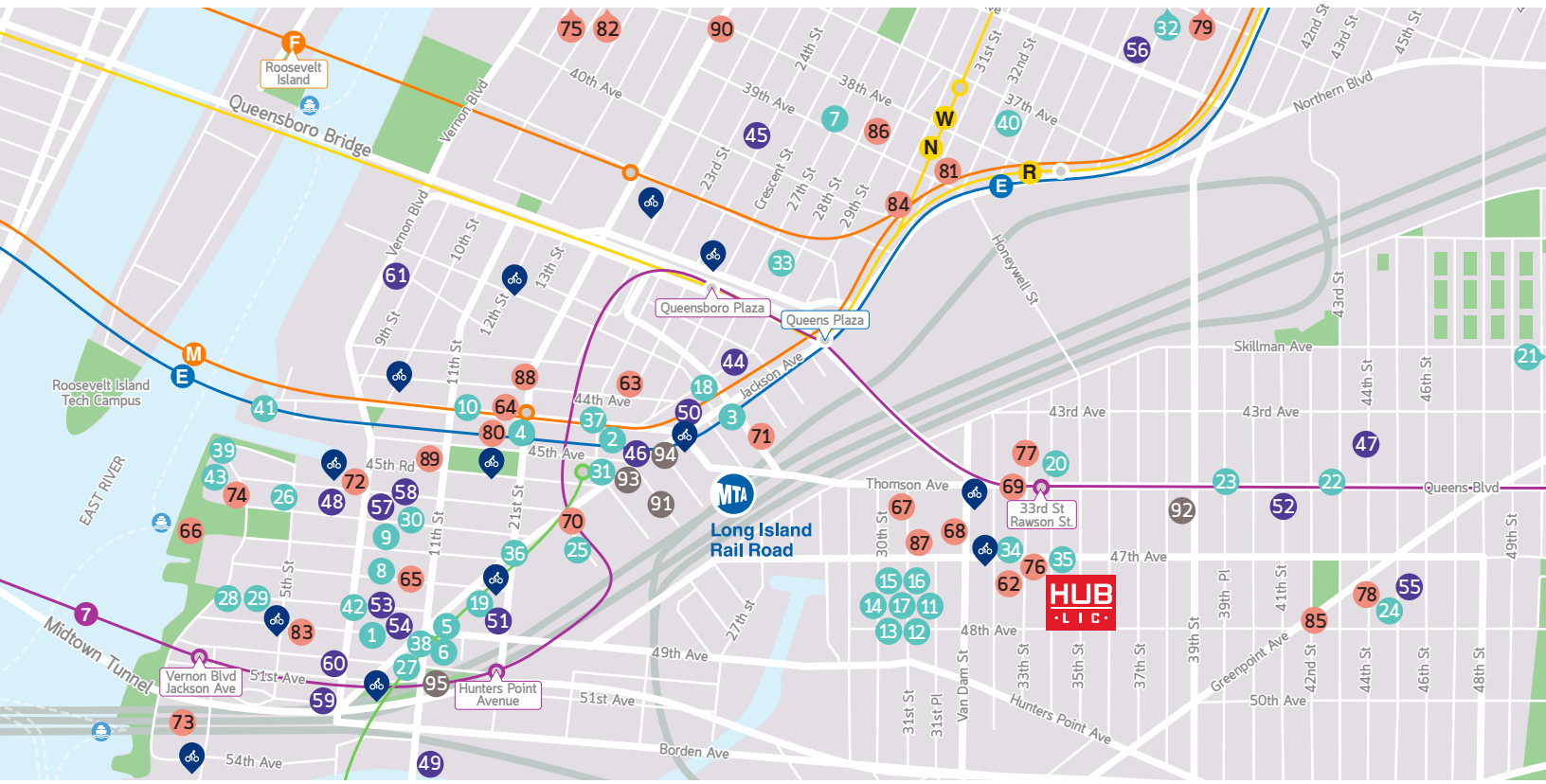
Amenities



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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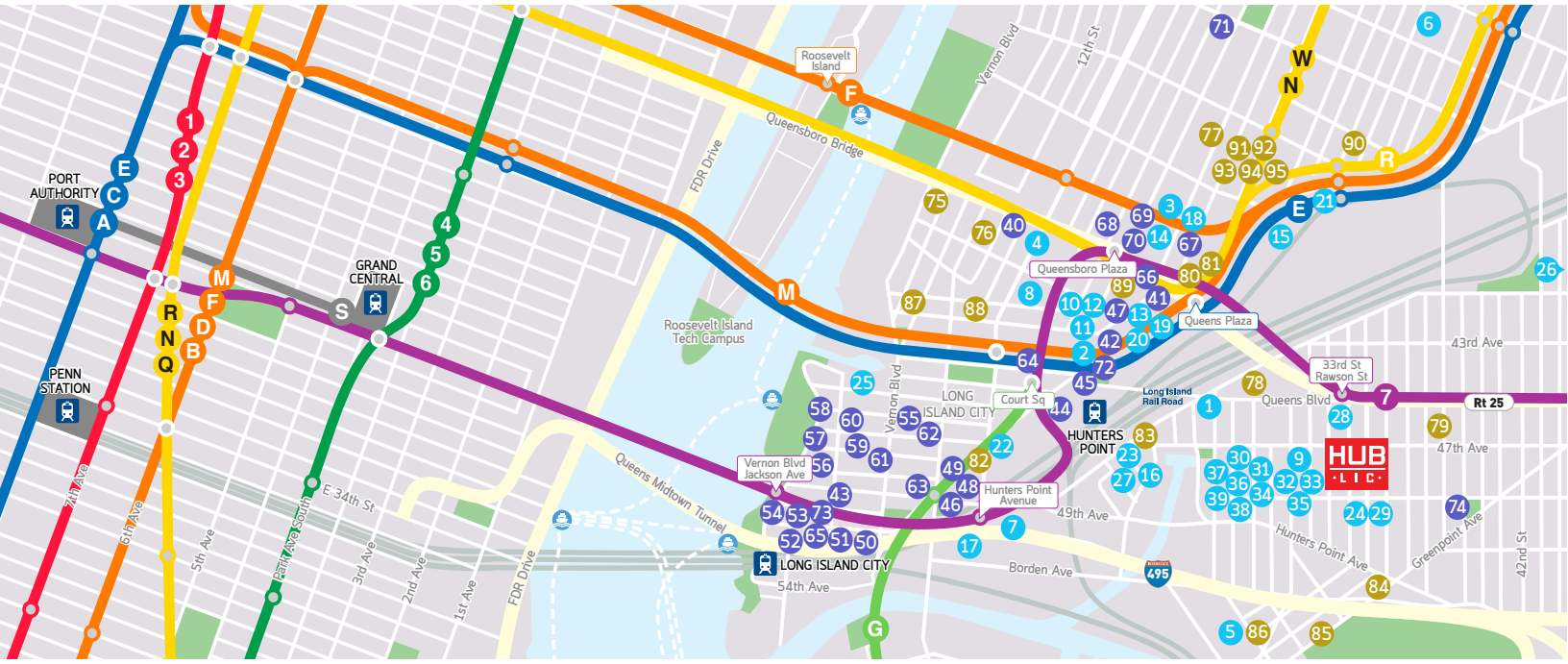
Connected



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 Coaltion for Queens
17 VaynerMedia
18 Schweiger Dermatology Group
19 Federated (Bloomingdales)
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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