



BUILT FOR **BIG IDEAS**

47-25 34th Street, Long Island City | www.hub-lic.com



NEWMARK

MRA
METROPOLITAN
REALTY ASSOCIATES

nuveen
A TIAA Company

Up to **90,000 RSF** available for lease on the 3rd floor, with use of **drive-in dock** providing direct ground-floor accessibility.

RENTABLE AREA

SIGNAGE / BRANDING OPPORTUNITY

DRIVE-IN DOCK



VIRTUAL TOUR



- Fully renovated heavy industrial building that caters to creative and practical space users for the maker economy
- Massive floor plates, high ceilings, and abundant natural light
- Heavy floor loads with drive-in gates, and multiple loading docks
- Building within a building opportunity
- 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.



3RD FLOOR

FLOOR PLAN

35TH STREET

MECHANICAL ROOM

LOADING DOCK AND RAMP 2,260 RSF

LOADING DOCK AND RAMP TO 48TH STREET

AVAILABLE 12/1/2023

19,240 RSF

7,300 RSF

3,070 RSF

30,040 RSF

LEASED

CAN BE COMBINED WITH CONTIGUOUS AVAILABILITIES

8,800 RSF

10,130 RSF

10,410 RSF

2,300 RSF

PASSENGER ELEVATOR

FREIGHT LOADING FROM ELEVATOR

FREIGHT

34TH STREET

Suite 301

Suite 303

Suite 304

Suite 305

Suite 306

Suite 307

Suite 308

Suite 309

TOTAL

2,300 RSF

7,300 RSF

19,240 RSF

3,070 RSF

8,800 RSF

10,130 RSF

10,410 RSF

30,040 RSF

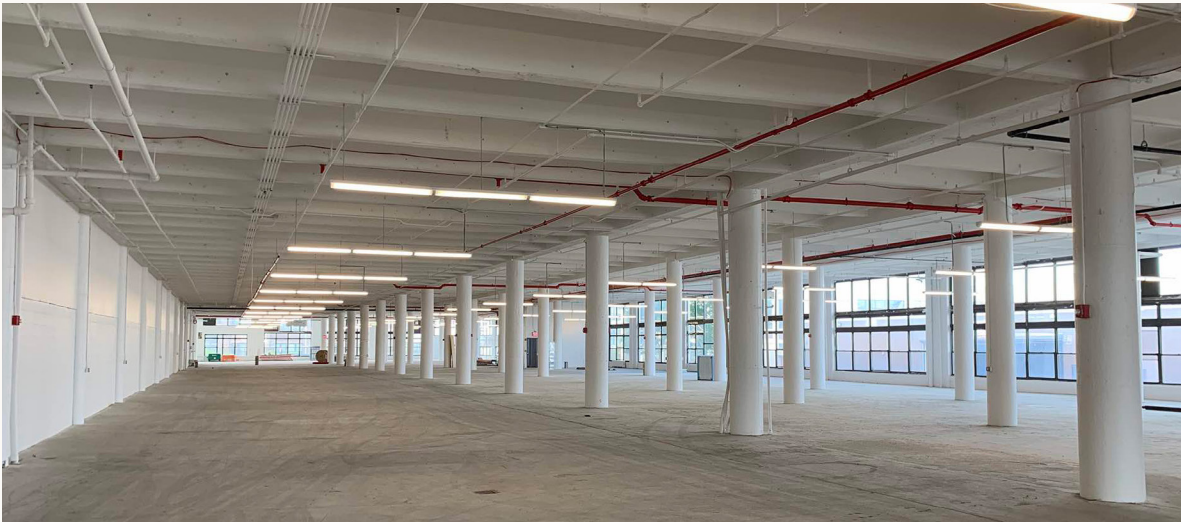
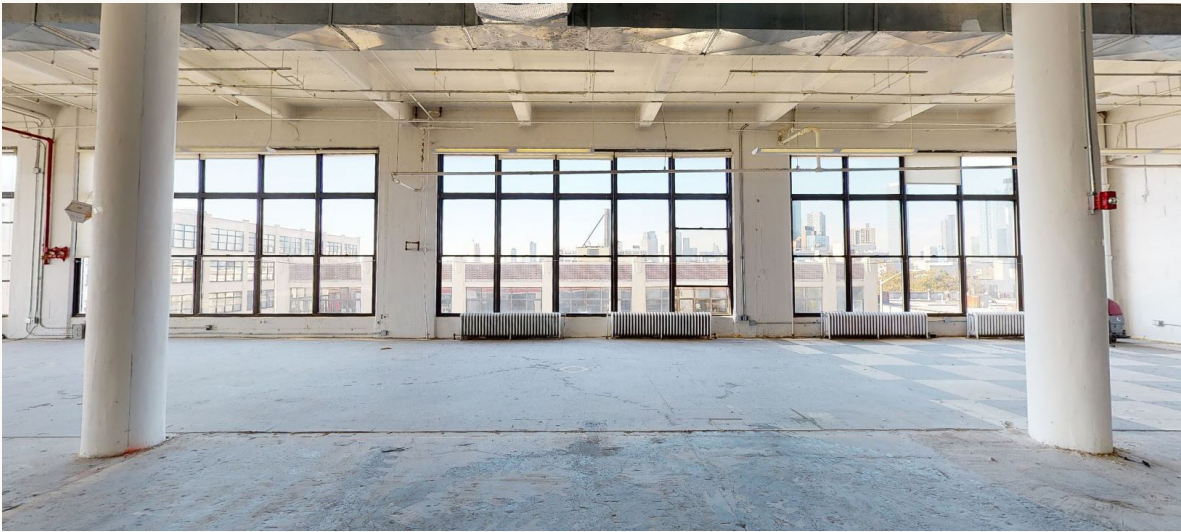
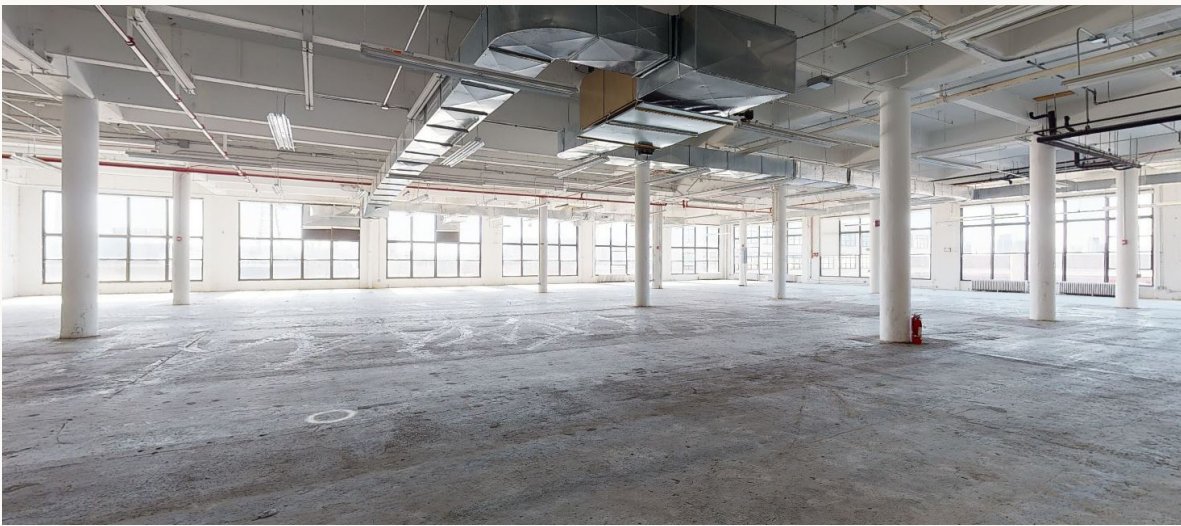
91,290 RSF

AVAILABLE 12/1/2023

59,380 RSF CONTIGUOUS

47TH AVENUE

48TH AVENUE







For more information, contact:

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