MODERNSPACES
Commercial + Investment Division

2-03 BORDEN AVENUE, LONG ISLAND CITY, NY 11101

10,000 Square Foot Commercial Space in Hunter's Point for Lease

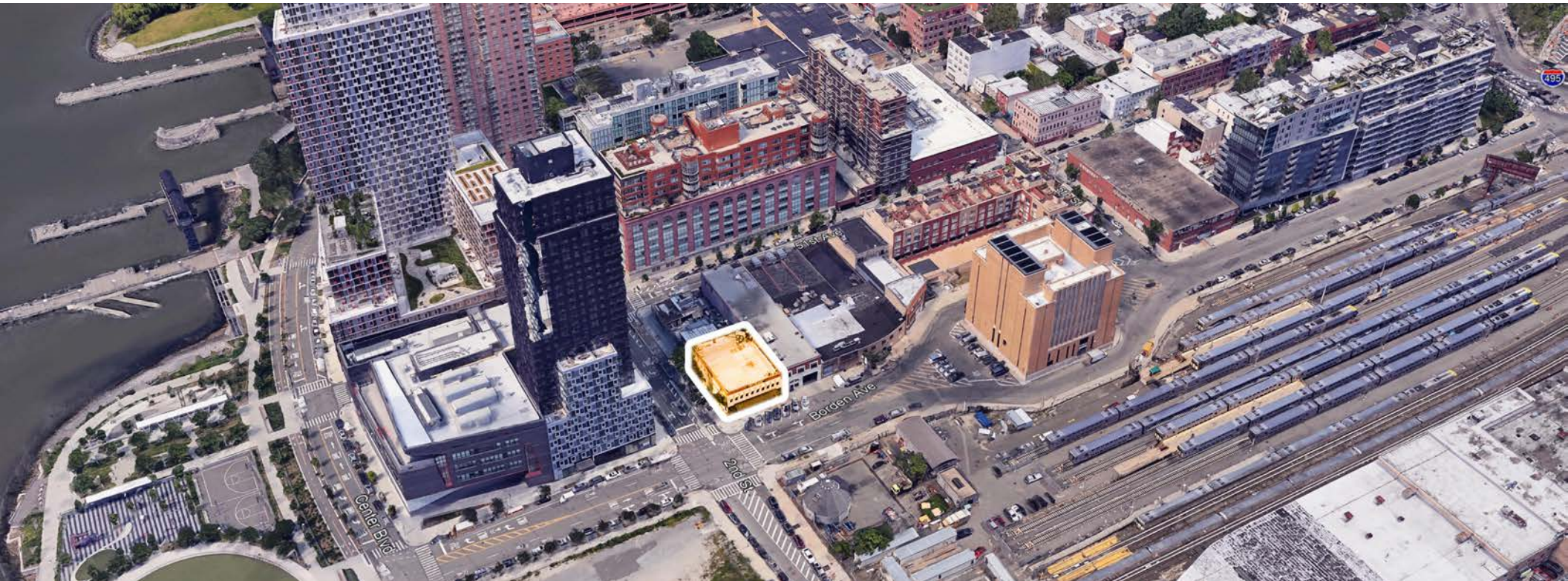
10,000 Sq Ft Commercial Space in Hunter's Point for Lease

Asking Rent Available Upon Request

SPACE INFORMATION

Building Dimensions:	60' x 80' (Approximate)
Total Square Feet:	**10,000 (Approximate)***
Stories:	2
Street Frontage:	140' (Corner)
Nearby Subway Lines:	7
Nearby Bus Lines:	B32, B62, Q39, Q67, Q69
Nearby Ferry Lines:	East River, Astoria, Lower East Side

***Square footage is 5,000 over 5,000. Each floor can be leased on its own or together.**



Modern Spaces Commercial + Investment Division is pleased to announce the exclusive offering of the space at 2-03 Borden Avenue for lease. The space is a 10,000 square foot, two story corner property just steps from the East River and multiple new construction high rise buildings. The space also offers a 300 square foot enclosed sidewalk cafe for food service usage available through the NYC Dept. of Consumer Affairs for an additional $13,000 per annum.

2-03 Borden Avenue is located along the Hunter's Point waterfront in Long Island City, and as such is in the heart of one of the most in-demand neighborhoods in New York City. Transit access is offered by the nearby 7 train station, the East River Ferry and numerous local bus lines.

This space offers an excellent opportunity for any midsize business - retail, medical offices, private offices or co-working spaces looking to take advantage of a high profile, corner building located in one of the hottest and most affluent areas of Long Island City.

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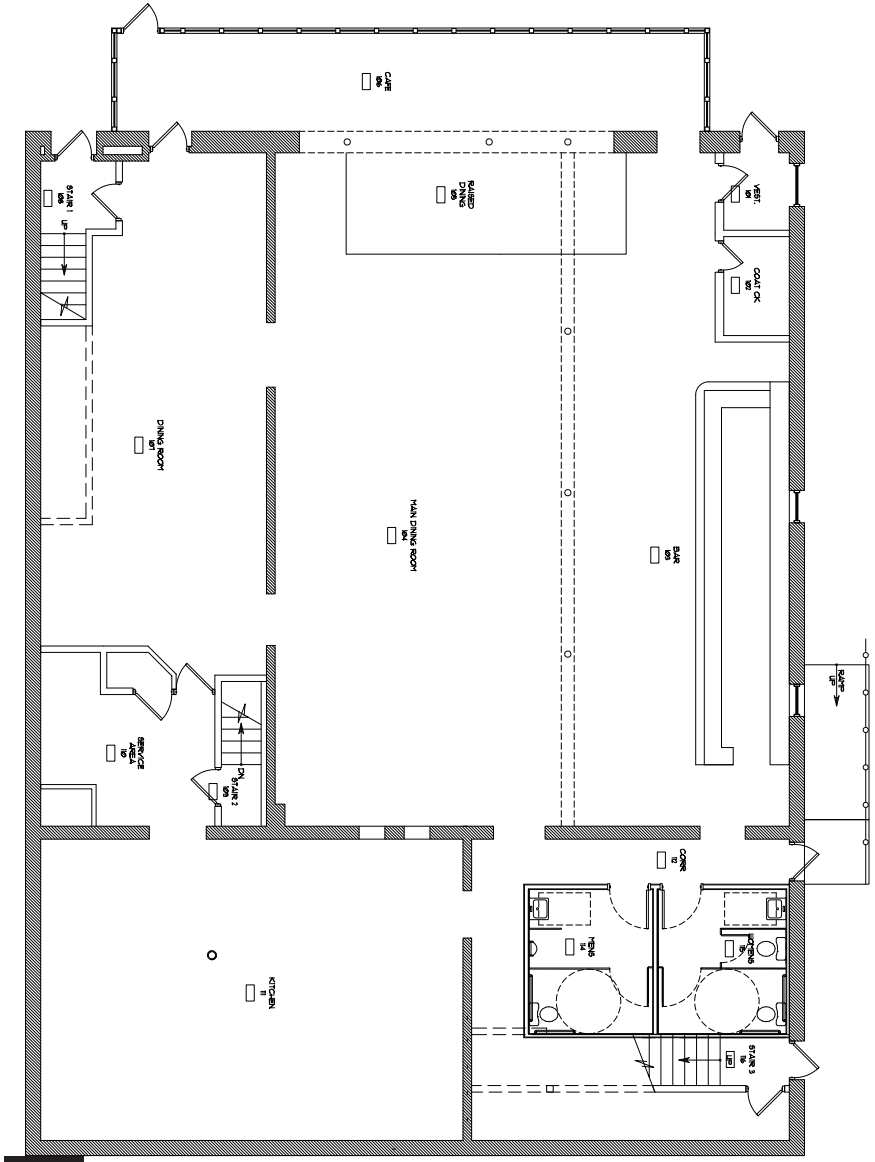
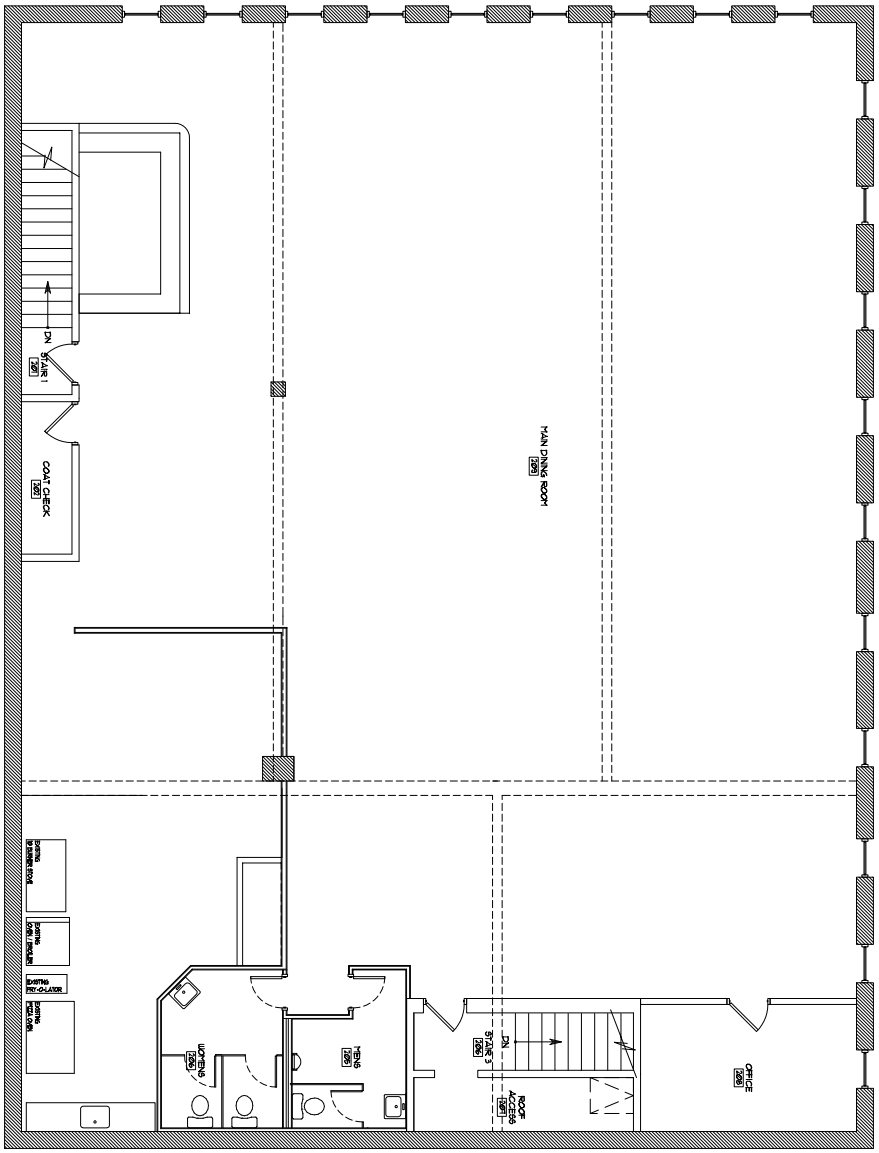
FLOOR PLANS





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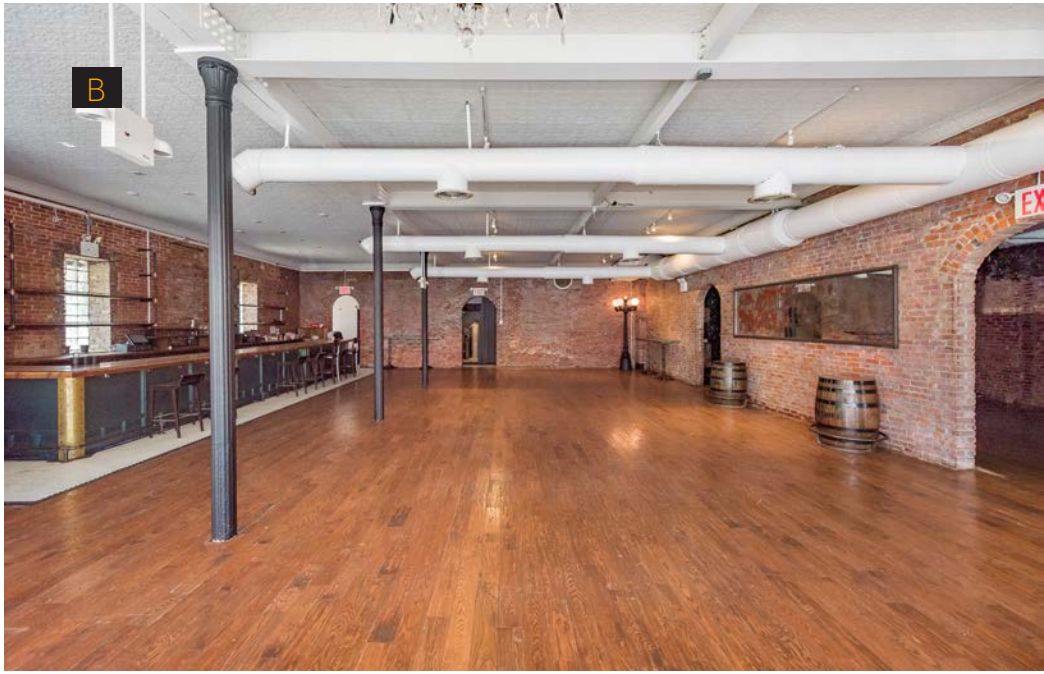

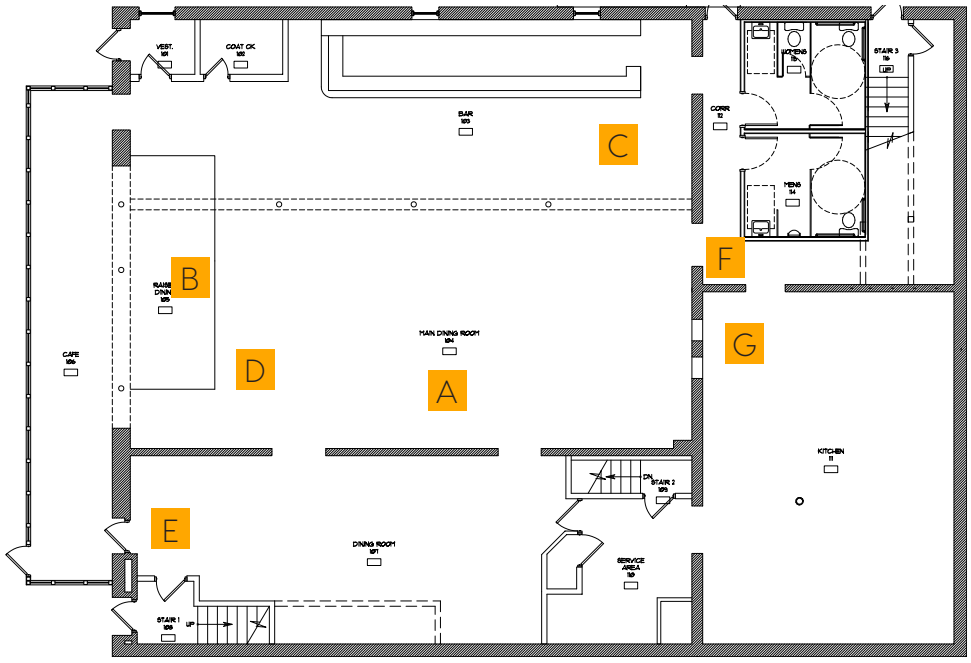

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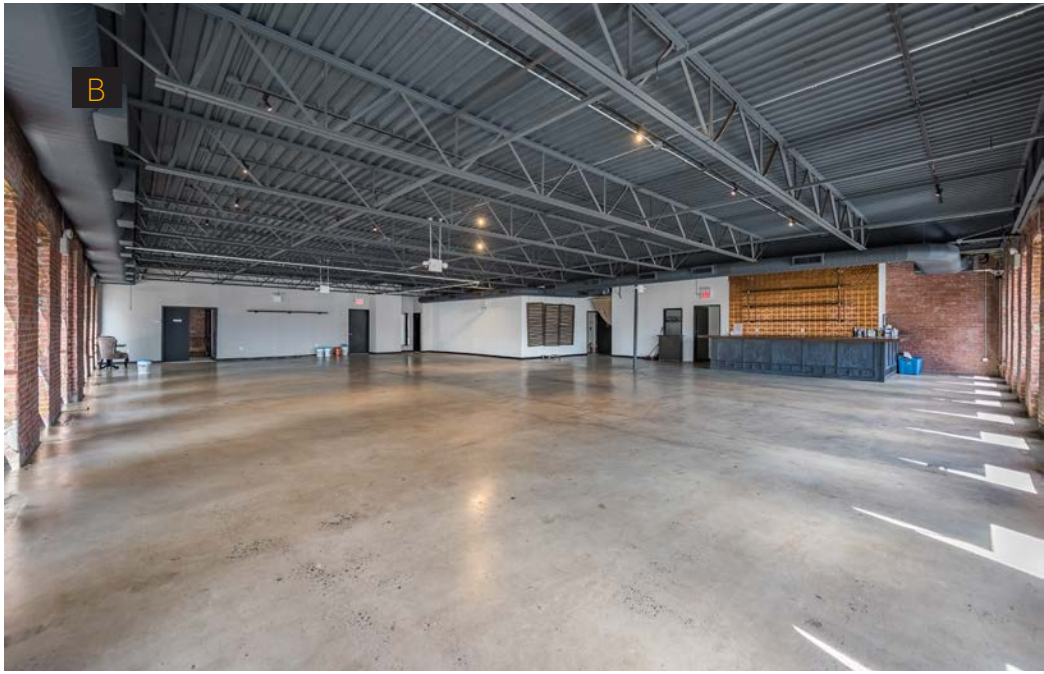

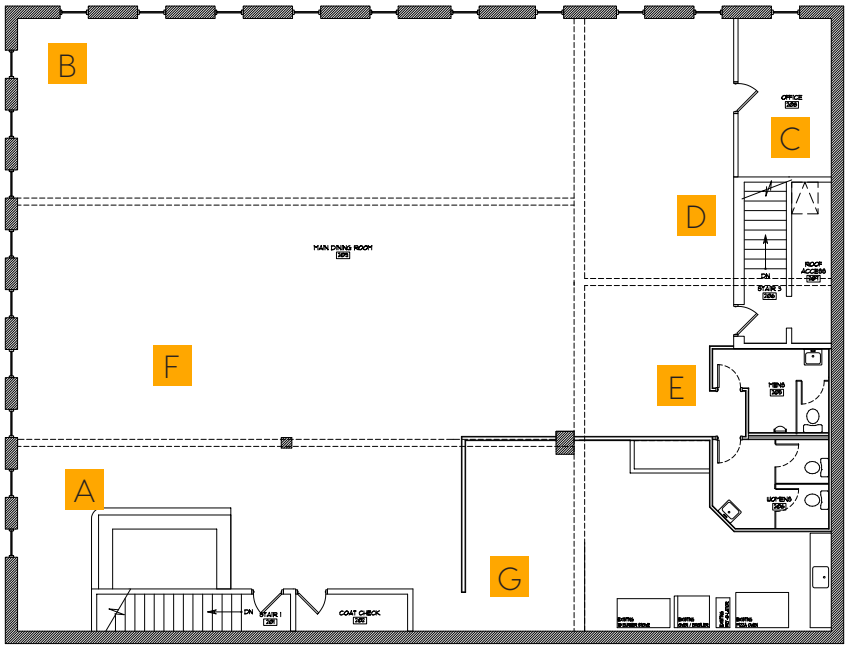

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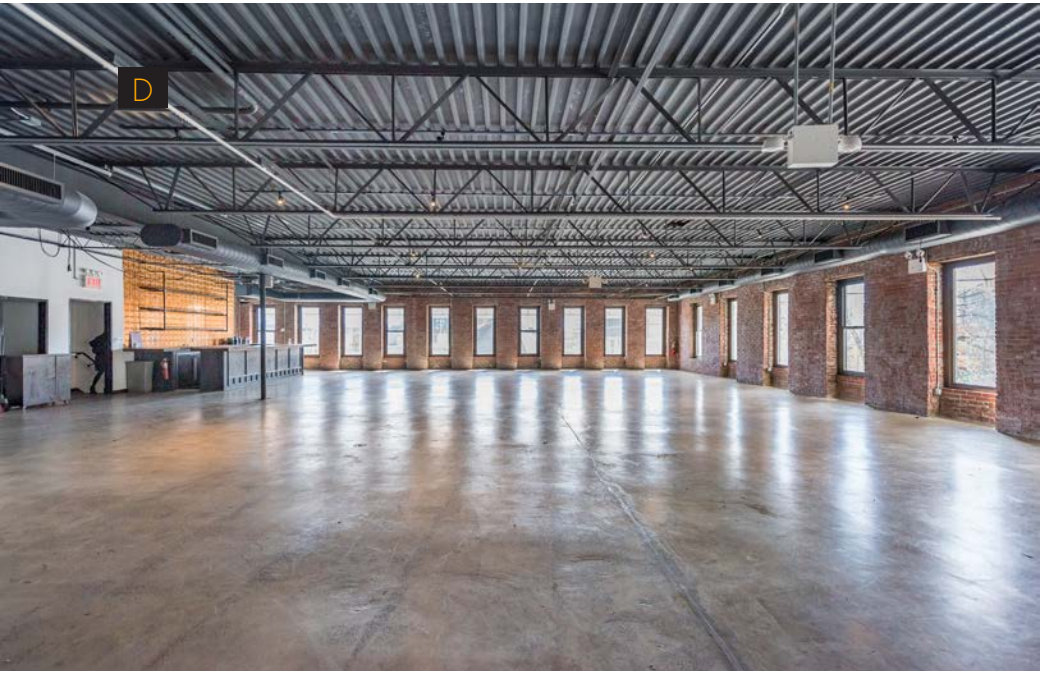
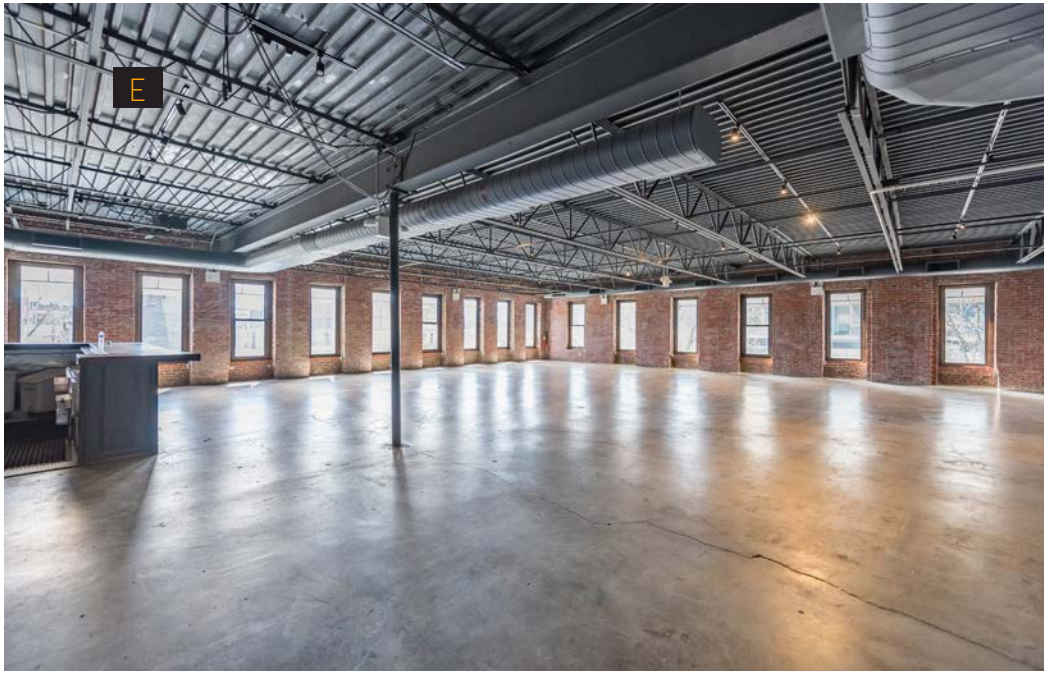
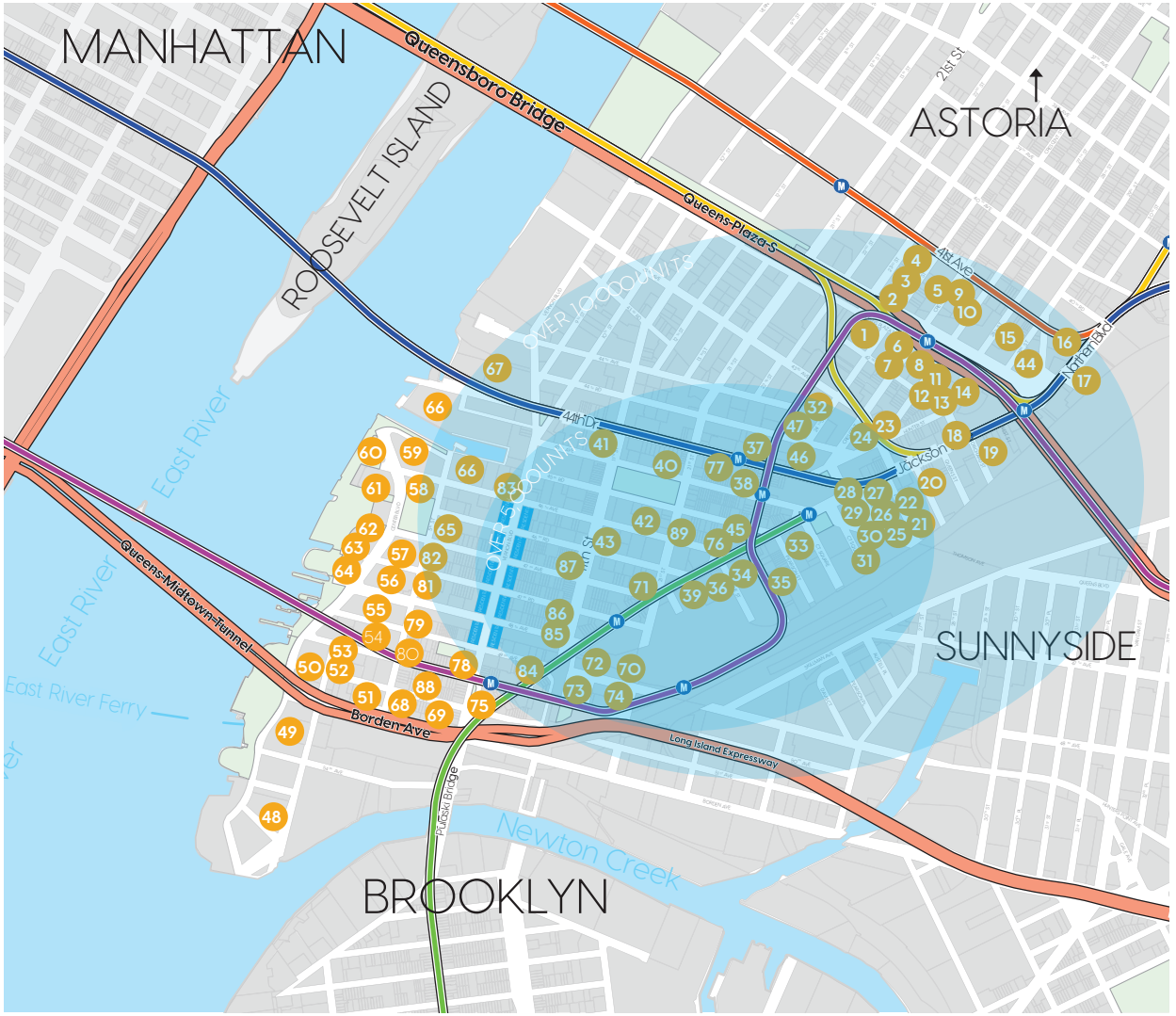




RESIDENTIAL MAP

1	23-10 QUEENS PLAZA SOUTH	391 UNITS
2	QLIC	421 UNITS
3	41-18 24TH STREET	87 UNITS
4	Q41	117 UNITS
5	PACKARD SQUARE	227 UNITS
6	24-16 QUEENS PLAZA SOUTH	117 UNITS
7	42-14 CRESCENT STREET	48 UNITS
8	42-15 CRESCENT STREET	124 UNITS
9	41-17 CRESCENT STREET	130 UNITS
10	QUEENS PLAZA CONDOS	66 UNITS
11	ONE QUEENS PLAZA	110 UNITS
12	42-20 27TH STREET	195 UNITS
13	27 ON 27TH	142 UNITS
14	28 ON 28TH	477 UNITS
15	41-21 28TH STREET	166 UNITS
16	LIC CLOCKTOWER	800 UNITS
17	29-26 NORTHERN BLVD	467 UNITS
18	48-02 42ND ROAD	184 UNITS
19	48-02 42ND ROAD	1,789 UNITS
20	ELECTRIC EAGLE TOWER	783 UNITS
21	PURVES STREET CONDOS	57 UNITS
22	44-15 PURVES STREET	48 UNITS
23	DUTCH LIC	86 UNITS
24	LINC LIC	709 UNITS
25	HALO LIC	284 UNITS
26	44-26 PURVES STREET	270 UNITS
27	26-14 JACKSON AVENUE	98 UNITS
28	43-25 HUNTER STREET	974 UNITS
29	WATERMARK COURT SQUARE	168 UNITS
30	27-21 44TH DRIVE	120 UNITS
31	ARRIS LOFTS	237 UNITS
32	43-30 24TH STREET	921 UNITS
33	5 COURT SQUARE	73 UNITS
34	5POINTZ	1,100 UNITS
35	THE PEARSON COURT SQUARE	197 UNITS
36	22-22 JACKSON AVENUE	175 UNITS
37	21-45 44TH DRIVE	76 UNITS
39	22-18 JACKSON AVE CONDOS	1 82 UNITS
40	ONE MURRAY PARK	45 UNITS
41	10-44 44TH DRIVE	100 UNITS
42	44-35 11TH STREET	24 UNITS
43	46-09 11TH STREET	59 UNITS
44	AURORA	132 UNITS
45	22-43 JACKSON AVENUE	70 UNITS
46	COURT SQUARE CITY VIEW	1,000 UNITS
47	STAWSKI	921 UNITS
48	HUNTER'S POINT SOUTH DEV	3,000 UNITS
49	HUNTER'S POINT SOUTH DEV	1,200 UNITS
50	HUNTER'S POINT SOUTH DEV	925 UNITS
51	THE FOUNDRY	57 UNITS
52	POWERHOUSE CONDOS	177 UNITS
53	GANTRY PARK LANDING	199 UNITS
54	AVALON RIVERVIEW	372 UNITS
55	CITY LIGHTS BUILDING	572 UNITS
56	AVALON RIVERVIEW NORTH	602 UNITS
57	4705 CENTER BLVD	395 UNITS
58	4615 CENTER BLVD	367 UNITS
59	4545 CENTER BLVD	820UNITS
60	4540 CENTER BLVD	345 UNITS
61	4610 CENTER BLVD	584 UNITS
62	THE VIEW	184 UNITS
63	4720 CENTER BLVD	498 UNITS
64	HUNTER'S POINT LIBRARY	
65	THE MAXIMILIAN	188 UNITS
66	PLAXALL	5,000 UNITS
67	TF CORNERSTONE	1,000 UNITS
68	MURANO	76 UNITS
69	1 HUNTER POINT	150 UNITS
70	11-55 49TH AVENUE	194 UNITS
71	11-51 47TH AVENUE	53 UNITS



72	48-15 11TH STREET	73 UNITS
73	11-62 49TH AVE	123 UNITS
74	4902 21ST STREET	30 UNITS
75	10-17 JACKSON AVENUE	33 UNITS
76	22-43 JACKSON AVENUE	71 UNITS
77	21-30 44TH DRIVE	85 UNITS
78	4918 VERNON BLVD	15 UNITS
79	5-15 49TH AVENUE	47 UNITS
80	5-03 50TH AVENUE	12 UNITS
81	47-33 5TH STREET	14 UNITS
82	47-09 5TH STREET	15 UNITS
83	PARAGON PAINT FACTORY	344 UNITS
84	10-63 JACKSON AVENUE	41 UNITS
85	47-28 11TH STREET	20 UNITS
86	47-34 11TH STREET	20 UNITS
87	10-55 47TH AVENUE	44 UNITS
88	5-21 51ST AVENUE	27 UNITS
89	21-01 48TH AVENUE	8 UNITS

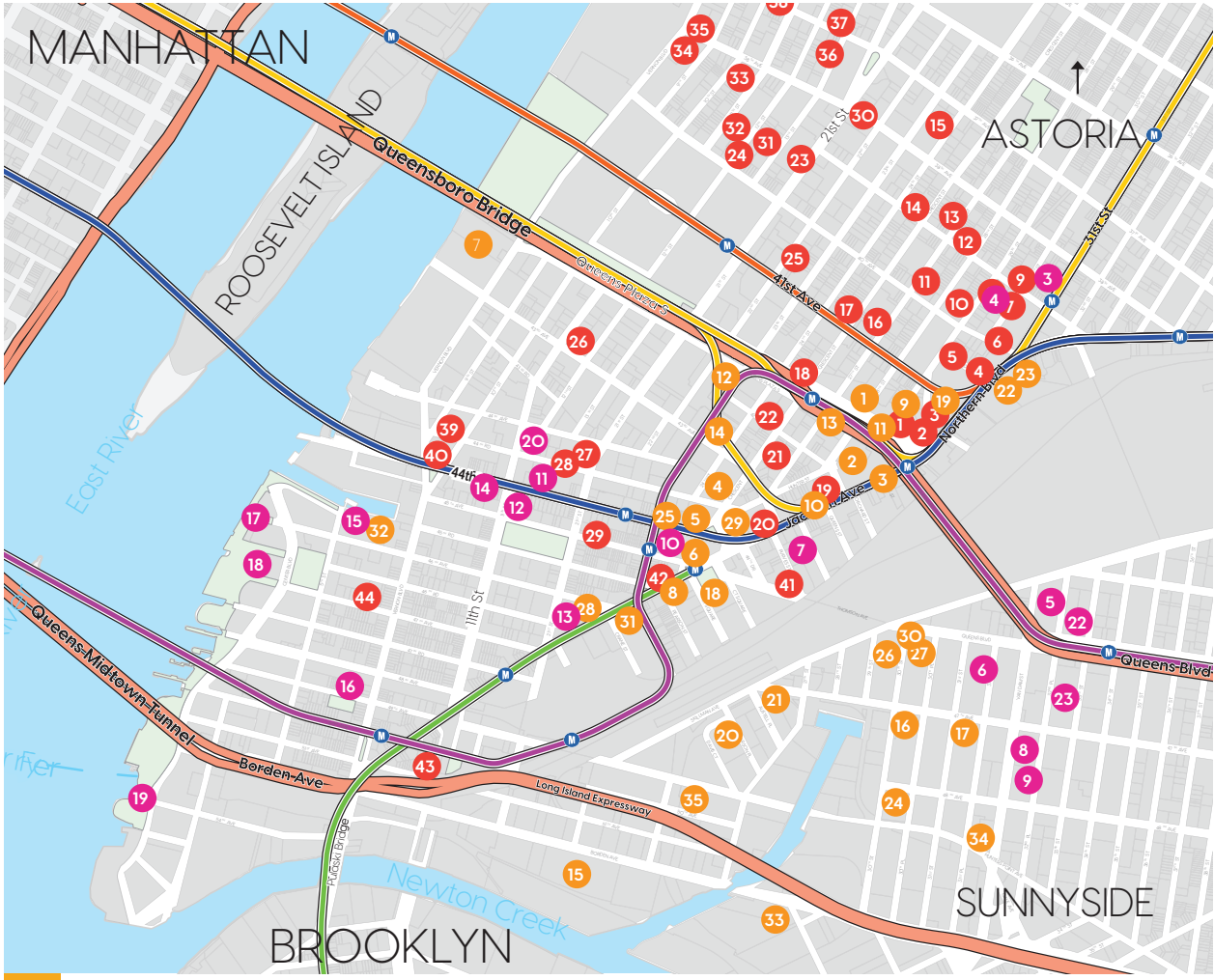
HOTEL|OFFICE | ATTRACTIONS MAP

HOTEL

1	Q4 HOTEL	120 KEYS
2	COURTYARD MARRIOTT HOTEL	160 KEYS
3	HILTON GARDEN INN	183 KEYS
4	FAIRFIELD INN BY MARRIOTT	152 KEYS
5	29-12 40TH AVENUE	76 KEYS
6	QUALITY INN	48 KEYS
7	HOME 2 SUITES BY HILTON	115 KEYS
8	HOLIDAY INN	136 KEYS
9	HOTEL VETIVER	63 KEYS
10	NESVA HOTEL	32 KEYS
11	HOTEL VETIVER	79 KEYS
12	FOUR POINTS BY SHERATIN	88 KEYS
13	THE BORO HOTEL	116 KEYS
14	RAMADA INN	80 KEYS
16	40-40 27TH STREET	70 KEYS
17	COUNTRY INN & SUITES	133 KEYS
18	41-08 CRESCENT STREET	243 KEYS
19	A LOFT HOTEL	176 KEYS
20	HYATT PLACE HOTEL	108 KEYS
21	CROWNE PLAZA	224 KEYS
22	COMFORT INN	80 KEYS
24	HOWARD JOHNSON INN	100 KEYS
25	40-47 22ND STREET	74 KEYS
26	Z HOTEL	100 KEYS
27	44-04 21ST STREET	89 KEYS
28	THE LOCAL	37 KEYS
29	21-12 44TH DRIVE	70 KEYS
39	DREAM HOTEL	199 KEYS
40	WYNDHAM GARDEN	128 KEYS
41	28-27 THOMPSON AVENUE	87 KEYS
42	TOKYO INN	1,260 KEYS
43	38-42 11TH STREET	133 KEYS
44	5-35 47TH AVENUE	28 KEYS

OFFICE

1	1 METLIFE PLAZA	700,000 SF
2	TWO GOTHAM CENTER	662,000 SF
3	1 & 3 GOTHAM CENTER	1,100,000 SF
4	UN FEDERAL CREDIT UNION	275,000 SF
5	TWO COURT SQUARE	441,000 SF
6	CITI 1	1,500,000 SF
7	SILVERCUP WEST	1,000,000 SF
8	23-20 JACKSON AVENUE	80,000 SF
9	DEPARTMENT OF EDUCATION	200,000 SF
10	27-35 JACKSON AVENUE	50,000 SF
11	27-14 QUEENS PLAZA SOUTH	30,000 SF
12	SILVERCUP	3,000 daily visitors
13	PUBLICIS	100,000 SF
14	22-15 43RD AVENUE	
15	FRESH DIRECT SITE	276,000 SF
16	FACTORY BUILDING	1,000,000 SF
17	FALCHI BUILDING	658,029 SF
18	QUEENS SUPREME COURT	85,000 visitors
19	LIC CLOCK TOWER	51,870 SF
20	ZIPPER BUILDING	60,670 SF
21	47-37 AUSTELL PLACE	120,000 SF
22	30-20 NORTHERN BLVD	315,621 SF
23	APPLE BUILDING	430,000 SF
24	THE BINDERY	150,000 SF
25	COURT SQUARE CITY VIEW	100,000 SF
26	LGA COMMUNITY COLLEGE	
27	MAYO STUDIOS	
28	PS1	150,000 annual visitors
29	CUNY SCHOOL OF LAW	500 students
30	NY DESIGNS	
31	CRANE STREET STUDIOS	
32	GREENPOINT MANUFACTURIG DESIGN CENTER	
33	ROXY STUDIO	
34	TESLA MOTORS QUEENS SERVICE	
35	23-02 49TH AVENUE	656,000 SF



ATTRACTIONS

1	THALIA SPANISH THEATRE	9	CITY OF ICE PAVILION	17	PEPSI CO. SIGN
2	MUSEUM OF THE MOVING IMAGES	10	QUEENS BOROUGH PUBLIC LIBRARY	18	GANTRY PLAZA STATE PARK
3	FLUX FACTORY	11	THE CLIFFS AT LIC	19	LIC LANDING
4	FISHER LANDAU CENTER FOR ART	12	DORSKY GALLERY	20	LOCAL PROJECT
5	CITYVIEW RACQUET CLUB	13	MOMA PS1	21	MUSEUM FOR AFRICAN ART
6	LGA PERFORMING ARTS CENTER	14	BRICKHOUSE CERAMIC ART CENTER	22	YMCA
7	SCULPTURE CENTER	15	LIC FLEA & FOOD	23	MOMA QNS
8	INDOOR EXTREME SPORTS LIC	16	THE CHOCOLATE FACTORY	24	QUEENS COUNCIL ON THE ARTS

Retail Map

ROOSEVE
East River
Queens Plaza S
41st Ave
Northern Blvd
Jackson Ave
44th Dr
11th St
Queens Midtown Tunnel
Borden Ave
Long Island Expressway
East River Ferry
Pulaski Bridge
PENTHOUSE808
HOUSE OF THAI
LADY M CONFECTIONS CO LTD
FIVE STAR BAR & GRILL
ORO
AUNT ROSIE'S
IDEAL IMAGE
CHASE
JOHN BROWN SMOKEHOUSE
CITY MD
ANABLE BASIN SAILING BAR & GRILL
SET
THE CLIFFS AT LIC
WEWORK
M. WELLS STEAKHOUSE
BLEND ON THE WATER
BARRE3
INDIE FOOD & WINE
NY KIDS CLUB
KeyFood
THE SHANNON POT
TOBY'S
NEW YORK KIDS CLUB
DUTCH KILLS
MARIELLA
EUROPEAN WAX CENTER
LIC Market
CITY CHEMIST
SWEETLEAF COFFEE
LIC BAR
CHIPOTLE
CITIBANK
STARBUCKS
SCULPTURE CENTER
SHI
THE BURGER GARAGE
CROSSFIT GANTRY
COURT SQ. DINER
UPS
BANK OF AMERICA
FOOD CELLAR
TD BANK
GAW GAI
MANDUCATTIS
DUANE READE
BLEND
MOMA PS1
M. WELLS DINETTE
CORNER BISTRO
L'INIZIO PIZZA
GREENPOINT FISH
THE HALAL GUY
MANDUCATTIS
BELLA VIA
SLICE
MU RAMEN
RIVERVIEW
CASA ENRIQUE
BAREBURGER
PIATTO PIZZA
DR. SMOOD
CVS
URBAN MARKET
TUK TUK
THE GREEK & THE CAVE
CAFE HENRI
TAKUMEN
SUGAR CUBE
JUICE PRESS
CRABHOUSE
51ST BAKERY
TOURNESOL
SUBWAY
DOUGHN
M&T BANK
COFFEED
COMMERCIAL OFFICE
COFFEED
VAYNER MEDIA

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Commercial + Investment Division

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.