34-22 35TH STREET

LONG ISLAND CITY, NEW YORK 11106

MODERNSPACES
Commercial + Investment Division

1,352 SQUARE FOOT RETAIL FOR RENT IN NEW CONSTRUCTION BUILDING

Modern Spaces Commercial + Investment Division has been exclusively retained to lease the ground floor retail at 34-22 35th Street. This 1,352 square foot space offers approximately 55 feet of frontage along 35th Street, across from Kaufman Astoria Studios. The location in Long Island City is among one of the wealthiest and fastest growing portions of Queens. With over 10,000 new luxury housing units and over 10,000 more coming to the immediate area, this space is ideal for a small retailer. The space is currently in white box condition with an open floor plan. Transit options are plentiful, with access to the N, W, M & R trains nearby.

ASKING RENT UPON REQUEST

EVANDANIELRE.COM

MODERNSPACES
Commercial + Investment Division

CONTACT

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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. 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 LESSEE SHOULD CAREFULLY VERIFY SQUARE FOOTAGES, AND ALL OTHER INFORMATION HEREIN.

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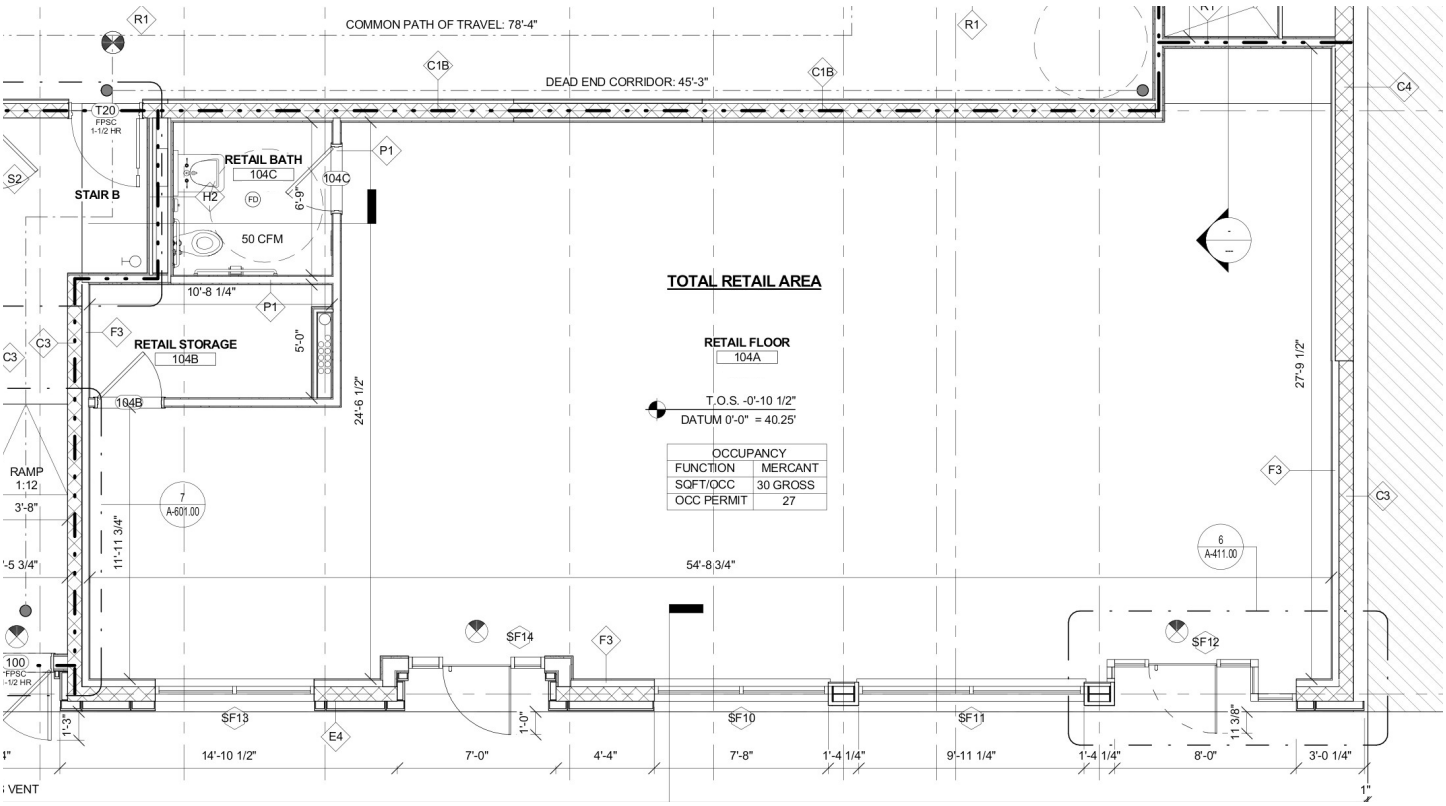

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