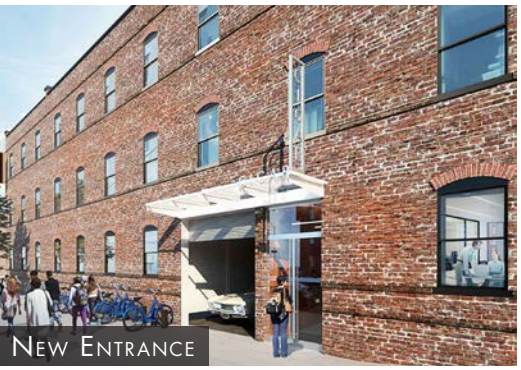
# The Cigar Factory

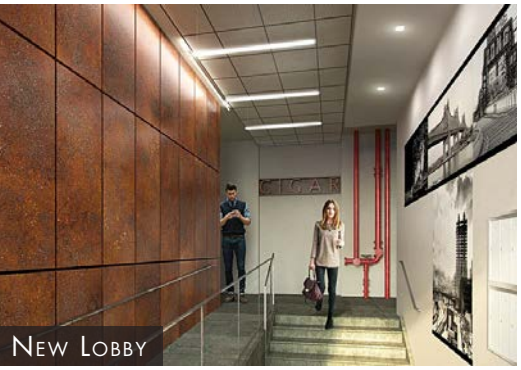
## 9-20 35th Avenue, Long Island City

## COMMERCIAL OFFICE LEASING OPPORTUNITY

ModernSpaces
COMMERCIAL & INVESTMENT PROPERTY GROUP




New Entrance


New Lobby

New Restrooms

New Elevators

## BUILDING FEATURES

- Move-In Ready Suites from 800 RSF to 8,400 RSF
- 12'+ Ceilings in Every Suite
- Conveniently Located Near Public Transportation, Major Highways, Queensboro Bridge & Roosevelt Island Tram

## NEW

- Lobby
- Elevators
- Restrooms
- Bike Room
- Locker & Shower Facilities
- Private Landscaped Courtyard

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Ashley@ModernSpacesNYC.com

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 PROSPECTIVE LESSEE SHOULD CAREFULLY VERIFY ALL INFORMATION HEREIN.

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## AVAILABLE SPACES

| Suite | Sq. Ft. | Type | Availability | Floor Plan |
|---|---|---|---|---|
| 1E/I | 8,363 | Office | Immediate | Page 3 |
| 1G | 5,558 | Office | Immediate | Page 3 |
| 2B/C | 3,736 | Office | Immediate | Page 4 |
| 2E/R | 5,769 | Office | 11/1/2017 | Page 4 |
| 2F | 5,446 | Office | Immediate | Page 5 |
| 2L | 808 | Office | Immediate | Page 5 |
| 2O | 1,581 | Office | Immediate | Page 6 |
| 2P | 1,485 | Office | Immediate | Page 6 |
| 3A | 1,361 | Office | Immediate | Page 7 |
| 3D | 1,296 | Office | Immediate | Page 7 |
| 3E | 3,132 | Office | Immediate | Page 8 |
| 3L | 848 | Office | Immediate | Page 8 |
| 3M | 2,675 | Office | Immediate | Page 9 |
| 3O/P | 3,072 | Office | Immediate | Page 9 |
| 4A | 1,380 | Office | Immediate | Page 10 |
| 4B | 1,260 | Office | Immediate | Page 10 |
| 4D | 1,331 | Office | Immediate | Page 11 |
| 4F | 3,925 | Office | Immediate | Page 11 |

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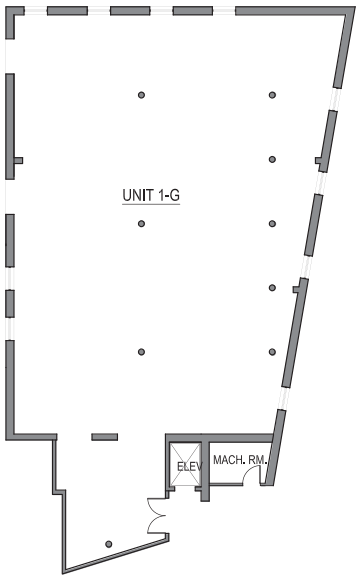
## SUITE 1E/I - 8,363 SQUARE FEET

*Amazing New Skylight *Concrete Floors

## SUITE 1G - 5,558 SQUARE FEET



*Direct Access to Loading Dock *Concrete Floors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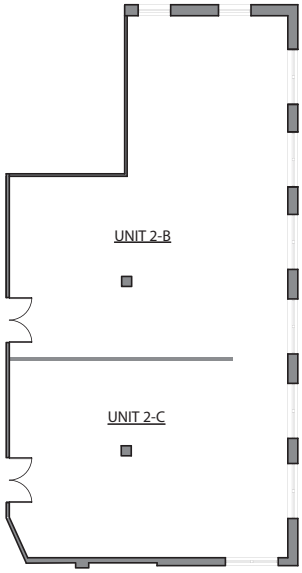
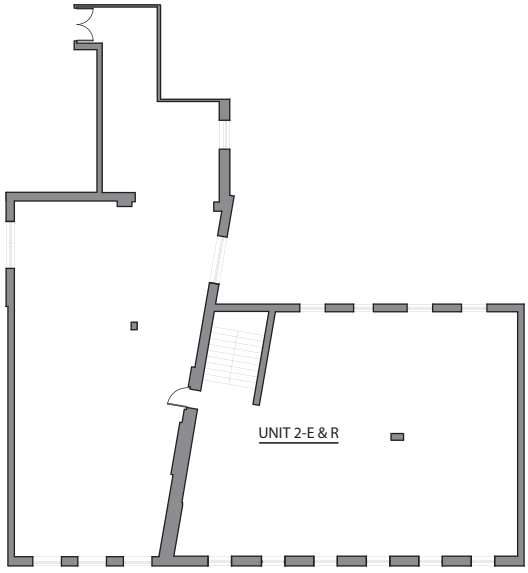
## SUITE 2B/C - 3,736 SQUARE FEET



*2B & 2C can be Leased Separately for 2,190 S.F. and 1,546 S.F.

*Outdoor Terrace Opportunity

## SUITE 2E/R - 5,769 SQUARE FEET



*Private Entrance and Stairs

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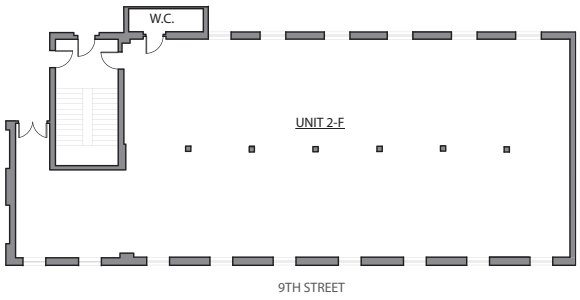
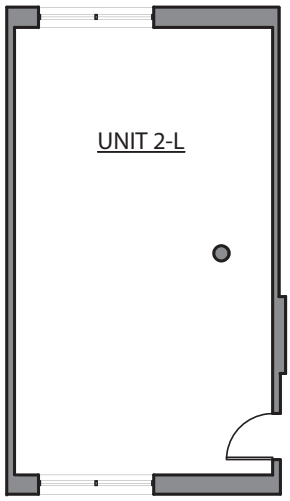
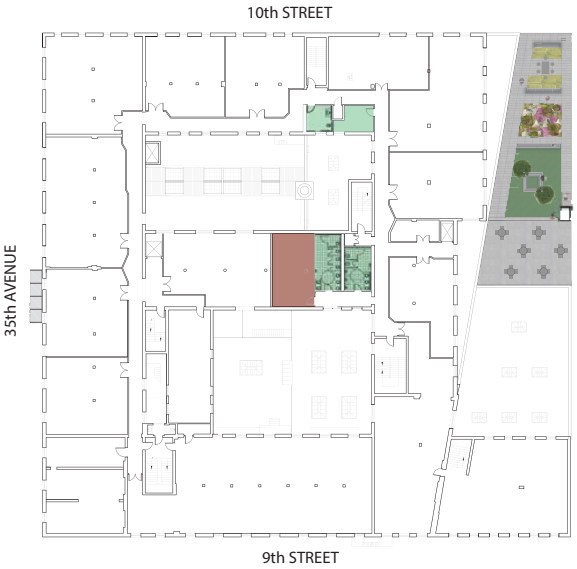
## SUITE 2F - 5,446 SQUARE FEET



*Private Restroom *Two Sides of Natural Light

## SUITE 2L - 808 SQUARE FEET




*Concrete Floors

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# THE CIGAR FACTORY

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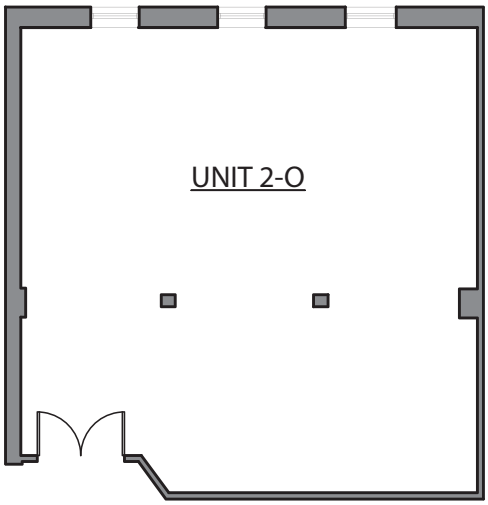
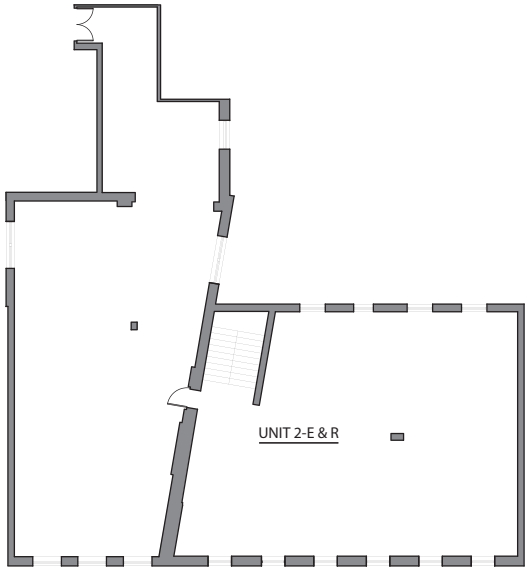
## SUITE 2O - 1,581 SQUARE FEET



*Can Combine with 2P for 3,066 S.F.

## SUITE 2P - 1,485 SQUARE FEET



*Can Combined with 2O for 3,066 S.F.

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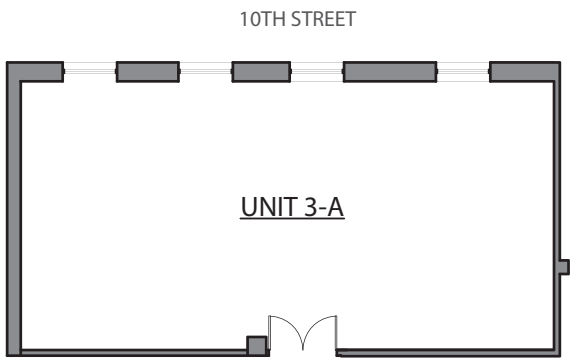
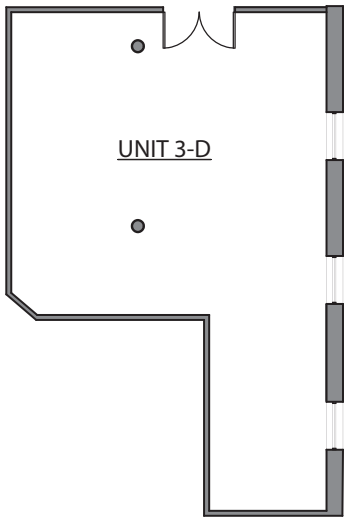
## SUITE 3A - 1,361 SQUARE FEET



*Concrete Floors *Column-Free

## SUITE 3D - 1,296 SQUARE FEET



*Concrete Floors

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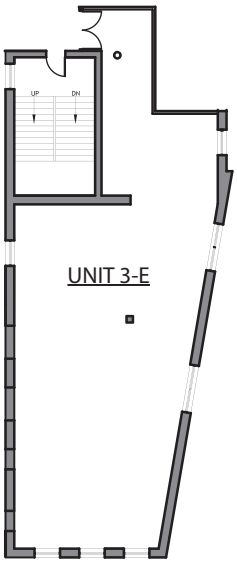
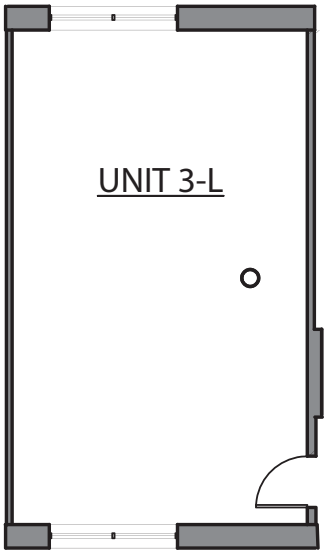
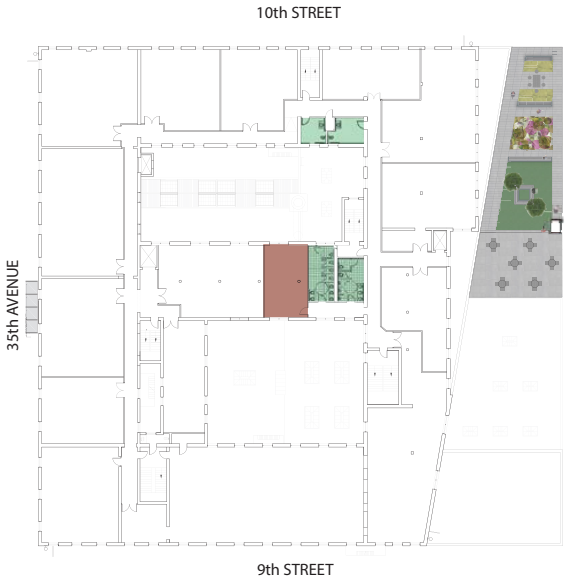
## SUITE 3E - 3,132 SQUARE FEET



## SUITE 3L - 846 SQUARE FEET




*Concrete Floors

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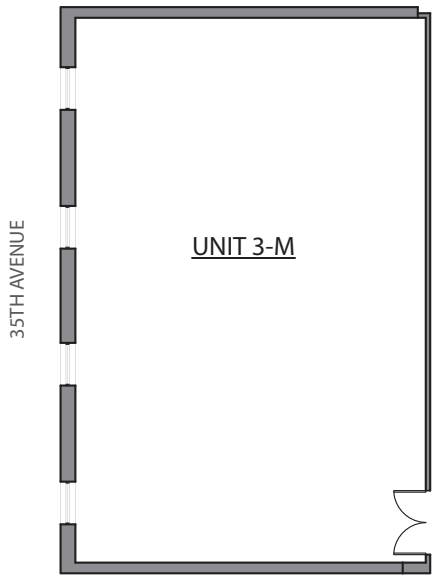
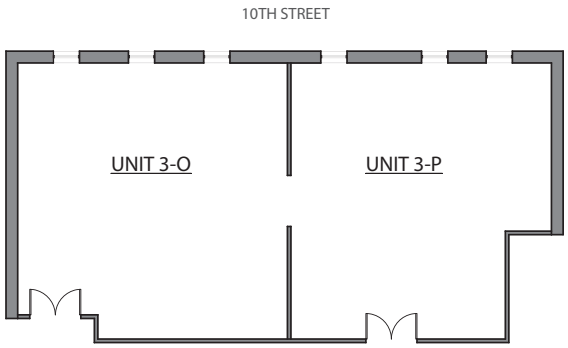
## SUITE 3M - 2,675 SQUARE FEET



*High Pitched Wood Ceiling *Hardwood Floors

## SUITE 3O/P - 3,072 SQUARE FEET



*3O & 3P can be Leased Separately for 1,568 S.F. and 1,504 S.F. *High Pitched Ceilings

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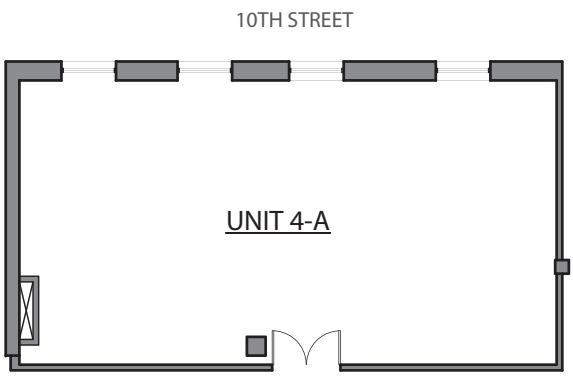
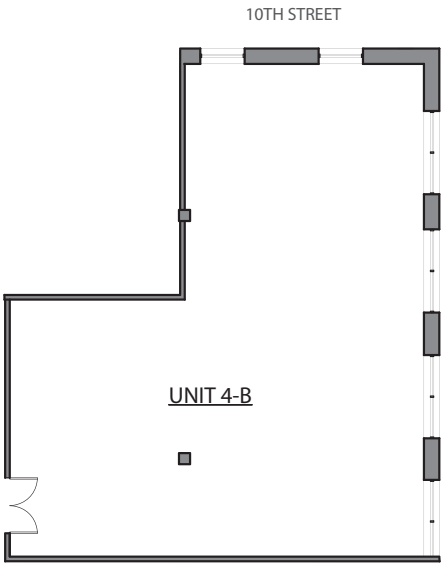
## SUITE 4A - 1,380 SQUARE FEET



*Concrete Floors *Great Natural Light *Can be Combined with 4B for 3,640 S.F.

## SUITE 4B - 2,260 SQUARE FEET



*Can be Combined with 4A for 3,640 S.F.

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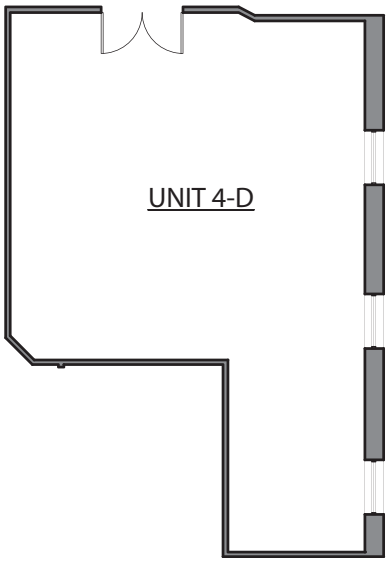
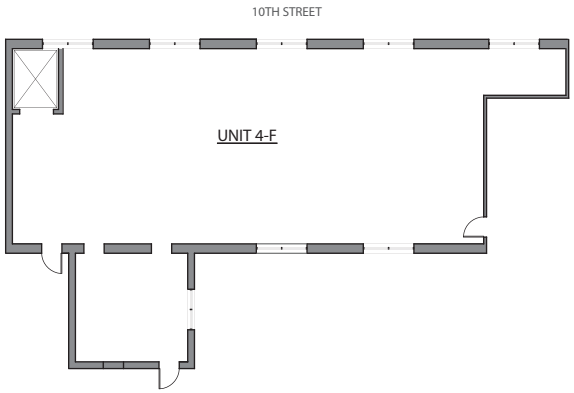
## SUITE 4D - 1,331 SQUARE FEET



*Concrete Floors

## SUITE 4F - 3,925 SQUARE FEET



*Concrete Floors *Direct Elevator Access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