



11-22 46th Rd

11-22 46th Rd, Long Island City, NY 11101



Troy Allen

Modern Spaces

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11-22 46th Rd

Upon Request

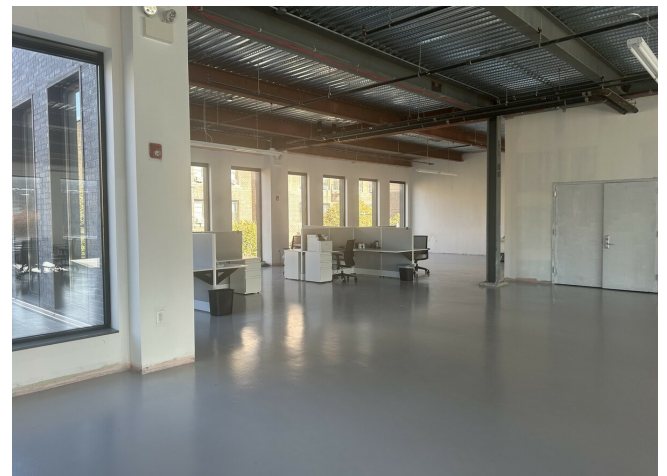
Modern and dramatic with large open floor layouts and city views.

Earn \$84K income credit, or more annually leasing this property QUALIFIED FOR REAP program.

<https://www.nyc.gov/site/finance/business/business-reap.page>. Inquire further to see if your business is qualified.

Private and stylish newly developed 2nd and 3rd floors which can be divided by floors, in a prime Long Island City elevator building and located near the G, 7, M, and E trains. This bright, impressive space offers a total of 14,000 sq. ft. with flexible configuration options, high 13-foot ceilings(see floorplans), and expansive outdoor terraces facing the Manhattan...

- Modern designed
- Lots of natural light
- Open floor plan
- High Ceilings
- Outdoor Terraces
- Elevator access



Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	34,725 SF
Year Built:	1947
Walk Score ®:	96 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	Upon Request

2nd Floor

1

Space Available	7,640 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Space Type	Sublet
Space Use	Flex
Lease Term	Negotiable

3rd Floor

2

Space Available	5,985 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Space Type	Sublet
Space Use	Flex
Lease Term	Negotiable



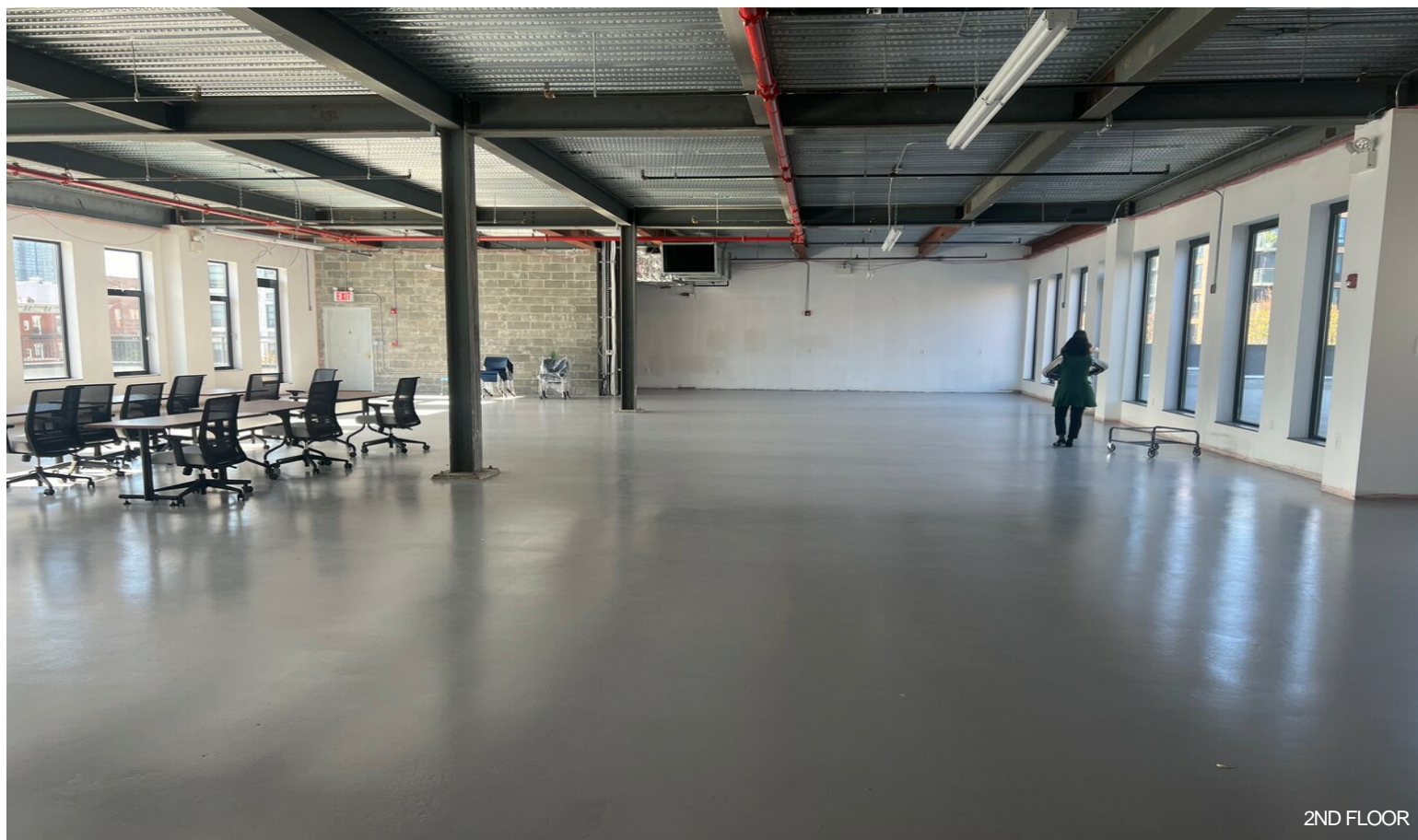
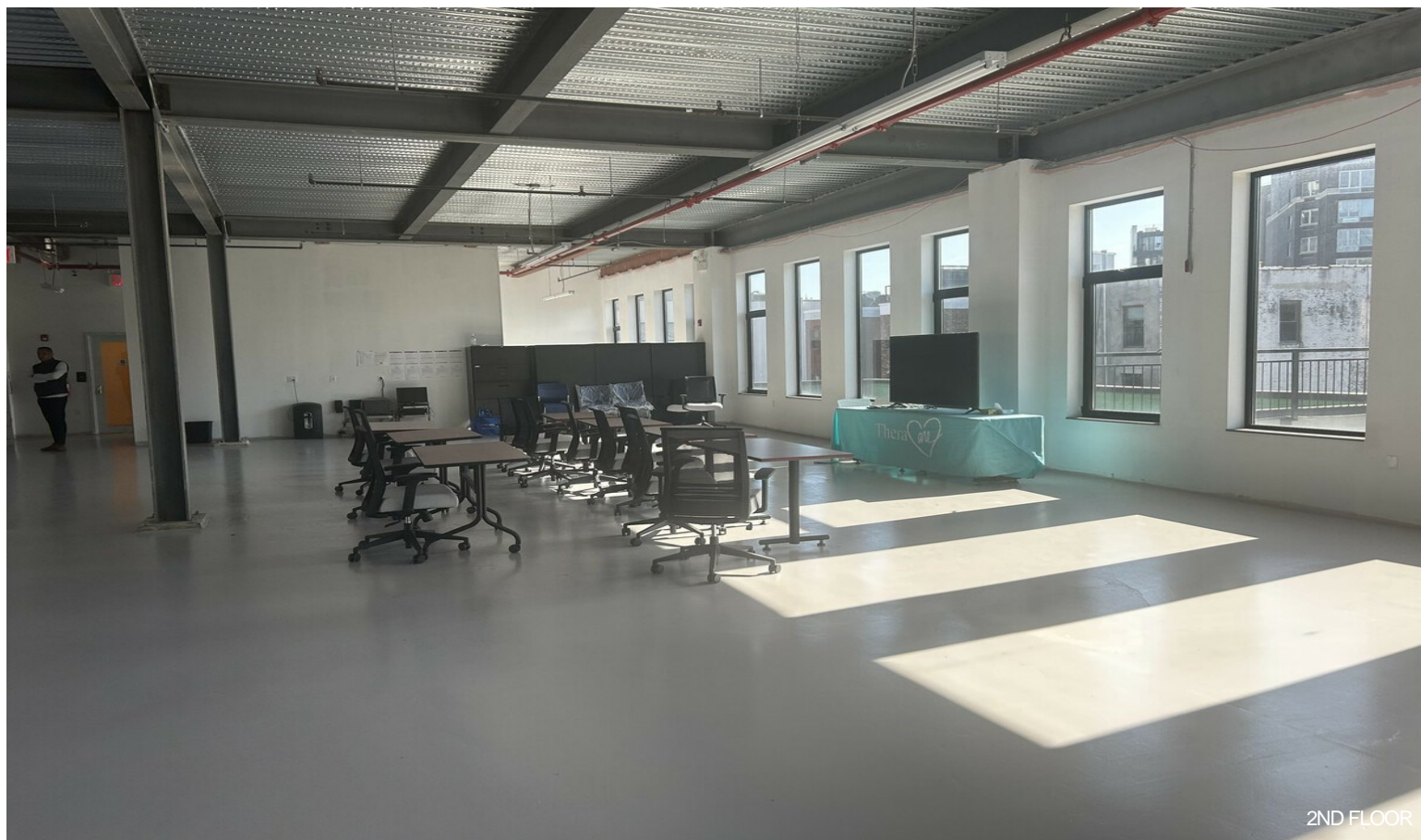
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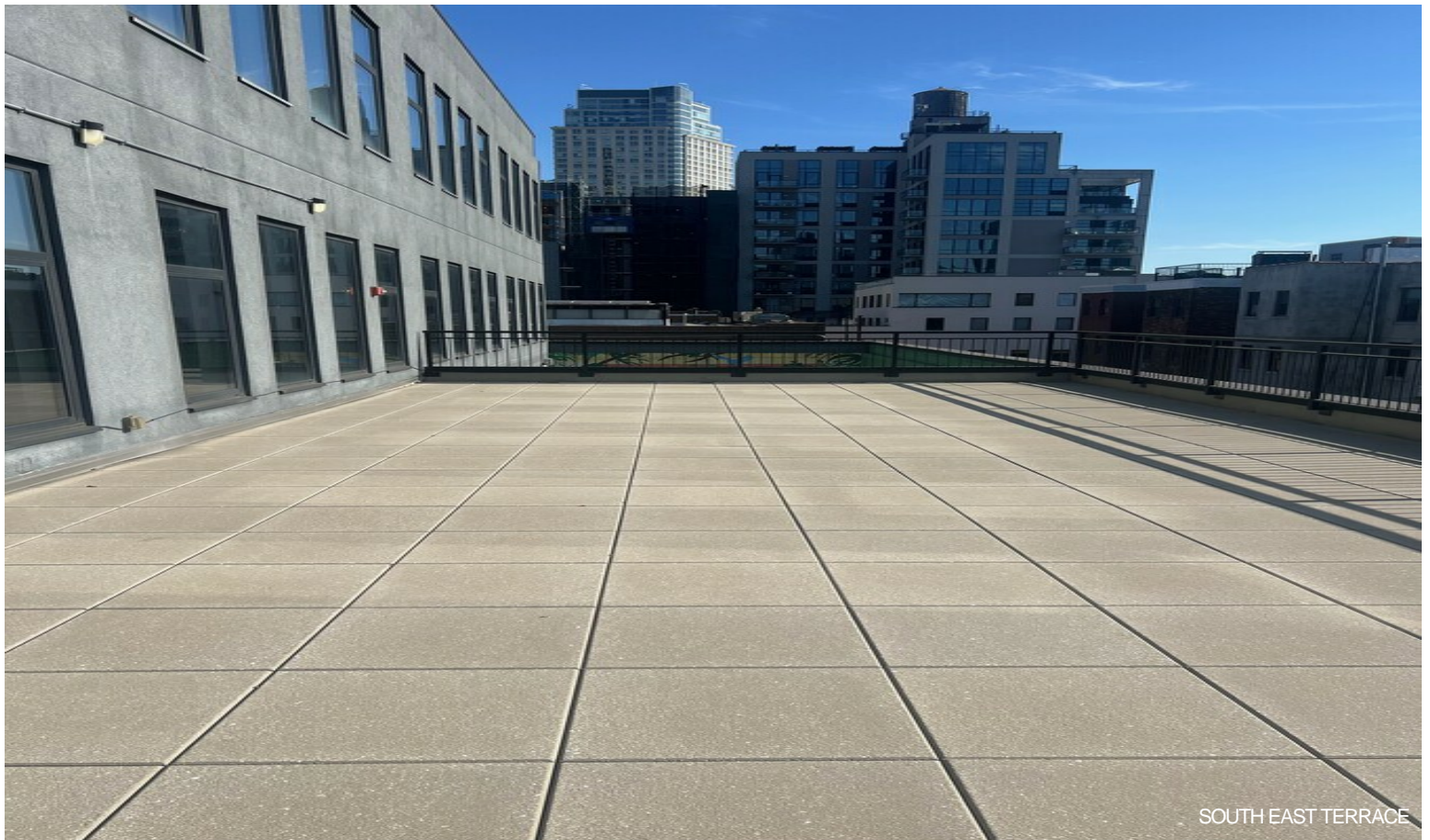
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The open, raw layout is ideal for tech offices, showrooms, creative studios, wellness centers, coworking spaces, or event venues, offering endless possibilities for customization. With its sleek design, abundant natural light, and dramatic skyline views, this property makes an exceptional first impression and is ready to be tailored to your business needs.”

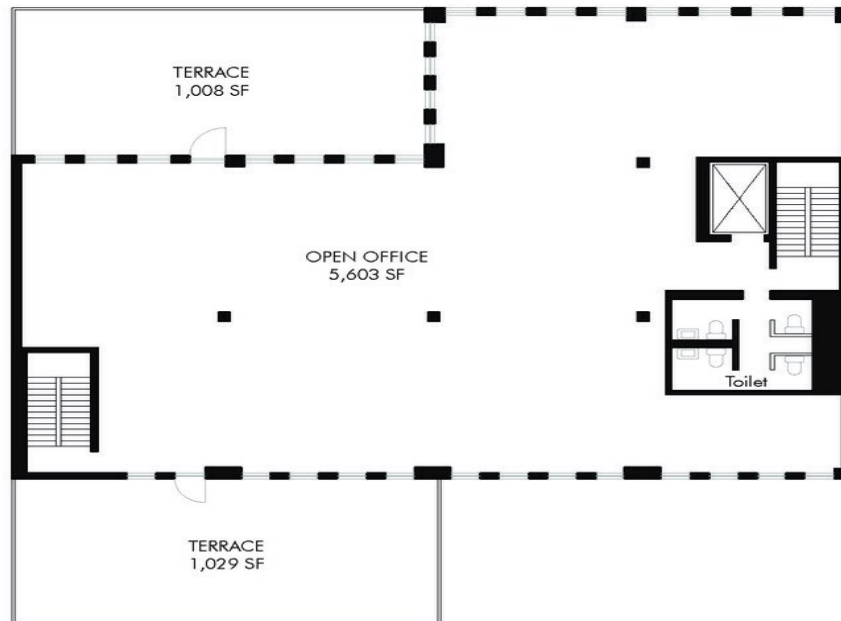
Property Photos



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