

# LONG ISLAND CITY

## THE FACTORY BUILDING

### 30-30 47TH AVENUE

ENTIRE BLOCK BETWEEN 30TH PLACE AND 31ST STREET



RKF

# THE FACTORY BUILDING, 30-30 47TH AVENUE

## APPROXIMATE SIZE

Ground Floor	
Space A	8,466 sf
Space B	2,826 sf
Space C	3,059 sf
Space D	1,320 sf
Space E	3,840 sf
Space F	4,053 sf
Lower Level	21,854 sf
Total	45,418 sf

## TERM

Negotiable

## POSSESSION

Immediate

## RENT

\$30 psf

## CEILING HEIGHT

Ground Floor 14-15 feet

## SITE STATUS

Currently vacant

## NEIGHBORING TENANTS

Artisanal Premium Cheese, Sleepy's, Juice Press, 7-Eleven, Food Box and CUNY LaGuardia College

## COMMENTS

Ground Floor retail at the base of a one-million square-foot commercial/office building in the Long Island City Creative District

Flexible layouts, with access to loading docks

New lobby restoration including common lounge seating areas

Adjacent to Jamestown's Falchi Building

Across from LaGuardia College with 51,000 students

Easy access from Manhattan

Approximately three million square feet of creative/office space within a 1/4 mile radius

Parking available on premises

## AREA PHOTOS



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS

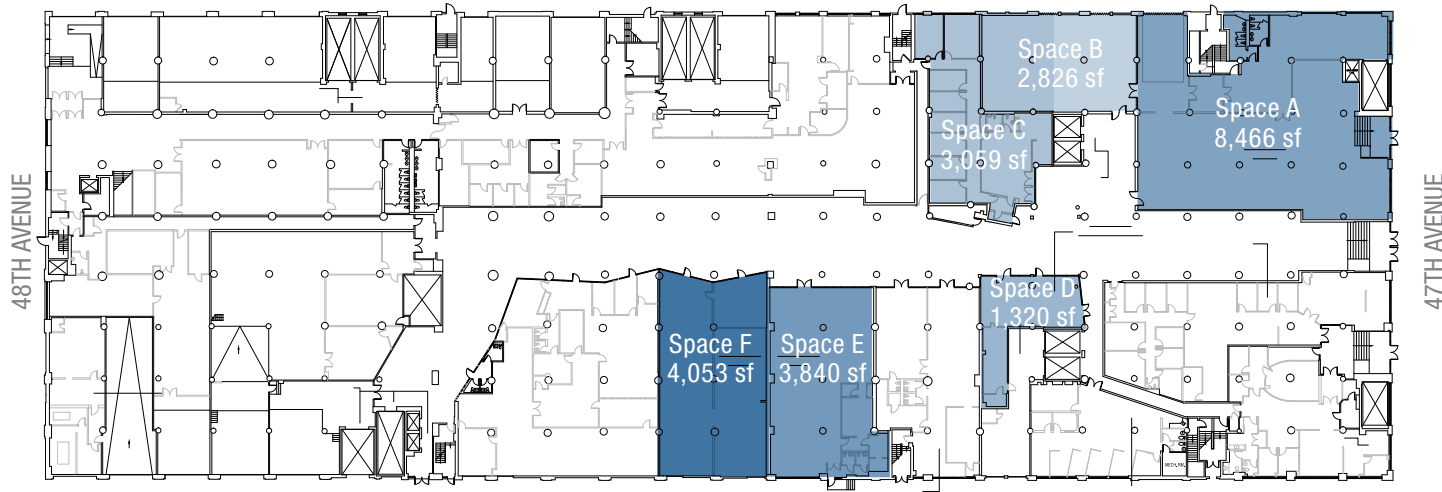
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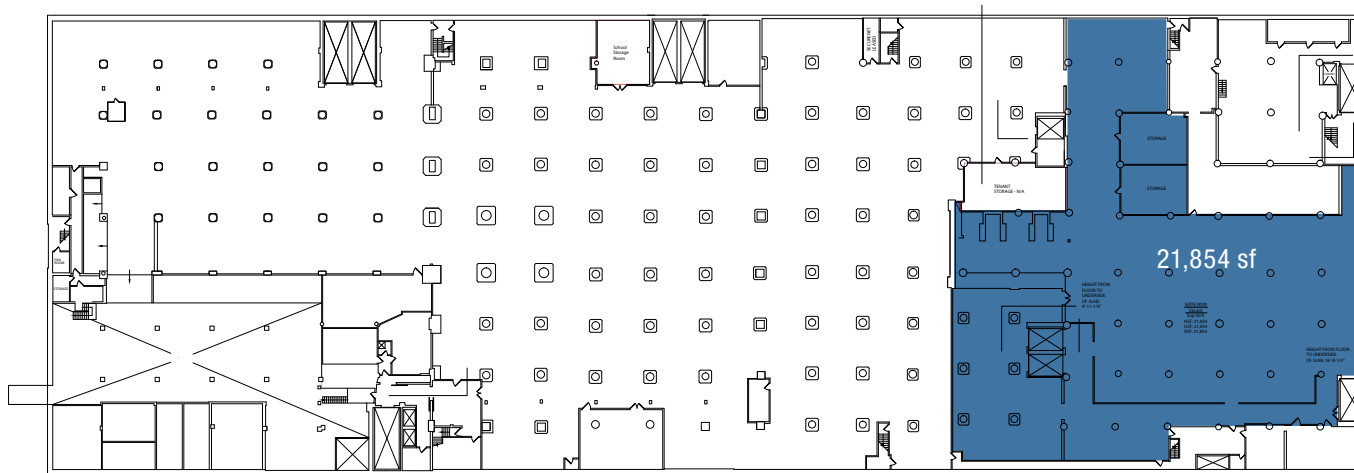
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## GROUND FLOOR



## BASEMENT

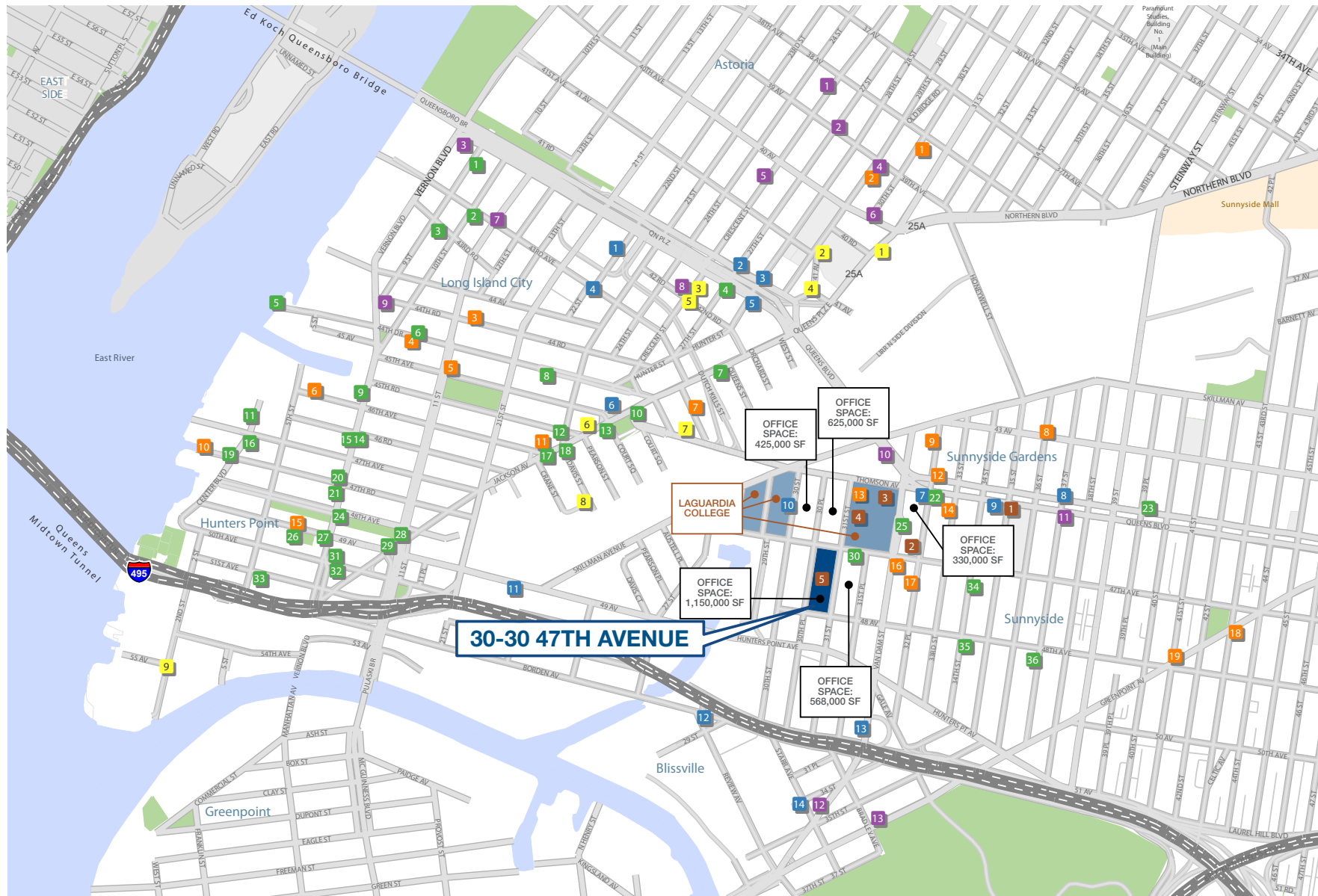


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## NEIGHBORHOOD LANDSCAPE



### LEGEND

- CORPORATE OFFICES**
  - 1 Silvercup Studios
  - 2 Joblue
  - 3 NYC Department of Education
  - 4 Juvenal Reis Studio
  - 5 NYC Department of Health and Mental Hygiene
  - 6 Citicorp, 1 Court Square
  - 7 NYC Taxi & Limousine Commission
  - 8 NY Hotel Trades Council
  - 9 NYC Department of Transportation
  - 10 NYDesigns
  - 11 Mayo Studios
  - 12 Roxy Studios
  - 13 Tesla Motors Queens Service
  - 14 Silvercup Studios East Lot
- FOOD / RESTAURANT**
  - 1 BR Guest Commissary
  - 2 Tom Cat Bakery Commissary
  - 3 Lady M Confections Commissary
  - 4 Triple Shot World Atlas Cafe
  - 5 Water's Edge Restaurant
  - 6 John Brown Smokehouse
  - 7 Dutch Kills Bar
  - 8 LIC Market
  - 9 LIC Bar
  - 10 The Burger Garage
  - 11 Sweetleaf Bar
  - 12 Court Square diner
  - 13 Sage General Store
  - 14 Mauducius Rustica
  - 15 Alabar
  - 16 Skinny Cantina
  - 17 M. Wells Dinerette
  - 18 Gaw Gai
  - 19 Shi
  - 20 Corner Bistro
  - 21 Laughing Devil Comedy Club
  - 22 The New Thompson Diner
  - 23 Deases
  - 24 Dominie's Hoek
  - 25 Vandam Diner
  - 26 Casa Enrique
  - 27 Tuk Tuk
  - 28 Sweetleaf
  - 29 The Creek and The Cave
  - 30 Juice Press
  - 31 Open Door
  - 32 Cafe Henri
  - 33 Alewife
  - 34 Eleni's NYC Commissary
  - 35 Amy's Bread Commissary
  - 36 Chop' Salad Production Kitchen
- HOTELS**
  - 1 Ramada Long Island City
  - 2 Four Points by Sheraton
  - 3 Ravel Hotel
  - 4 Holiday Inn L.I. City
  - 5 Country Inn & Suites
  - 6 Quality Inn
  - 7 Hotel
  - 8 Comfort Inn
  - 9 Wyndham Garden Long Island City
  - 10 Days Inn
  - 11 La Quinta
  - 12 Fairfield Inn Long Island City
  - 13 Best Western City View Inn
- LEISURE / CULTURAL**
  - 1 Fisher Landau Center for Art
  - 2 Flux Factory
  - 3 Local Project
  - 4 Brickhouse Ceramic Arts Center
  - 5 Dorsky Gallery
  - 6 LIC Fiza & Food
  - 7 Sculpture Center
  - 8 Museum for African Art
  - 9 Cityview Racquet Club
  - 10 Gantry Plaza State Park
  - 11 MoMA PS1
  - 12 YMCA
  - 13 Laguardia Performing Arts Center
  - 14 MoMA QNS
  - 15 The Chocolate Factory
  - 16 Indoor Extreme Sports LLC
  - 17 City Ice Pavilion
  - 18 Queens Borough Public Library
  - 19 Thalia Spanish Theatre
- NEW DEVELOPMENTS**
  - 1 Alma Realty Office Development
  - 2 Maestros Condo Development
  - 3 Meadow Partners Residential Development
  - 4 New Hotel by CVR Hotel
  - 5 Crownes Plaza Hotel
  - 6 Tokyo Inn Pod Hotel
  - 7 Brause Realty Residential Rental
  - 8 Pointz, 45-46 Davis Street
  - 9 Hunters Point South Development Site
- SCHOOLS**
  - 1 Aviation High School
  - 2 Middle College High School
  - 3 International High School
  - 4 Laguardia College
  - 5 Robert F. Wagner Jr. Secondary School

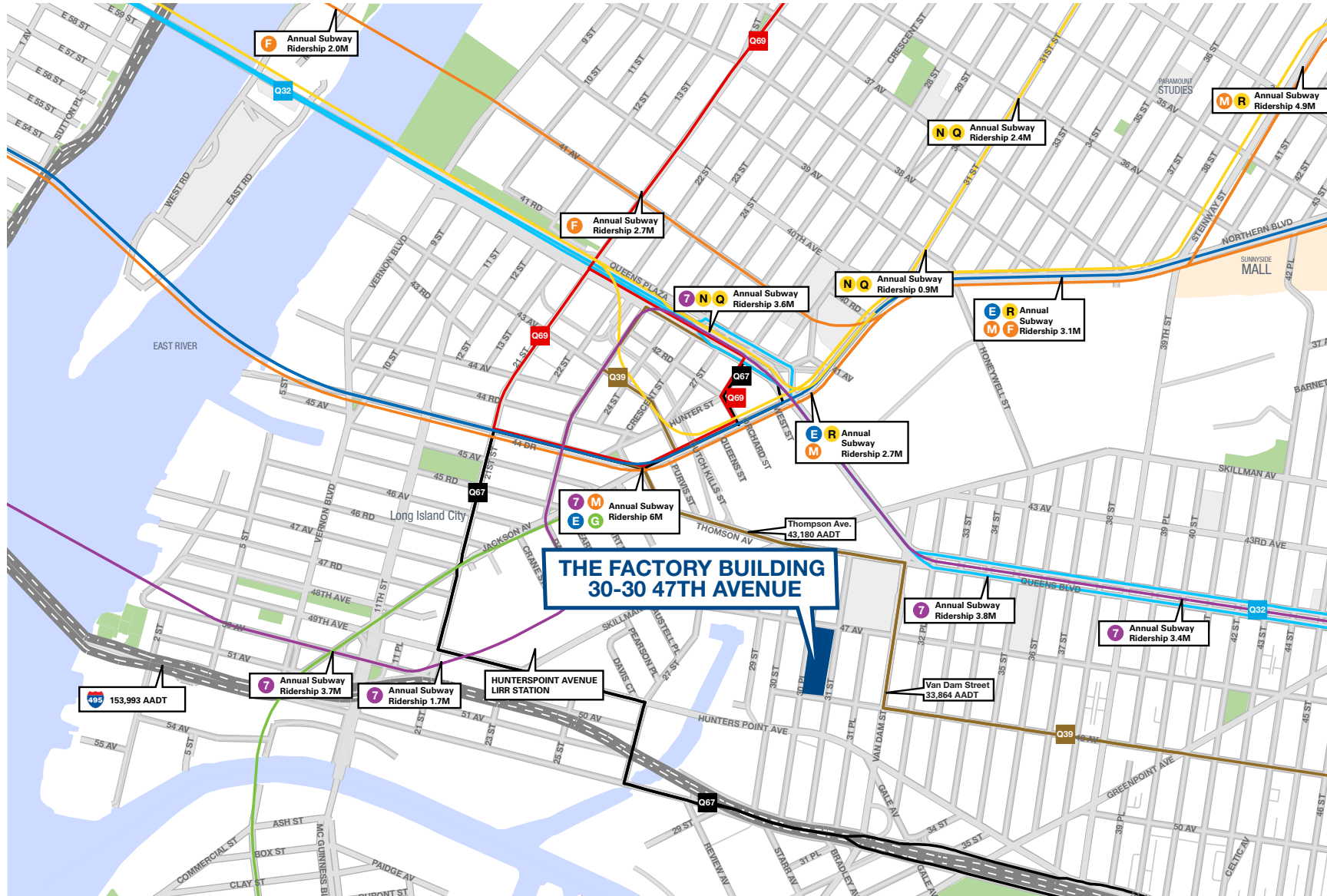


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## TRANSPORTATION



**THE FACTORY BUILDING  
30-30 47TH AVENUE**

HUNTERSPOINT AVENUE  
LIRR STATION

Van Dam Street  
33,864 AADT

Thompson Ave.  
43,180 AADT

495  
153,993 AADT

7 Annual Subway  
Ridership 3.7M

7 Annual Subway  
Ridership 1.7M

7 Annual Subway  
Ridership 3.8M

7 Annual Subway  
Ridership 3.4M

7 M E G  
Annual Subway  
Ridership 6M

E R M  
Annual Subway  
Ridership 2.7M

7 N Q  
Annual Subway  
Ridership 3.6M

7 N Q  
Annual Subway  
Ridership 0.9M

F  
Annual Subway  
Ridership 2.7M

7 N Q  
Annual Subway  
Ridership 2.4M

M R  
Annual Subway  
Ridership 4.9M

E R M F  
Annual Subway  
Ridership 3.1M