

22-15 43RD AVENUE

LONG ISLAND CITY

Office space available for lease

Lion Match Building



Owner/Manager



WERWAISS
PROPERTIES



**CUSHMAN &
WAKEFIELD**

22-15 43RD AVENUE

FOR LEASE

ENTIRE 4TH FLOOR: 17,198 RSF

PROPOSED DIVISION:

SPACE A: 7,523 RSF

SPACE B: 6,736 RSF

CONFERENCE ROOM: 745 RSF *(Can be taken with either Space A or Space B)*

PROPERTY FEATURES

- Located at intersection of Court Square and Queen Plaza in the heart of Long Island City
- Steps to public transportation (E, M, 7, G, R, N, W)
- Tenant controlled HVAC
- Operable windows in suite
- Stairs from common hallway provide direct access to street
- On-site parking available
- 24/7 building access (On-site building attendant Mon-Fri 8AM-5PM)

SPACE FEATURES

	ENTIRE 4TH FLOOR
Asking Rent:	Upon Request
Current Condition:	White Box / Recently Demolished
Delivery Condition:	Landlord will be pre-building per attached plan + new bathrooms
Occupancy:	Summer 2023
Use:	General Office
Services:	Building has a full time, on-site attendant
Term:	3 years +
Escalations:	3% annual rent escalations in lieu of operating costs
Electric:	Direct meter / Sub meter for partial floor
Water:	Sub meter
Real Estate Taxes:	Tenant to pay proportionate share of real estate taxes above Base Year
Concessions:	To be discussed

Lion Match Building

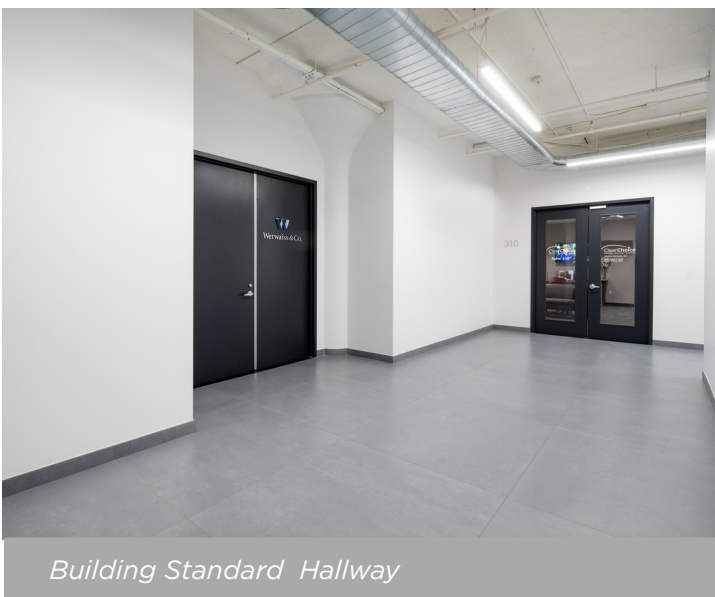
PHOTOS



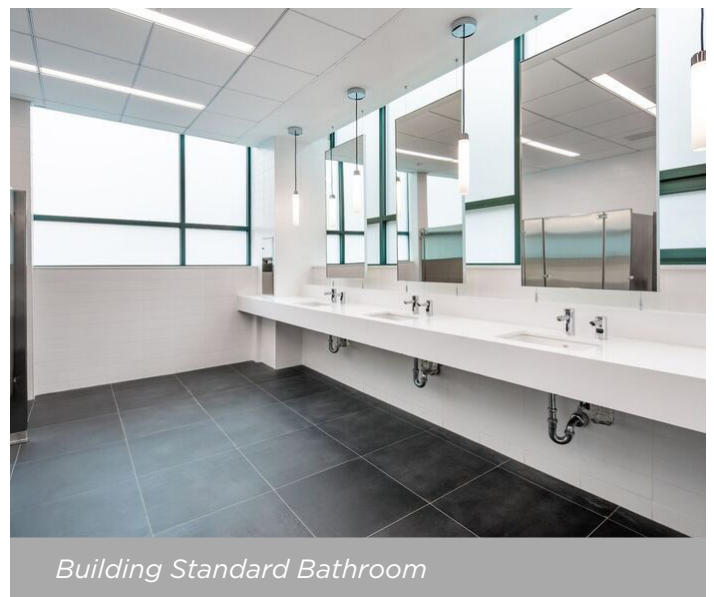
Building Entrance



Lobby



Building Standard Hallway



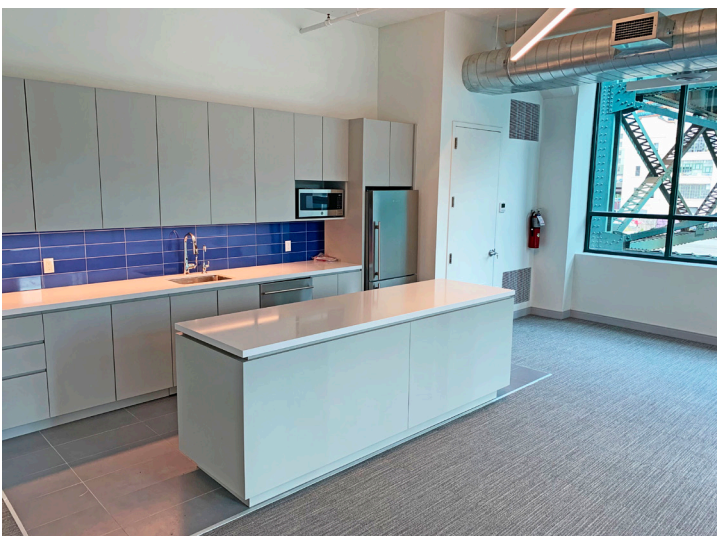
Building Standard Bathroom

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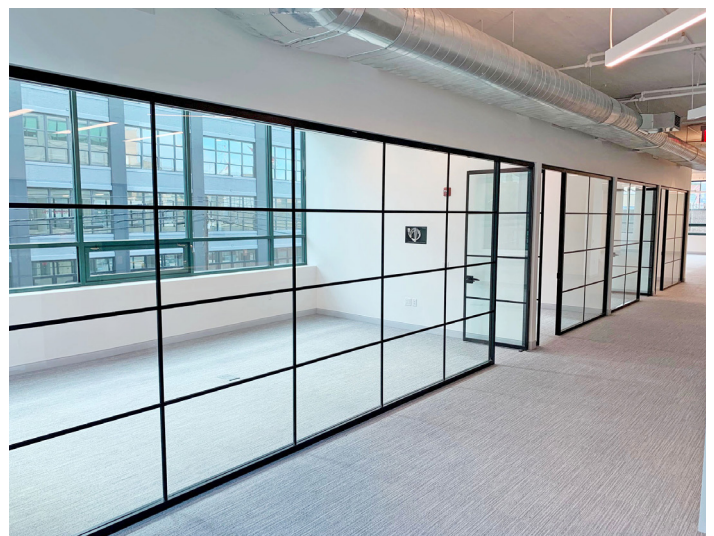
PHOTOS



Typical Conference Room



Typical Pantry



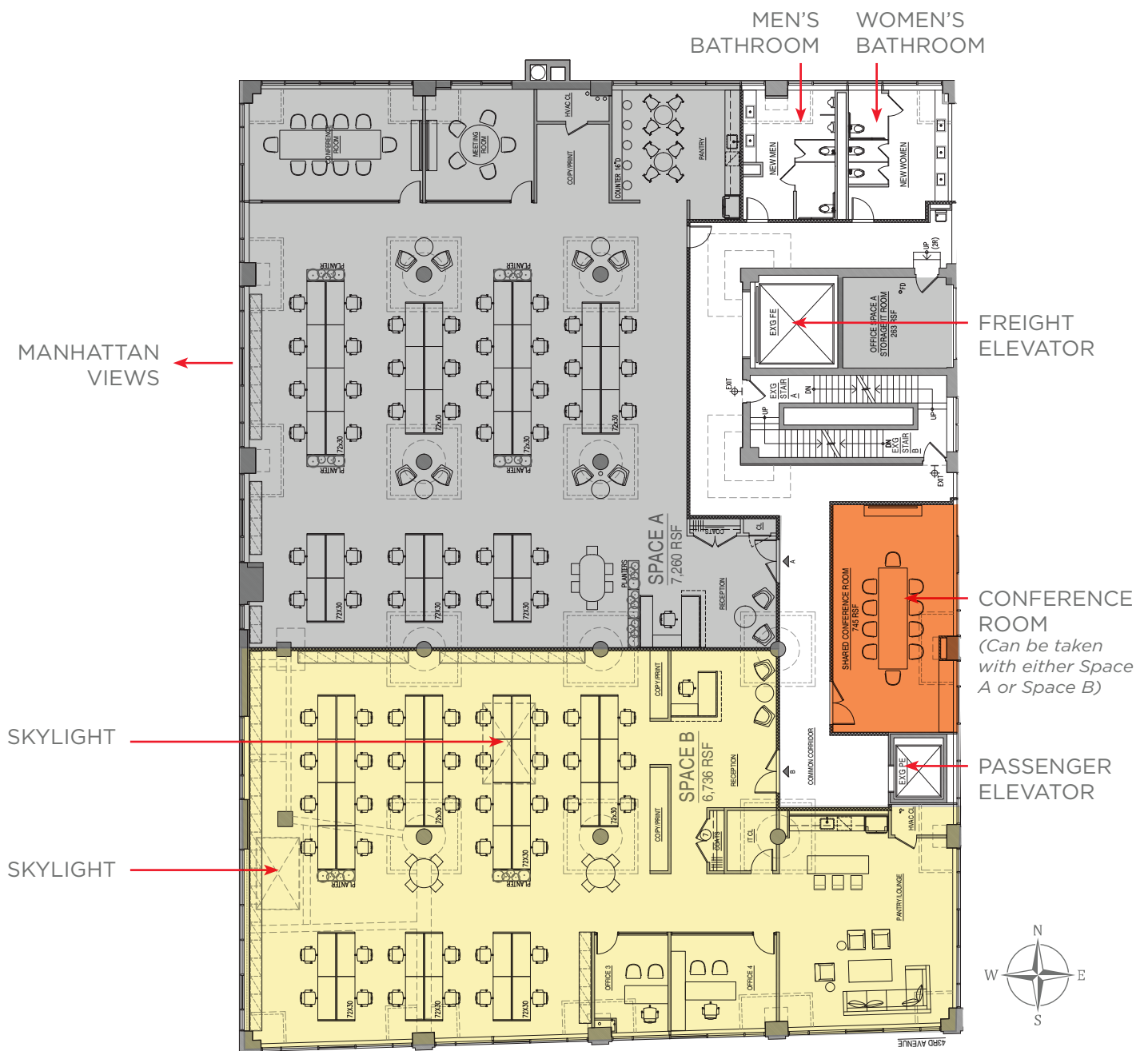
Typical Offices

PARTIAL 4TH FLOOR:

SPACE A: 7,523 RSF (Includes 263 RSF mechanical/storage room)

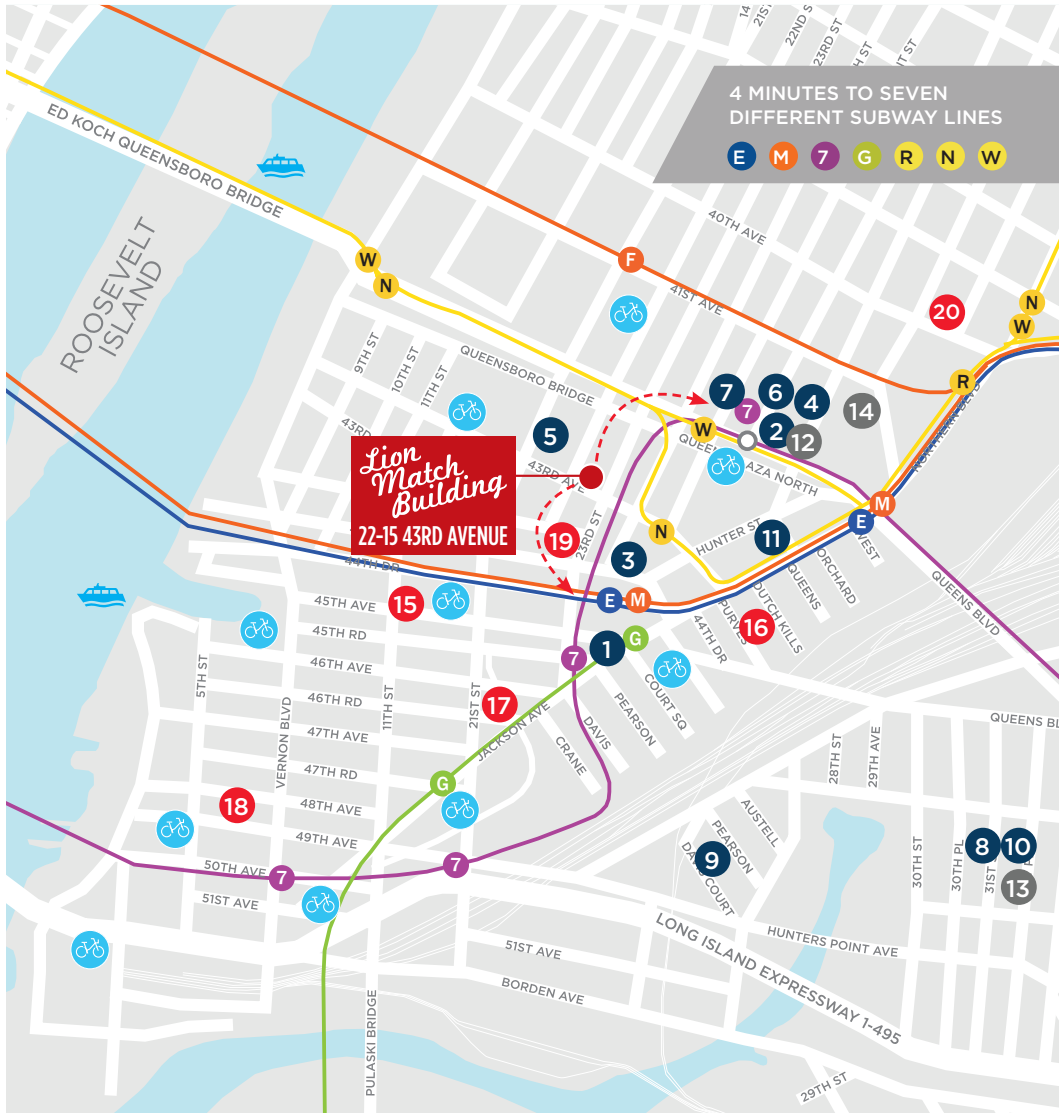
SPACE B: 6,736 RSF

CONFERENCE ROOM: 745 RSF



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LOCATION



MAJOR TENANTS

- 1 Altice
- 2 Metlife
- 3 CUNY Law School
- 4 JetBlue
- 5 Silvercup Studios
- 6 Centene
- 7 Publicis
- 8 J. Crew Madewell
- 9 Boyce Technologies
- 10 Uber
- 11 Macy's/Bloomingdale's

CO-WORKING

- 12 WeWork
- 13 Regus Spaces
- 14 Green Desk

CULTURAL INSTITUTIONS

- 15 Dorsky Gallery Curatorial Programs
- 16 The Sculpture Center
- 17 MoMA PS1
- 18 The Chocolate Factory
- 19 The Secret Theatre
- 20 Flux Factory

CONNECTIVITY/TRANSIT:

Direct access to midtown Manhattan, Brooklyn, Roosevelt Island, Bronx and Long Island

Midtown Manhattan/Grand Central

7 minutes via 7

Penn Station

25 minutes via E

Port Authority

20 minutes via 7

East 34th Street

8 minutes via ferry

Cornell Tech (Roosevelt Island)

5 minutes via ferry, subway or car

LGA Airport

15 minutes via car / 30 minutes via public transit

JFK Airport

30 minutes via car / 25 minutes via public transit

8 subway lines, 15 bus lines, 74 Citibike bicycle stations

NYC Ferry Service: Hunters Point South, Long Island City (Gantry Plaza State Park), Astoria

LIRR, 4 bridges, 1 tunnel

NOTES

Lion Match Building



FOR MORE INFORMATION, PLEASE CONTACT:

JOSEPH GROTTO, JR.
212 318 9727
joseph.grotto@cushwake.com



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