

35-37 36th Street Long Island City

Location: Between 35th & 36th Avenues



Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 3 rd – 6 th	12,500 each	\$35.00

- Comments:**
- **NOT YET ON THE MARKET.** Located directly above Studio Square (one of the most popular beer gardens in Queens). All floors were formerly used for event spaces and are currently whiteboxed. Tenant will have exclusive rooftop access (12,500 sf) and a private entrance. All floors feature extra-high ceilings and large windows overlooking the NYC Skyline.
 - The Third Floor has multiple terraces.
 - Potential branding opportunity.

Electricity: Direct meter

Landlord's Work: Negotiable

Website: <http://theloftny.com/>

Possession: Q2/Q3 2015

Term: 10-15 years

Building Profile

Ownership: EIB Studio Square LLC

Year Built: 1930

Building Area: 117,727 square feet

Number of Floors: 6

35-37 36th Street Map



35-37 36th Street

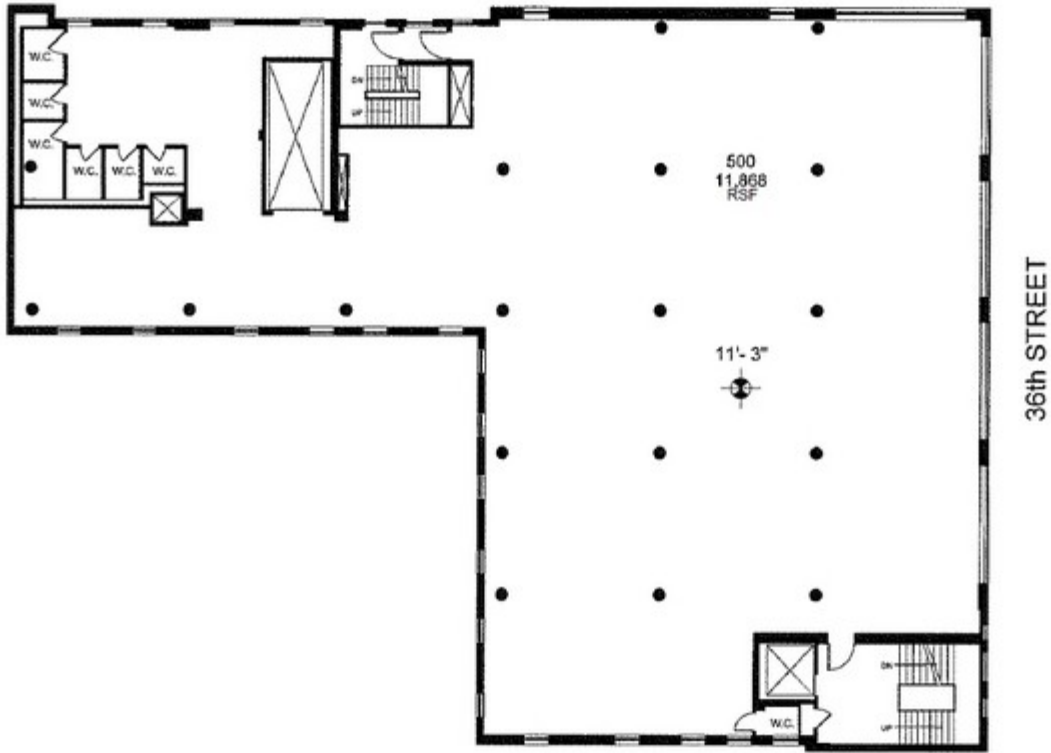
Actual Photos



35-37 36th Street

Typical Core and Shell Plan Entire 5th Floor

35-37 36th Street aka Studio Square - Floor 5

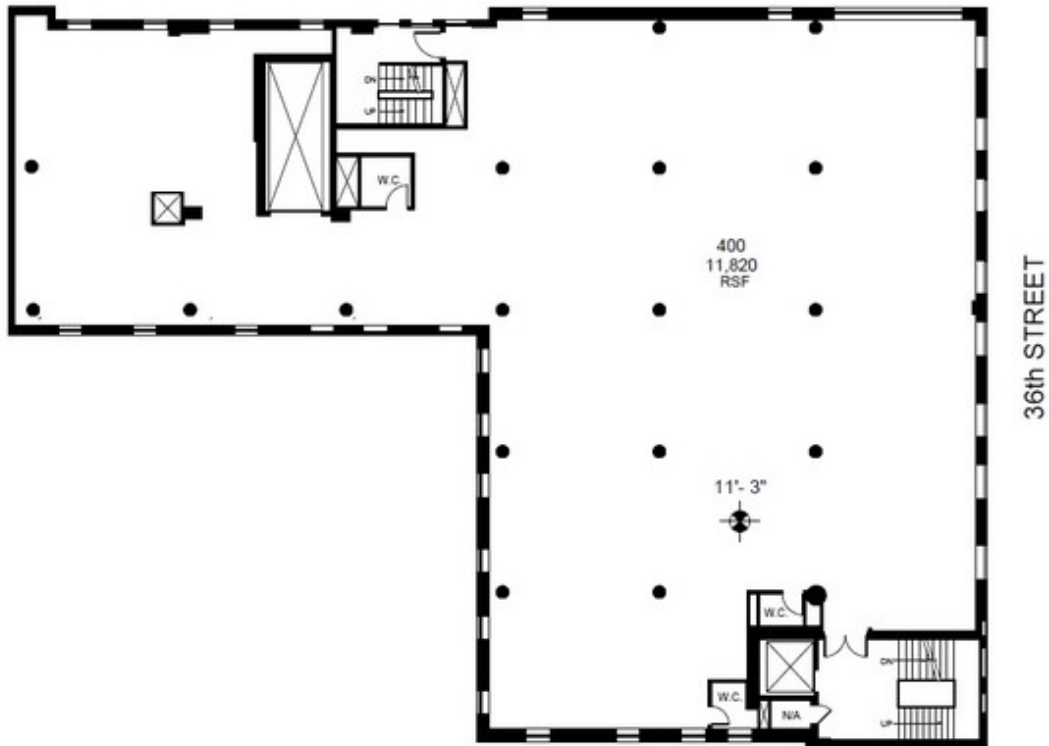


 = CEILING HEIGHT FROM FINISHED FLOOR

35-37 36th Street

Typical Core and Shell Plan Entire 4th Floor

35-37 36th Street aka Studio Square - Floor 4

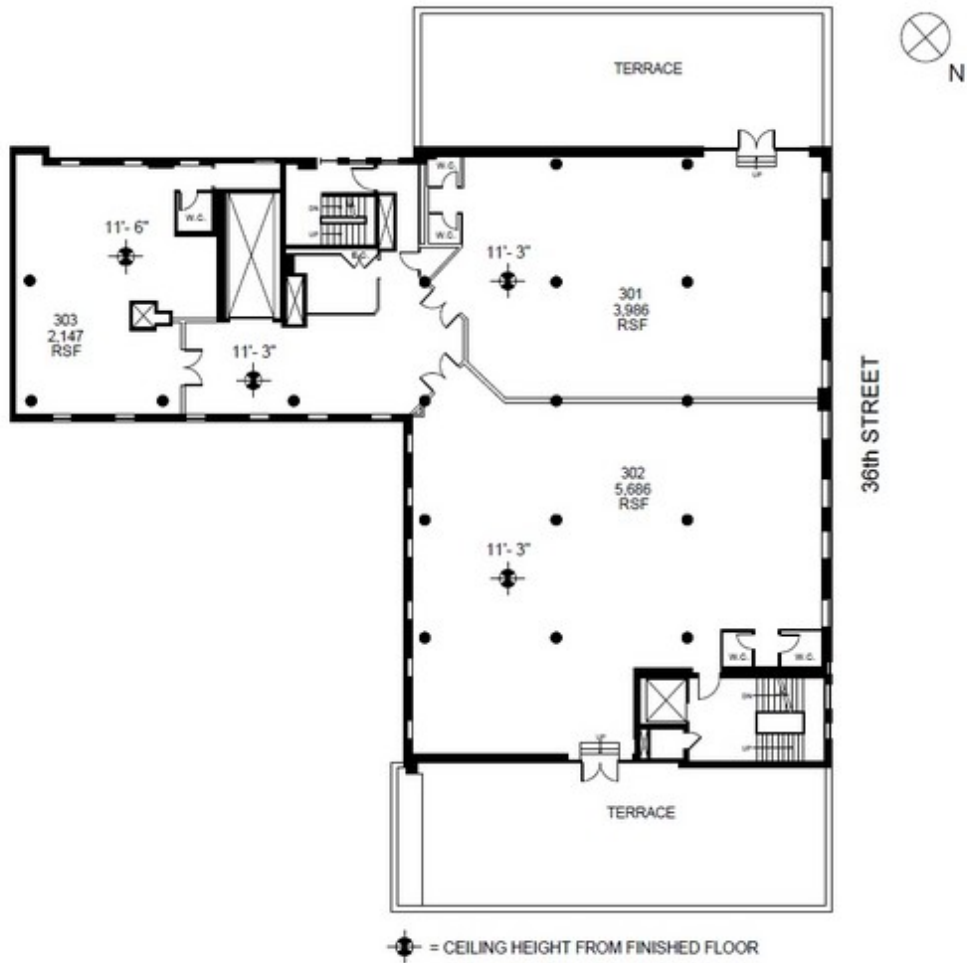


 = CEILING HEIGHT FROM FINISHED FLOOR

35-37 36th Street

Typical Core and Shell Plan Entire 3rd Floor

35-37 36th Street aka Studio Square - Floor 3



35-37 36th Street

Typical Core and Shell Plan Entire 3rd Floor

35-37 36th Street aka Studio Square - Floor 3

