

36-16 13TH STREET, 2ND FLOOR
LONG ISLAND CITY, NEW YORK 11106



MODERNSPACES
Commercial + Investment Division

2,000 SQUARE FEET OF FINISHED OFFICE SPACE FOR RENT
OPTION TO RENT 2,400 SQUARE FOOT PARKING LOT ACROSS THE STREET



Modern Spaces Commercial + Investment Division has been exclusively retained to lease the second floor office space at 36-16 13th Street. The available space is approximately 2,000 square feet and currently configured with a reception desk, conference room, two private offices, open area with cubicles and work stations, two bathrooms, kitchen, and a storage closet. The space is renovated and move-in ready for any tenant looking for office space. The second floor has a separate entrance from the ground floor tenant and is already equipped with an intercom and buzzer system. An option exists to rent a 2,400 square foot parking lot across the street at 36-03 13th Street. See page 3 for location relative to 36-16 13th Street.

ASKING \$6,000/MONTH

EVANDANIELRE.COM



MODERNSPACES
Commercial + Investment Division

CONTACT

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Director of Sales

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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. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE LESSEE SHOULD CAREFULLY VERIFY SQUARE FOOTAGES, AND ALL OTHER INFORMATION HEREIN.

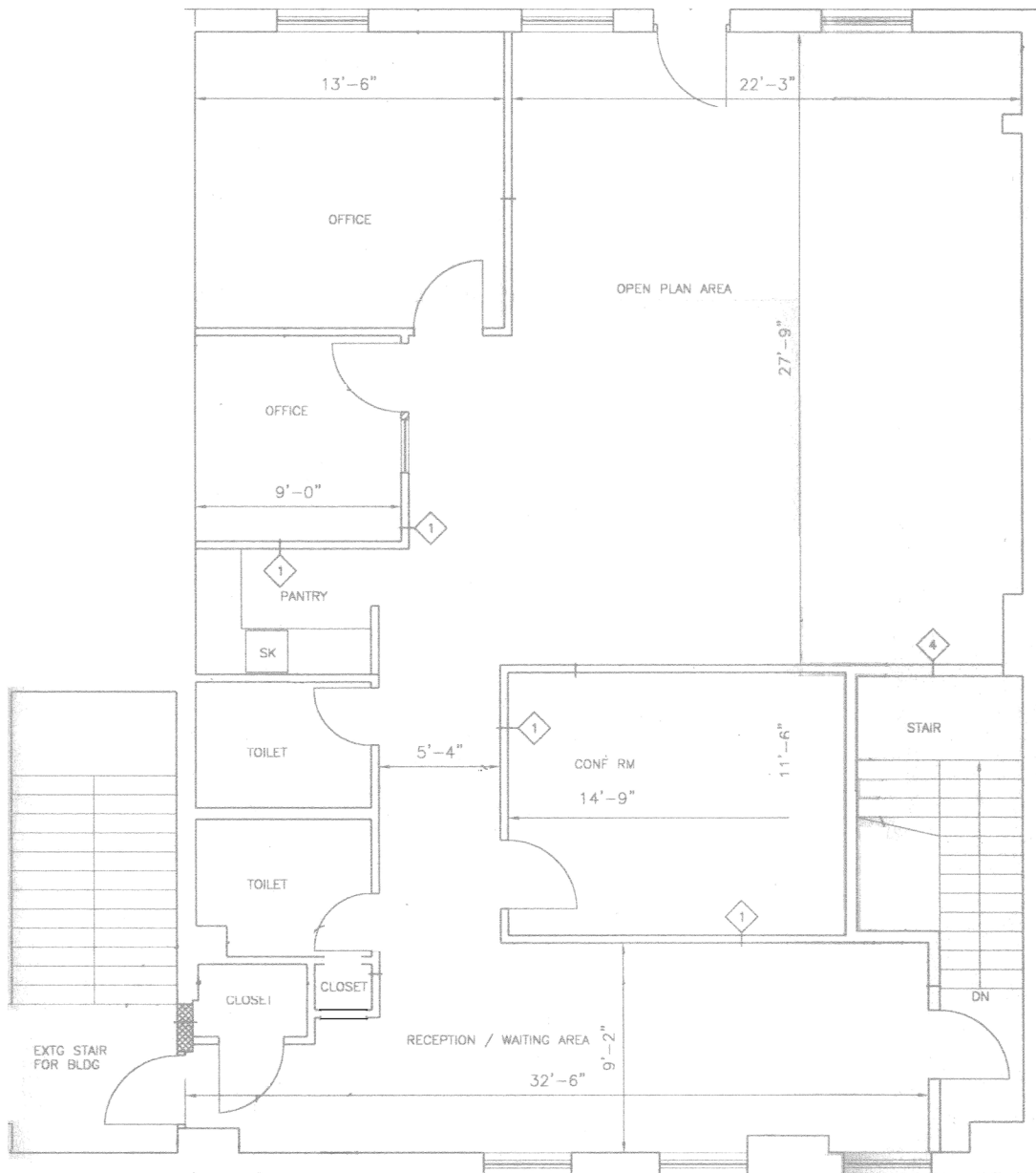
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* Floor plan layout is approximate

SECOND FLOOR PLAN

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Finished Office For Rent - 36-16 13th Street

Available Parking For Rent - 36-03 13th Street

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