

**FITNESS/MEDICAL/NEW DEVELOPMENT/OFFICE/STREET RETAIL**

# 27-21 44TH DRIVE

Between Thompson and Jackson Avenues

**LONG ISLAND CITY**

QUEENS | NY

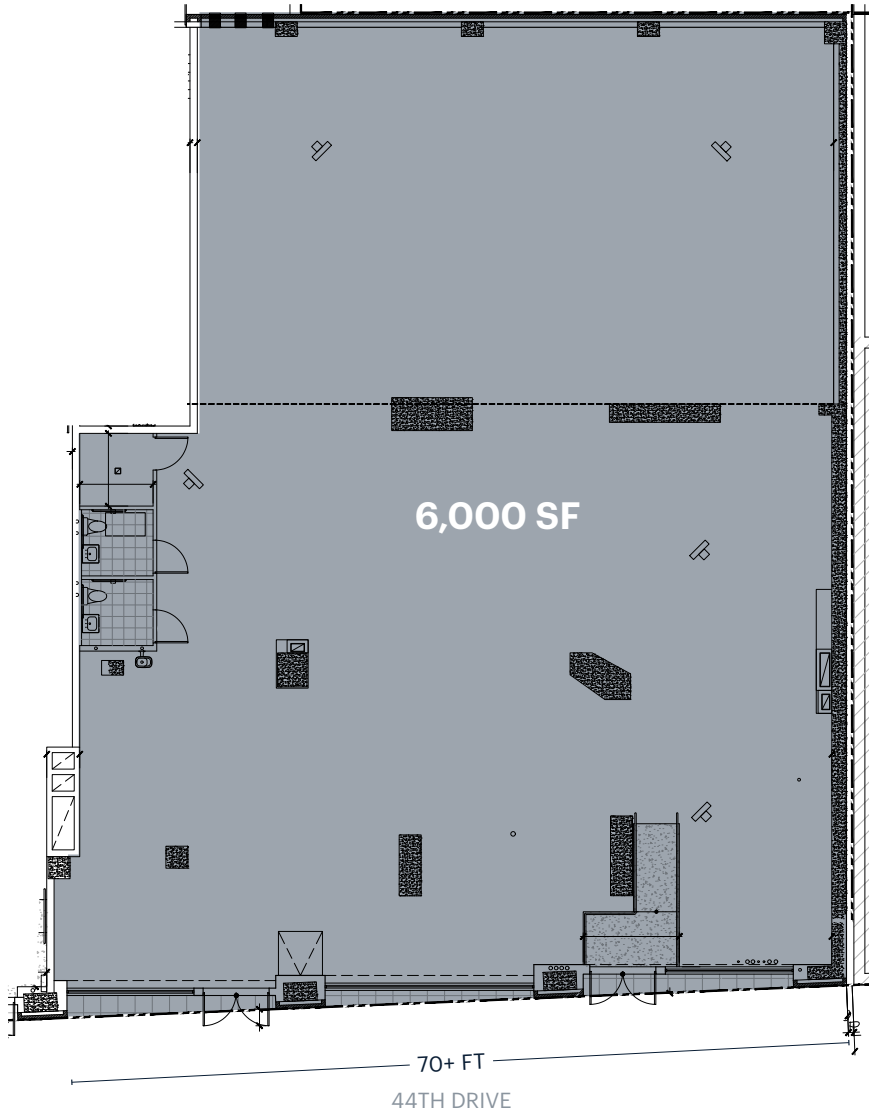
**6,000 SF**

For Lease



# SPACE DETAILS

## GROUND FLOOR



## LOCATION

East side of 44th Drive between Thompson and Jackson Avenues

## SIZE

Ground Floor 6,000 SF

## FRONTAGE

44th Drive 70+ FT

## CEILING HEIGHTS

Ground Floor 15 FT

## STATUS

New construction (The Harrison)

## RENT

TBD

## TERM

Negotiable

## POSSESSION

Immediate

## TRANSPORTATION

2019 Ridership Report

### Queens Plaza

Annual	4,334,290
Weekday	14,298
Weekend	12,799



### Court Square

Annual	7,033,377
Weekday	23,600
Weekend	19,074



## NEIGHBORS

Sweetgreen, Starbucks, CitiBank, City Chemist, Xian Famous Foods, Chipotle, Target (coming 2023), Tacombi, Spear Physical Therapy

## COMMENTS

Situated steps away from Jackson Ave and the heart of Court Square

50+ feet of highly visible frontage surrounded by 11,000+ residential units and 1M SF of office space

All non-cooking uses considered

Surrounded by almost 25,000 residential units, with an additional approximate 12,000 units under construction

Over 10 million square feet of office space in the immediate vicinity

## AREA RETAIL



## CONTACT EXCLUSIVE AGENT

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