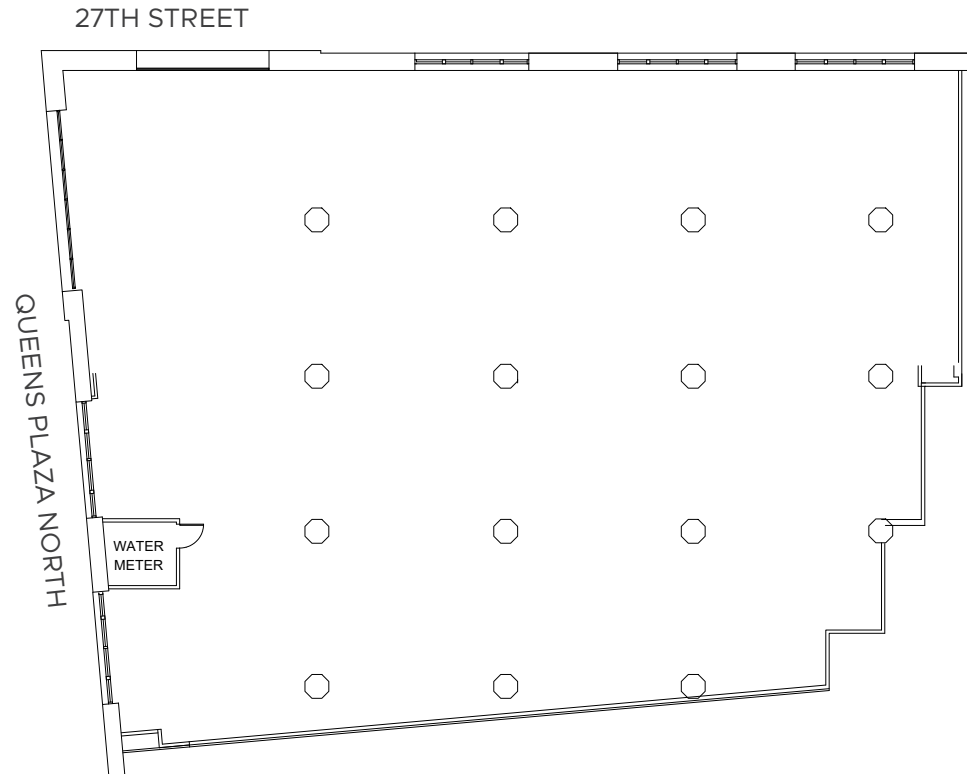
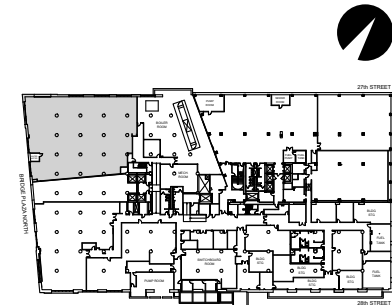


Suite LL109 – 12,064 RSF

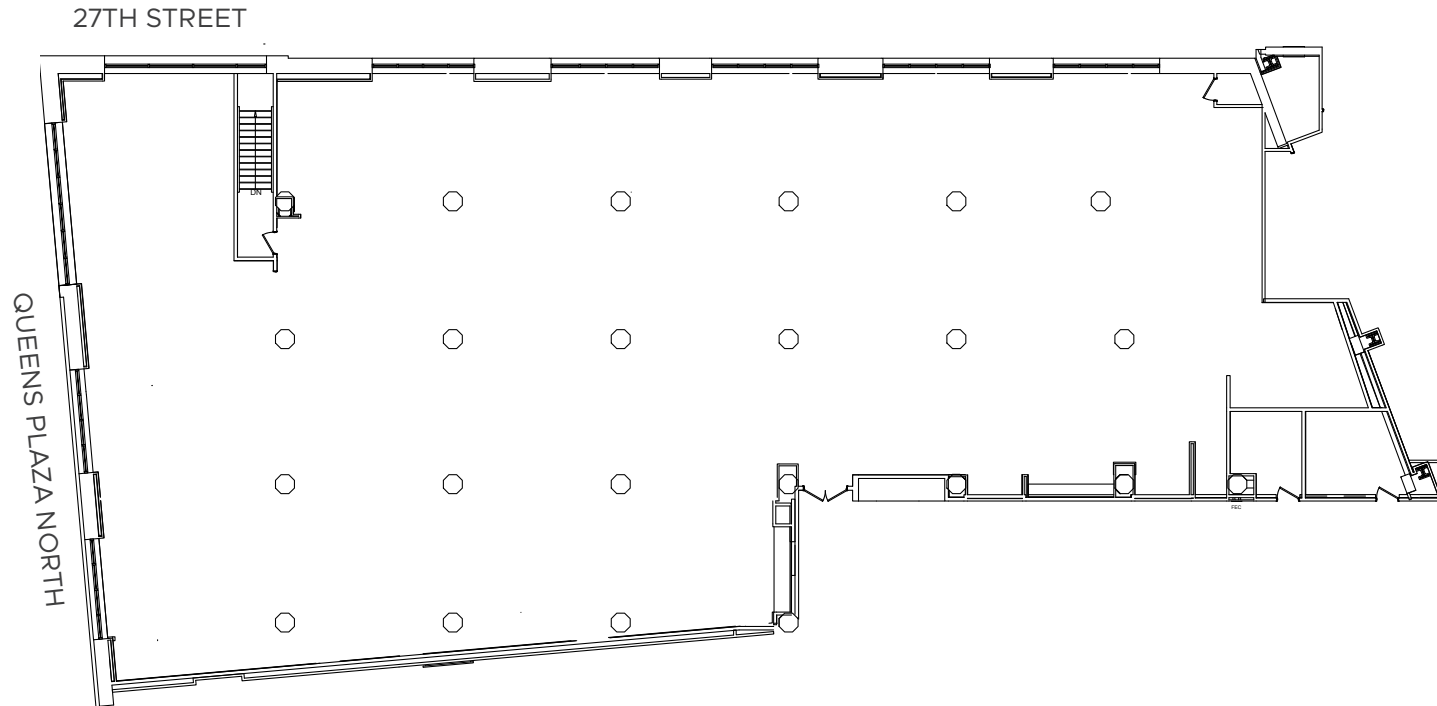


SPACE FEATURES

- Prime office or retail opportunity
- Due to a change in elevation, the second floor is directly connected to the lower level
- Can be combined with the second floor suite 255 for a total 30,408 RSF
- Lower Level includes window frontage
- Steps from the N, R, W, G, E, M, F and 7 trains with quick connection to all major subway lines, the LIRR, Grand Central, Penn Station, Hudson Yards, and Brooklyn
- Dynamic LIC mixed-use, live-work neighborhood

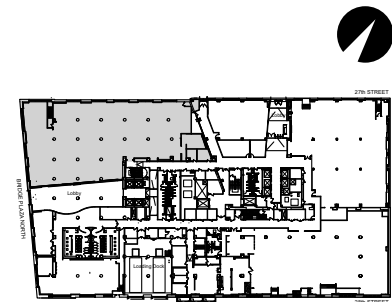


2nd Floor Suite 225: 18,344 RSF



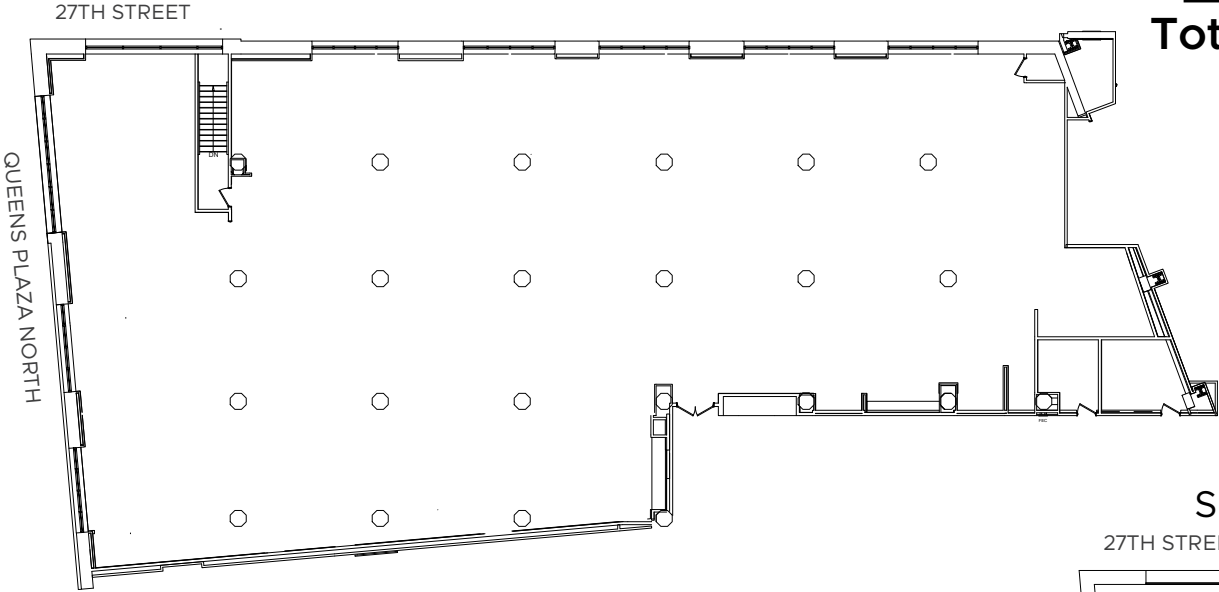
SPACE FEATURES

- Prime office or ground floor retail opportunity
- Due to a change in elevation, the second floor is directly connected to the lower level
- Can be combined with the suite LL109 for a total 30,408 RSF
- High ceilings provide abundant natural light
- Steps from the N, R, W, G, E, M, F and 7 trains with quick connection to all major subway lines, the LIRR, Grand Central, Penn Station, Hudson Yards, and Brooklyn
- Dynamic LIC mixed-use, live-work neighborhood

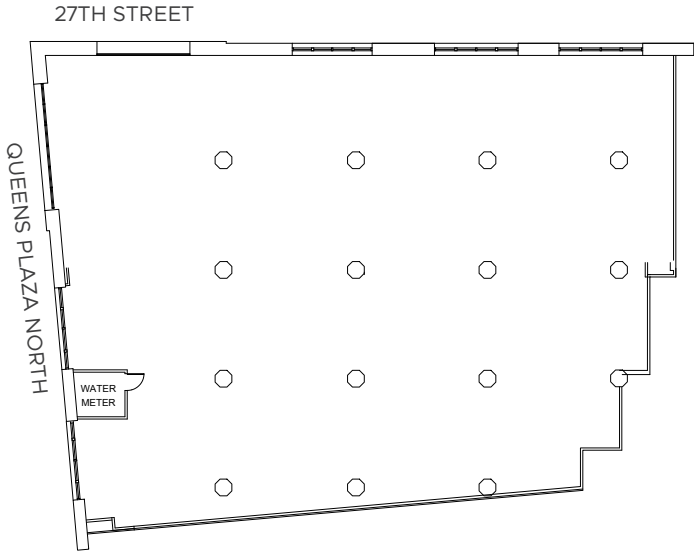


2nd Floor Suite 225: 18,344 RSF
 Lower Level 109: 12,064 RSF
Total Contiguous: 30,408 RSF

Suite 225 – 18,344 RSF



Suite LL109 – 12,064 RSF



SPACE FEATURES

- Prime office or ground floor retail opportunity
- Due to a change in elevation, the second floor is directly connected to the lower level
- High ceilings provide abundant natural light
- Lower Level includes window frontage
- Steps from the N, R, W, G, E, M, F and 7 trains with quick connection to all major subway lines, the LIRR, Grand Central, Penn Station, Hudson Yards, and Brooklyn
- Dynamic LIC mixed-use, live-work neighborhood



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