

11-17 43RD AVENUE

LONG ISLAND CITY | NEW YORK

10,500 SF FREE-STANDING OFFICE AND FLEX BUILDING WITH PARKING
AVAILABLE IMMEDIATELY — FOR LEASE

Colliers

For Lease Colliers
Office/Flex Building

11-17



EXECUTIVE SUMMARY

Colliers is pleased to present 11-17 43rd Avenue, a rare opportunity to lease a 10,500 SF free-standing office and flex building with a 7,000 SF private parking lot in the heart of Long Island City.

Located just off the Queensboro Bridge and within walking distance of Court Square and Queensboro Plaza, this property offers unmatched visibility, connectivity, and convenience for businesses seeking a strategic NYC location.

The building has recently undergone nearly \$2 million in capital improvements, delivering a turnkey environment with modern finishes, advanced security systems, and a modern elevator serving all floors. With its dual street frontage, designated loading area, and flexible layouts across three levels, the property is ideally suited for companies that value both professional office space and efficient operations.

In today's Long Island City market, where demand for flexible office and commercial space continues to grow, 11-17 43rd Avenue stands out as a unique, move-in-ready asset that combines prime location, rare parking capacity, and high-quality construction in one of New York's most dynamic business districts.



PROPERTY HIGHLIGHTS



BUILDING SIZE:	10,500 SF across three floors
PARKING LOT:	7,000 SF private corner lot with 106 ft and 49 ft frontage
CONSTRUCTION:	Masonry building with nearly \$2 million in recent capital improvements
ZONING:	M1-4, flexible office, flex, and commercial uses
VISIBILITY:	Over 150 feet of dual street frontage for branding and signage
PARKING ASSET:	Rare 7,000 SF lot for staff, clients, or fleet vehicles
TURNKEY CONDITION:	Fully built-out offices with modern finishes, conference space, modern elevator, and advanced security
LOADING AND LOGISTICS:	Modern elevator serving all floors plus one drive-in door

INTERIOR LAYOUT:

LOWER LEVEL: 5,000 SF flexible commercial space with 2,750 SF office space with private driveway, HVAC, and natural light

GROUND FLOOR: 2,750 SF office with conference room and separate vestibule

SECOND FLOOR: 2,750 SF private offices with natural light and central HVAC

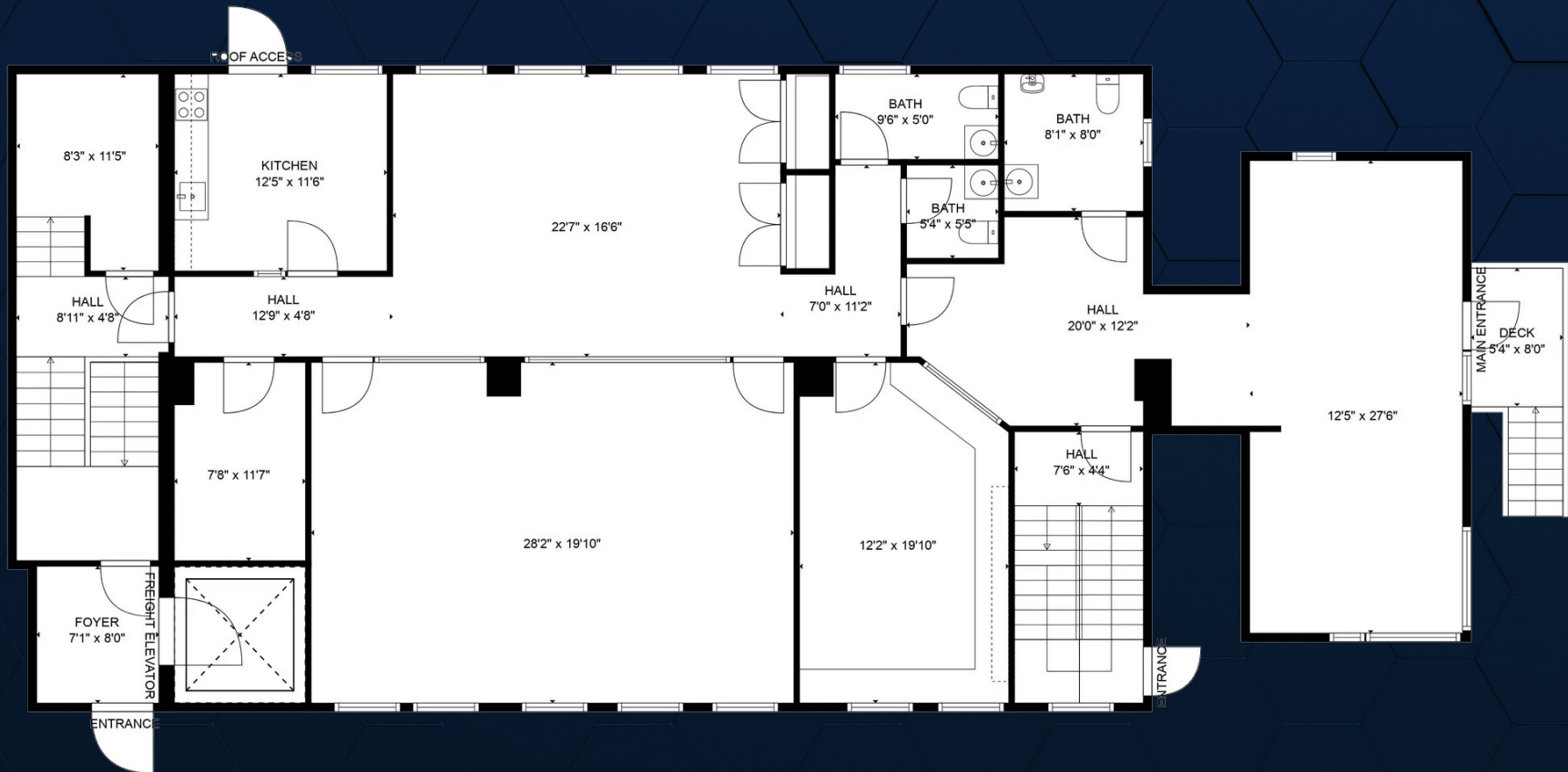
TRANSIT ACCESS:

- **Subway:** 5-minute walk to Court Square (E, M, G, 7) and Queensboro Plaza (N, W, 7) stations
- **Bus:** Nearby routes include Q32, Q60, Q101, and B32, connecting Queens, Manhattan, and Brooklyn
- **Connectivity:** Immediate access to the Queensboro Bridge, Midtown Tunnel, I-495, and major thoroughfares into Manhattan and Long Island

NEIGHBORHOOD AMENITIES: Steps from Long Island City's dining, bars, and cultural scene, including MoMA PS1, Gantry Plaza State Park, and a growing mix of restaurants and cafes



FIRST FLOOR — 2,750 SQUARE FEET

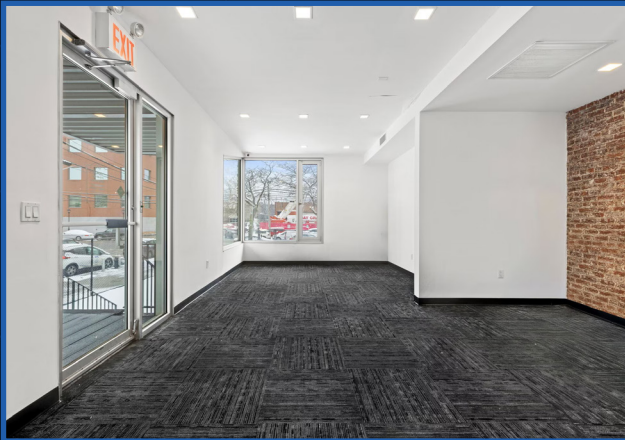


SECOND FLOOR — 2,750 SQUARE FEET



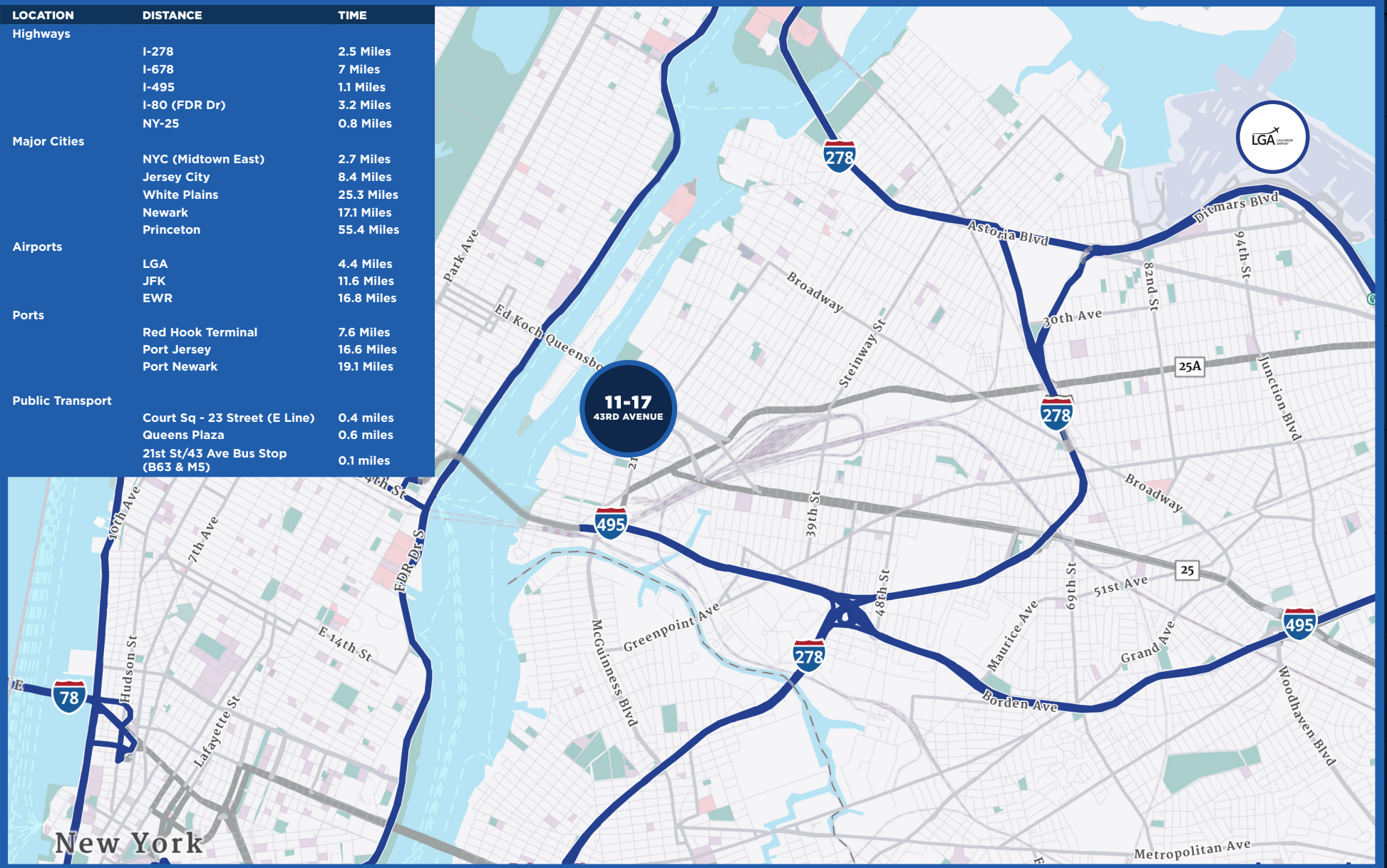
LOWER LEVEL — 5,000 SQUARE FEET





AREA MAP

DRIVE TIMES/DISTANCES



LOCATION DEMOGRAPHICS



23,851
ESTIMATED
POPULATION
2024



11,798
ESTIMATED
HOUSEHOLDS
2024



\$148,311
AVERAGE
HOUSEHOLD INCOME
2024



63.8%
LABOR
FORCE
2024

0.5 MILE



297,787
ESTIMATED
POPULATION
2024



156,767
ESTIMATED
HOUSEHOLDS
2024



\$212,747
AVERAGE
HOUSEHOLD INCOME
2024



79.2%
LABOR
FORCE
2024

1 MILE



886,438
ESTIMATED
POPULATION
2024



454,860
ESTIMATED
HOUSEHOLDS
2024



\$210,282
AVERAGE
HOUSEHOLD INCOME
2024



82.5%
LABOR
FORCE
2024

2.5 MILES

AVAILABLE FOR LEASE

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