

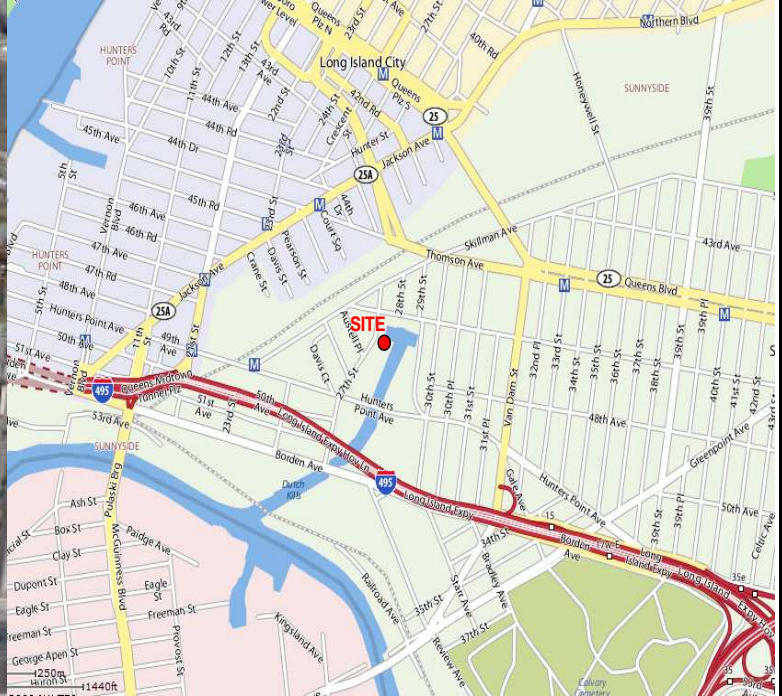
AVAILABLE

47-25 27th Street, Long Island City, New York 11101

AERIAL VIEW



AREA MAP



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BUILDING SPECIFICATIONS

- GROUND FLOOR APPROX. 15,000 SQ. FT.
- 2ND FLOOR APPROX. 3,000 SQ. FT.
- ASKING \$12.00 PER SQ. FT.

DEMOGRAPHICS

<u>Radius</u>	<u>1/4 Mile</u>	<u>1/2 Mile</u>	<u>1 Mile</u>
Population	401	3,329	41,371
# of Households	27	1,009	16,299
Avg. HH Income	\$66,484	\$63,682	\$53,777



August 27, 2009

Subject to errors, omissions, changes or withdrawal without any prior notice

INFORMATION

AVAILABLE SPACE:	15,000 square feet – Ground floor 3,000 square feet – 2 nd floor
OFFICE SPACE:	Approx. 3,000 square feet
POWER:	Heavy amps
HEAT:	Gas – separate meter
A/C:	Office space
ELECTRIC:	Separate meter
CEILING HEIGHT:	15,000 +/- sq. ft. – 18' Clear 3,000 +/- sq. ft. -10' dropped ceiling with A/C
LOADING:	Two (2) 40 foot interior loading docks
PARKING:	On-site parking for approx. 15 cars
RENTAL RATE:	\$12.00 per square foot
TAXES:	Prorata share of increases over base
COMMENTS:	<ul style="list-style-type: none">• Located just off Hunters Point Avenue• Walk to bus• Close proximity to the Long Island Expressway



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