



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



12-03 REDFERN AVENUE

FAR ROCKAWAY, NY 11691

New Construction - 5,700 RSF Office/Commercial Space

with off street secured parking,
private patio and rooftop access.

TYPE

Office / Commercial



SQUARE FT.

5,700 RSF



ZONING

M1-1

PARCEL ID



15529

BLOCK



65

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

FEATURES

- New Construction
- Size - 5,700 RSF
- Entire third floor of a 3-story building
- Lobby area with glass atrium to passenger elevator serving all floors and the roof
- Abundant natural light on all four exposures
- Open floor plan can finish to suit
- Private terrace approx. 440 Sq. Ft.
- Roof access - finished for outdoor usage
- Tenant controlled HVAC - separate utility meters
- Secure off street parking for 5 cars
- ICAP real estate tax abatement
- Walking distance to subway and LIRR
- January 2023 Delivery



TRANSPORTATION



**FAR ROCKAWAY -
MOTT AVE**



**3 MINS TO
NASSAU EXPY**

**6 MINS TO BEACH
CHANNEL DR**

**10 MINS TO
ROCKAWAY
FREEWAY**

**10 MINS TO JFK
AIRPORT**



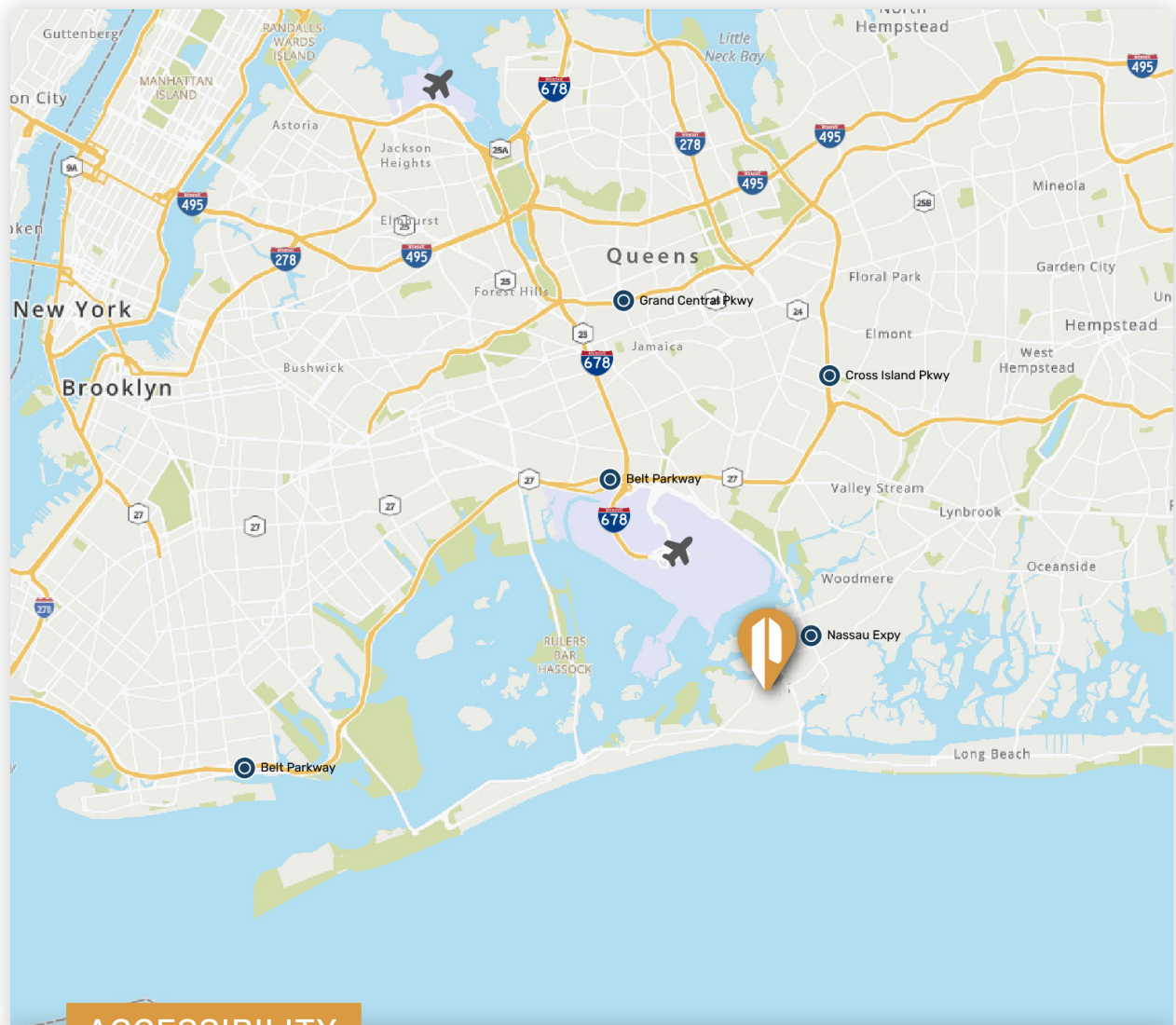
**Q114: BAYVIEW
AVE/MONROE ST**



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

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ACCESSIBILITY

1	NASSAU EXPRESSWAY	.6 MI	5	BELT PARKWAY	8 MI
2	BEACH CHANNEL DR	1 MI	6	VAN WYCK EXPY (I-678)	8 MI
3	ROCKAWAY FREEWAY	2 MI	7	LONG ISLAND EXPY (I-495)	10 MI
4	JFK AIRPORT	6.2 MI			



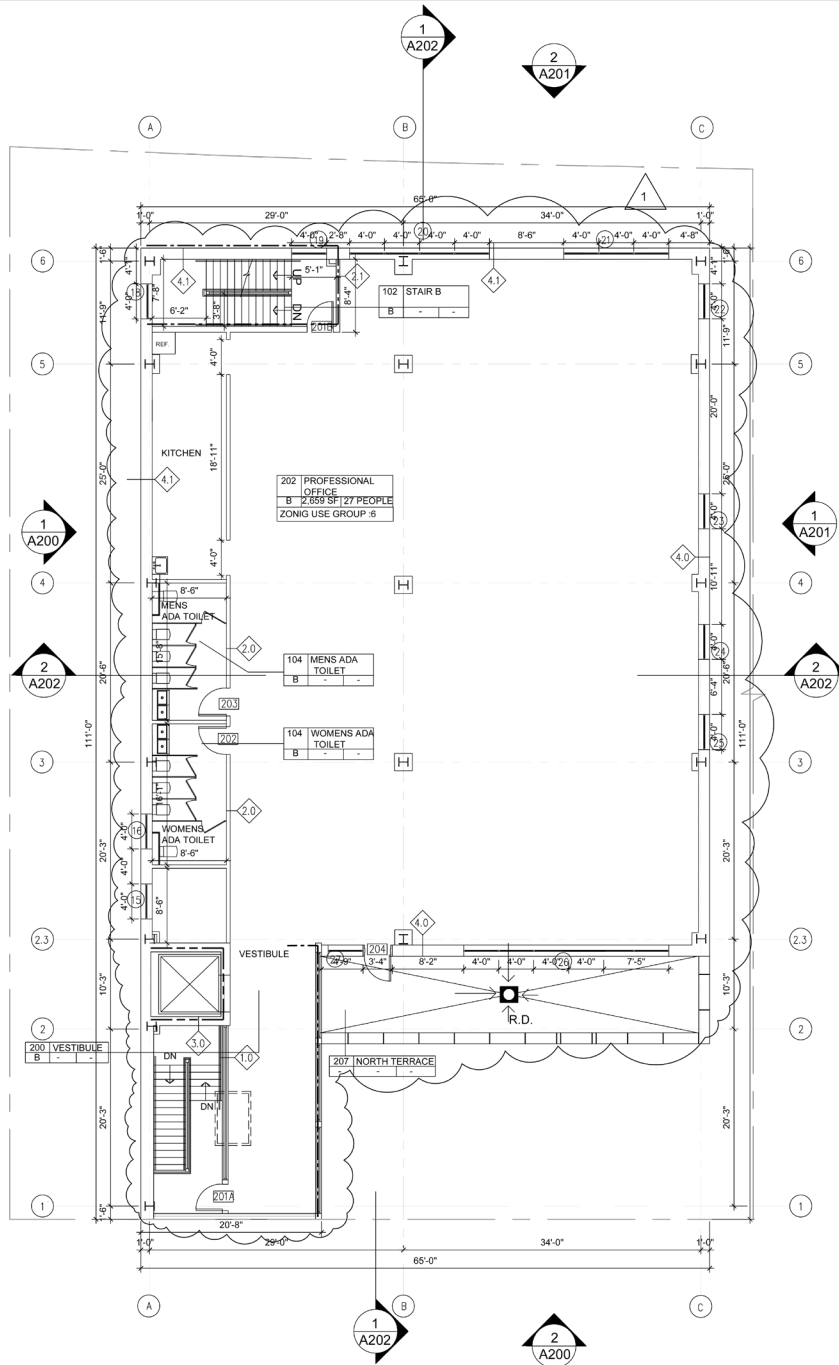
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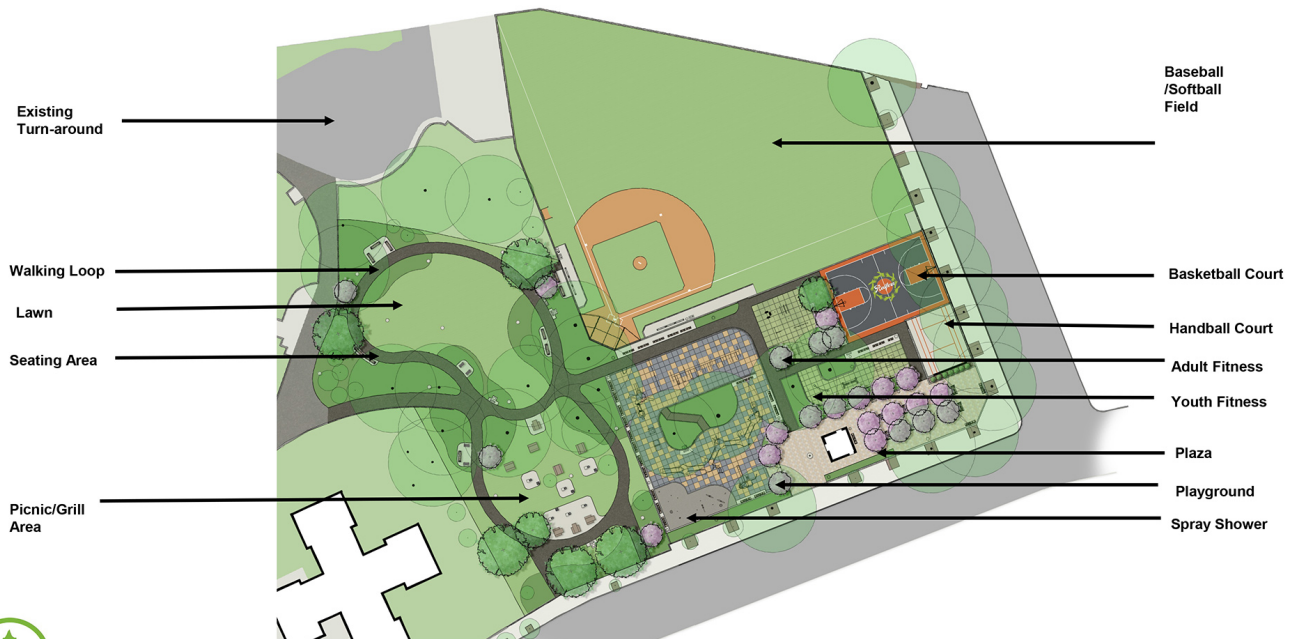
FLOOR PLAN - 2ND FLOOR



2 SECOND FLOOR PLAN
A101 SCALE: 1/8"=1'-0"

CONSTRUCTION FENCE D.O.B. JOB NUMBER Q00416648-11	DOB NOW MECHANICAL SYSTEMS Q00442461-11	DOB NOW PLUMBING FILING Q00421477-11	DOB NOW SPRINKLER FILING Q00501535-11	CURB CUT D.O.B. JOB NUMBER Q00416640-11
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NEARBY



Neighborhood Development – Far Rockaway Rezoning Redfern Playground and Houses | Schematic Design

New \$9 million renovation to Redfern Playground/
Park directly opposite this development to be
completed 1Q 2023.



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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