



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SUBLEASE



25-44 BOROUGH PLACE

WOODSIDE, NY 11377

Discounted Sublease Opportunity

12,000 Sq. Ft. of Beautifully
Finished Offices.
14 Underground Parking Spaces.

Type
Office



SQUARE FOOT
12,000_{RSF}



ZONING
M1-1



MINUTES TO
**GRAND CENTRAL PKWY
QUEENSBORO BRIDGE
BROOKLYN QUEENS EXPY**



PARCEL ID
1017
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.

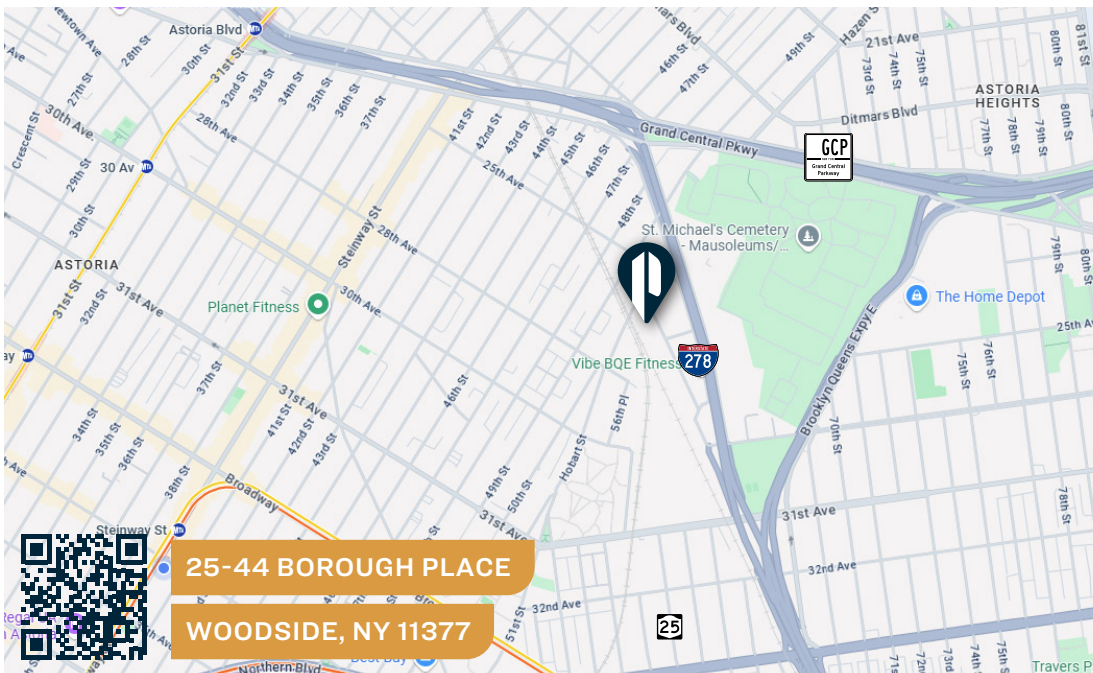
Property Overview

Features

- **12,000 Sq. Ft. 2nd Floor Office**
 - Full HVAC
 - Conference Room
 - Full Kitchen
 - Elevator
 - Open Bullpen Area
 - Multiple Private Offices
- **14 Underground Parking Spaces**
 - 7' Ceiling Height
 - Clean Space
 - Elevator to 2nd Floor Offices
- **Sublease Expires: 11/30/2032**
- A Longer-Term Option is Available
- Exterior Signage Available



CONFERENCE ROOM




25-44 BOROUGH PLACE

WOODSIDE, NY 11377

TRANSPORTATION

E F NORTHERN BLVD
M R

 GRAND CENTRAL PKWY
QUEENSBORO BRIDGE
BQE

 **Q18:** HOBART ST/ 30TH AVE
Q19: ASTORIA BLVD/49 ST



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.

PICTURES



OPEN BULLPEN AREA



**PINNACLE
REALTY**
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



BRENDAN BURKE
Associate Broker
bburke@pinnaclereny.com
718-371-6403



DAVID JUNIK
Partner
djunik@pinnaclereny.com
718-371-6406



PAUL BRALOWER
Associate Broker
pbralower@pinnaclereny.com
718-371-6402



STEPHEN J. ADAMS
Executive Vice President
sja@hokansoninc.com
317-633-8063