



**21-07**  
**41ST AVENUE**  
**LONG ISLAND CITY**

**47,000 RSF AVAILABLE**  
**RENOVATED PREMIUM**  
**LONG ISLAND CITY**  
**LOFT SPACE**



**OFFICE**  
**CREATIVE**  
**SHOWROOM**  
**WAREHOUSING**  
**RESEARCH & DEVELOPMENT**  
**MEDICAL**  
**MANUFACTURING**

**FULL FLOOR OR DIVISIONS**  
**WHITE-BOX DELIVERY**  
**NATURAL LIGHT FROM 4 EXPOSURES**  
**TENANT CONTROLLED HVAC**  
**BRAND NEW LOBBY**  
**HIGH CEILINGS**  
**LARGE WINDOWS**  
**HEAVY FLOOR LOAD CAPACITY**  
**OVERSIZED ELEVATORS**  
**LOADING DOCKS**

**LOCATED IN THE EPICENTER OF LIC**  
**& TWO  TRAIN STOPS FROM MANHATTAN**

**FULL FLOOR AVAILABLE**  
**20,000 RSF**

**PARTIAL FLOORS WITH**  
**FLEXIBLE DIVISIONS FROM**  
**2,500 RSF**

POTENTIAL TO QUALIFY  
FOR CERTAIN LONG ISLAND CITY  
BUSINESS INCENTIVE PROGRAMS

FOR LEASING INFORMATION & TOURS PLEASE CONTACT EXCLUSIVE AGENTS



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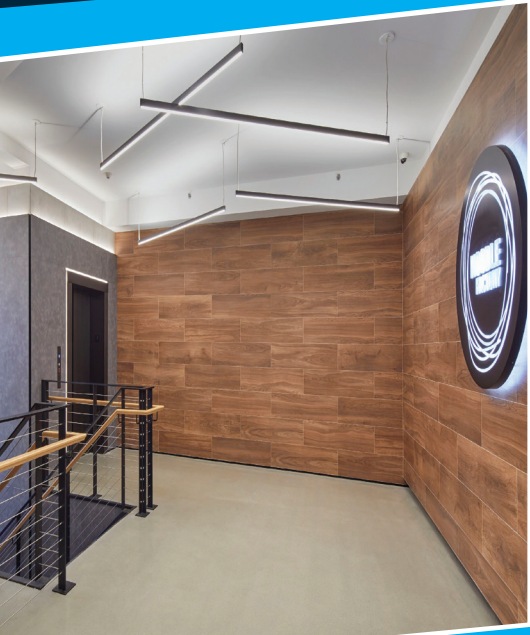


[thenoodlefactorylic.com](http://thenoodlefactorylic.com)



**21-07  
41ST AVENUE  
LONG ISLAND CITY**

**60,000+ RSF AVAILABLE  
CREATE YOUR OWN SPACE  
IDEAL CORPORATE HEADQUARTERS**



**FLEX INDUSTRIAL  
MEDICAL / BIO-TECH / R&D  
SCHOOLS & CLASSROOMS  
TRAINING CENTERS  
INSTITUTIONS  
TRADE ORGANIZATIONS  
CREATIVE OFFICE**

- FULL FLOOR OR DIVISIONS
- WHITE-BOX DELIVERY OR BUILD-TO-SUIT
- NATURAL LIGHT FROM 4 EXPOSURES
- TENANT CONTROLLED HVAC
- BRAND NEW LOBBY
- HIGH CEILINGS
- LARGE WINDOWS
- HEAVY FLOOR LOAD CAPACITY
- OVERSIZED ELEVATORS
- LOADING DOCKS

LOCATED IN THE EPICENTER OF LIC  
& TWO  TRAIN STOPS FROM MANHATTAN

**LARGE CONTIGUOUS BLOCKS  
60,000+ RSF**

**FULL SINGLE FLOORS  
AVAILABLE FROM  
20,000 RSF**

POTENTIAL TO QUALIFY  
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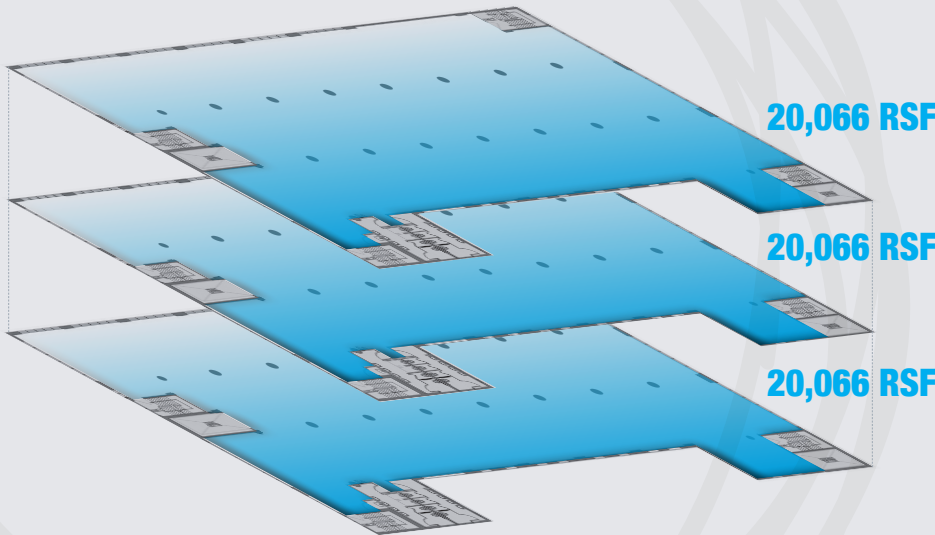


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LONG ISLAND CITY**

**60,000+ RSF AVAILABLE  
CREATE YOUR OWN SPACE  
IDEAL CORPORATE HEADQUARTERS**



**60,000 RSF**  
LARGE CONTIGUOUS BLOCKS AVAILABLE

**40,000 RSF**  
MULTI-FLOOR OFFICE OR INDUSTRIAL

**20,000 RSF**  
FULL FLOOR IMMEDIATE AVAILABILITY

**CREATE YOUR  
OWN SPACE  
@NOODLE  
FACTORY**

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# 21-07 41ST AVENUE LONG ISLAND CITY

## EPICENTER OF LIC STEPS TO TRAIN STATION & QUEENSBORO BRIDGE 8 MINUTES FROM MANHATTAN



- 21<sup>st</sup> - Queensbridge
- Queensborough Plaza
- 41<sup>st</sup> Ave / 21<sup>st</sup> Street
- 2.8 miles to Grand Central

**20,000 RSF**  
FULL FLOOR IMMEDIATE AVAILABILITY

**10,000 RSF**  
PARTIAL FLOORS & DIVISIONS

**2,500 RSF**  
FLEXIBLE SPACE PROGRAMS

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SOLUTIONS

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# **NOODLE FACTORY** **TWO PAGE** **LOFT SPACE FLYER v2**

SEPTEMBER 2020



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## EPICENTER OF LIC STEPS TO TRAIN STATION & QUEENSBORO BRIDGE 8 MINUTES FROM MANHATTAN



21<sup>st</sup> - Queensbridge



Queensborough Plaza



41<sup>st</sup> Ave / 21<sup>st</sup> Street



2.8 miles to Grand Central

**\*20,000 RSF**  
FULL FLOOR IMMEDIATE AVAILABILITY

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HIMMEL+MERINGOFF

