

# FALCHI

BUILDING



# RETAIL OPPORTUNITY

31-00 47TH AVE, LONG ISLAND CITY







## 730,000 SF Office Building in the Heart of Long Island City

### HIGHLIGHTS:

- Outstanding Food Hall, Fast Casual Restaurant, and Retail opportunity at the base of a 730,000 SF office building
- Short walk from Court Square and the E,M,7,G subway lines
- Excellent accessibility to Manhattan, Greenpoint and Williamsburg
- Surrounded by over 5,000,000 square feet of office space and LaGuardia Community College
- We clocked approx. 4,000 daily pedestrians at the building
- Ground floor ceiling heights vary 18'-22'
- Loading docks and venting available
- Co-tenants include Juice Press, Doughnut Plant, Fooda, Stolle Bakery, Sans Bakery, L'Arte del Gelato, Uber, Lyft and Tourneau



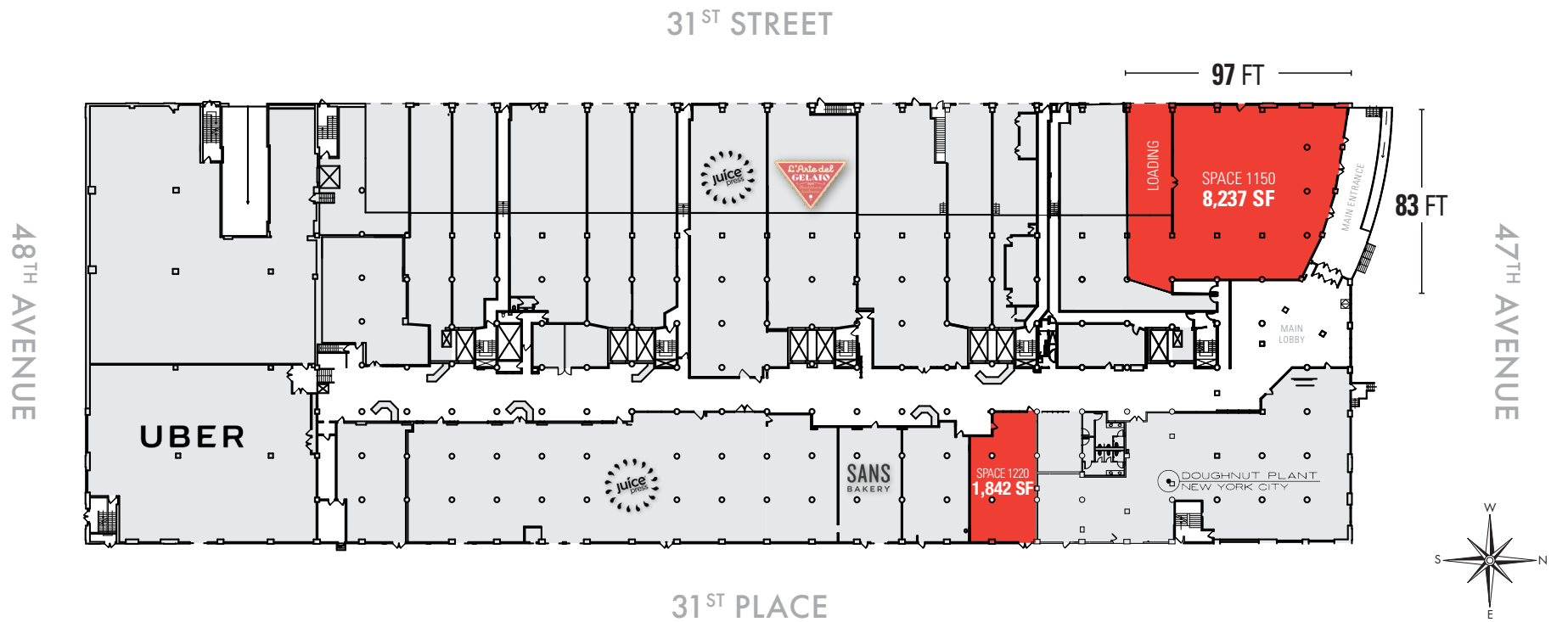
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# GROUND FLOOR PLAN








# Getting To The Falchi Building

SHUTTLE BUS: Free shuttle bus for tenants from Court Square and Hunters Point subway and Railroad Station to building

PARKING: Private garage with 135 parking spaces

 **7 MIN WALK**

 **4 MIN WALK**

 **DOCK AT BLDG**



A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.





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For more information, please contact:

MICHAEL AZARIAN | **212 841 7831**  
michael.azarian@cushwake.com

JAMES ARIOLA | **212 698 2572**  
james.ariola@cushwake.com

MITCHELL A. ARKIN | **212 841 7522**  
mitchell.arkin@cushwake.com



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