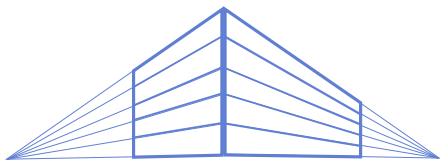


BRIDGE HOUSE LIC

PLUG-AND-PLAY
FLEX SPACE
WITH PARKING
MINUTES FROM
MANHATTAN

53-01 11TH STREET, LIC





BRIDGE HOUSE LIC, LLC

Bridge House LIC offers 11,450 square feet of newly renovated workspace in a once-industrial building in Long Island City. Open layouts drenched in natural light are paired with a host of swift commute options, including onsite tenant parking, making Bridge House LIC the ideal alternative to an overcrowded Manhattan. Nestled in a neighborhood packed with culturally diverse restaurants, gourmet cafes, and an unrivaled nearby waterfront park, it's hard to imagine a better place to call your own.

Available 11,450 2nd floor office sq ft

Divisions 4,575 sq ft / 6,875 sq ft

Columns 40 ft spacing / Open plan

Elevators 1 passenger

HVAC Central air / Tenant-controlled

Parking Onsite tenant parking

Security Cameras & security guard

Access 24/7 tenant keycard access

Cleaning Common areas

Renovations Fully renovated, including lobby, kitchen, windows, elevator & restrooms



Features

The perfect balance between luxury and affordability, this space is designed with spaciousness and comfort in mind.



Private parking on-site



Digital video intercom & door control system



Contactless bathroom fixtures, flushers, towel dispensers and hand dryers



Keyless entry into building, lobby, and private office suites



Passenger elevator



Dedicated IT/ server room



24/7 on-site security & video surveillance



10' to 14' high ceilings with abundance of natural light



Independent tenant climate-controlled central air



Waterfront location



Fully equipped chef's kitchen, ready for daily use



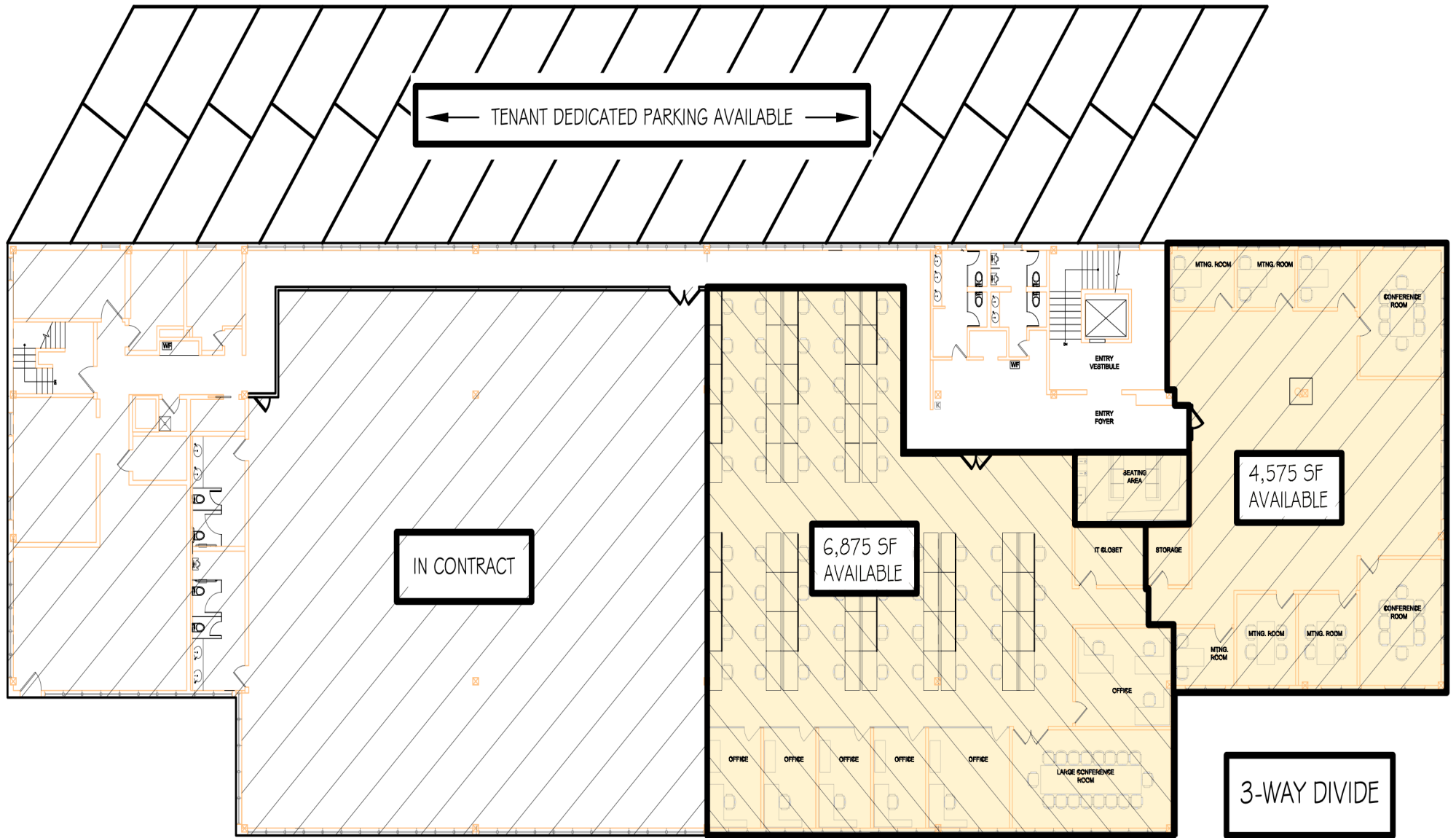
Fully wired high-speed internet & Wi-Fi



Ready-to-use office cubicles



State-of-the-art boardroom



CHOOSE YOUR SPACE

MULTIPLE LAYOUT & DIVISION OPTIONS

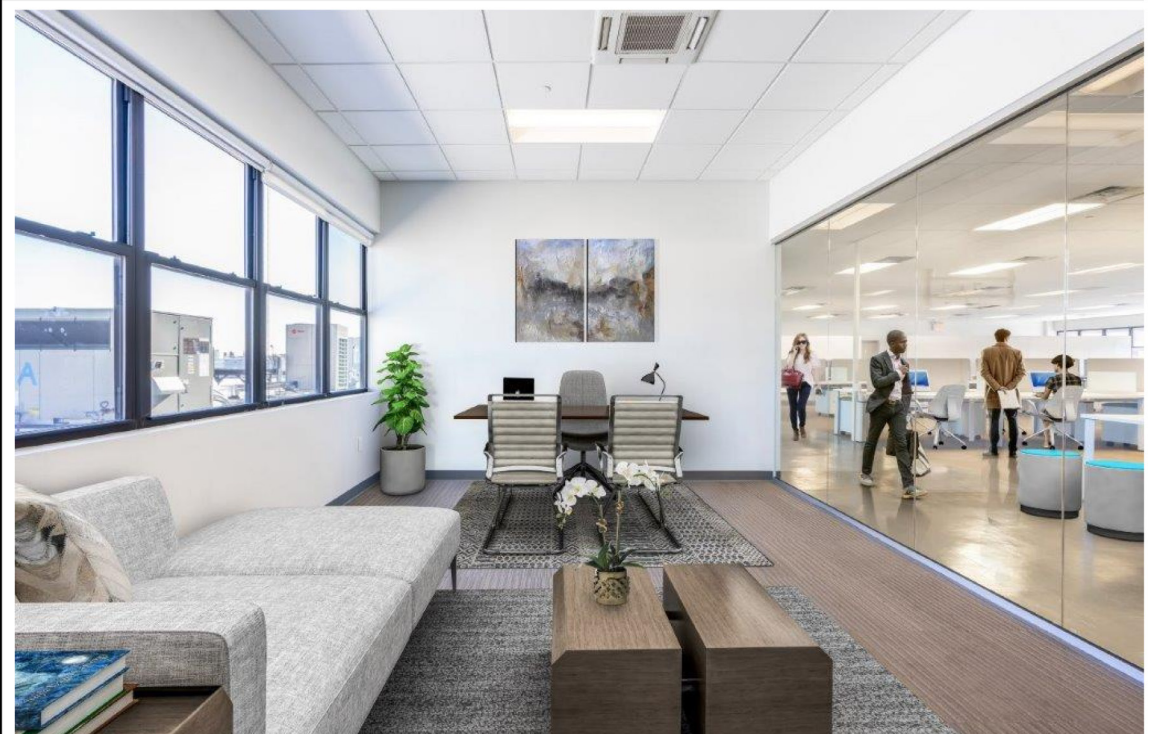


Say goodbye to Manhattan's crowded office spaces. At Bridge House LIC, connection and creativity thrive—enhanced by a prime location, breathtaking waterfront views, and thoughtfully designed amenities.

Step into a move-in ready workspace, fully furnished for seamless productivity. Dedicated cubicles offer structure while maintaining a collaborative environment, and a state-of-the-art boardroom ensures your meetings and presentations run effortlessly.

Expansive open layouts flood the space with natural light, creating an inspiring atmosphere for your team. Take advantage of the on-site chef's kitchen and event space, perfect for gatherings, networking, and daily office use.

With everything in place, Bridge House LIC is designed to help your business thrive from day one.



The Neighborhood



Connect after hours



Feed the masses

BRIDGE HOUSE

The Neighborhood

Hit your marks



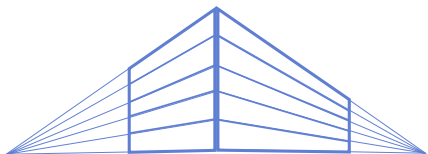
Breathe and unwind

The Neighborhood

Feel the Vibes



Fly away for the day



BRIDGE HOUSE LIC, LLC



CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION & PRICING:

RANEE JABER

Partner

718.729.7474 x135

RJaber@DYRealty.com

MICHAEL MAKRIS

Salesperson

718.729.7474 x116

MMakris@DYRealty.com



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE