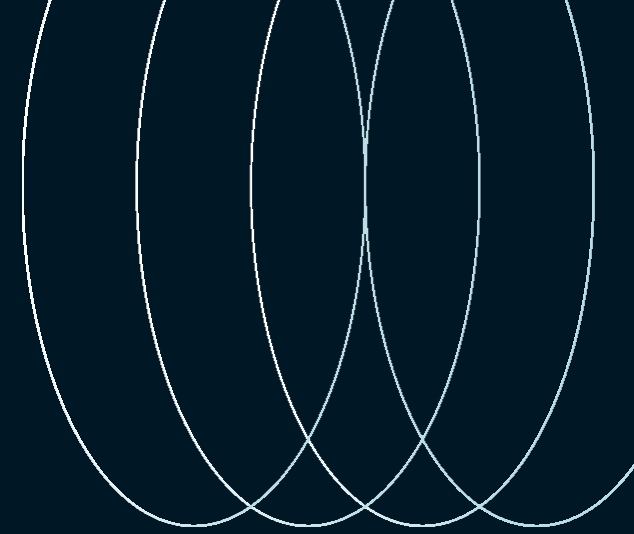
 **JLL** SEE A BRIGHTER WAY

Gaseteria Works

30-10 41st Avenue
Long Island City, NY 11101



Private offices and team suites available for immediate start, accommodating 1-10+ people.

Property highlights

- Gaseteria Works by JLL is the perfect spot in Queens
- Bordering neighborhoods include: LIC, Astoria, Hunters Point, Greenpoint, Sunnyside, Jackson Heights
- Surrounded by great shops, restaurants and cafes
- Access to 5 major subway lines just blocks away
- Easily accessible to LIRR and NYC airports



Fully
furnished



Subway
Nearby



24-hour
access



Meeting room
access



High quality
acoustics



Super fast
WiFi

Jones Lang LaSalle Americas, Inc. License #:
CO508577000



Broker Commission: \$192,120

12-month potential commission available

- Turnkey options available from \$649 - \$4900/month
- 10% first 12 months (calculated on rental only)
- 5% renewal of the space if real estate agent is involved after the initial 12-months
- 5% expansion during first 12 months

Membership inclusions

- Guest co-working and meeting room allowance (20 people max)
- Center address for your business
- Complimentary Wi-Fi (dedicated VLAN access)
- Mail redirection and secretarial services
- Micro-market with fresh food and beverages

Area daytime business population

4,803,528

Source: ESRI, 2022

Nicole Alesi
Nicole.Alesi@jll.com

773 520 7498

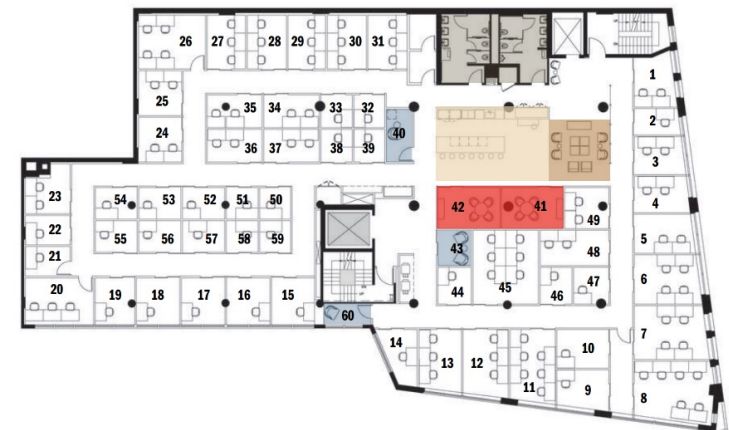


www.gaseteriaworks.com
team@gaseteriaworks.com
[+1 347 773 2137](tel:+13477732137)

First Floor



Second Floor



Now available - Private offices

1-2 People	50 -97 sq. ft.	\$649 - \$2,000
3-4 People	103-160 sq. ft.	\$1,267 - \$3,400
5-6 People	190 -243 sq. ft.	\$2,400 - \$5,100
14+ People	630 & up sq.ft.	\$13,200 +