

# lumen

LIC

RETAIL AVAILABILITY FOR LEASE

Long Island City's latest development, offering retail opportunities at the base of a 938-unit residential tower.

Lumen is located in the heart of the rapidly growing neighborhood, rich in diverse and plentiful array of shopping, dining, cultural and entertainment options.

## LOCATION

23-15 44th Road, Long Island City, NY  
At the NE corner of 23rd St. & 44th Rd.

## ACCESS

Queens Plaza   
Court Sq.

With Court Sq. Station one block away, and Jackson Ave. & Queens Plaza nearby, Lumen is accessible from all parts of New York City.

## POSSESSION

Immediate

## AVAILABLE SPACE

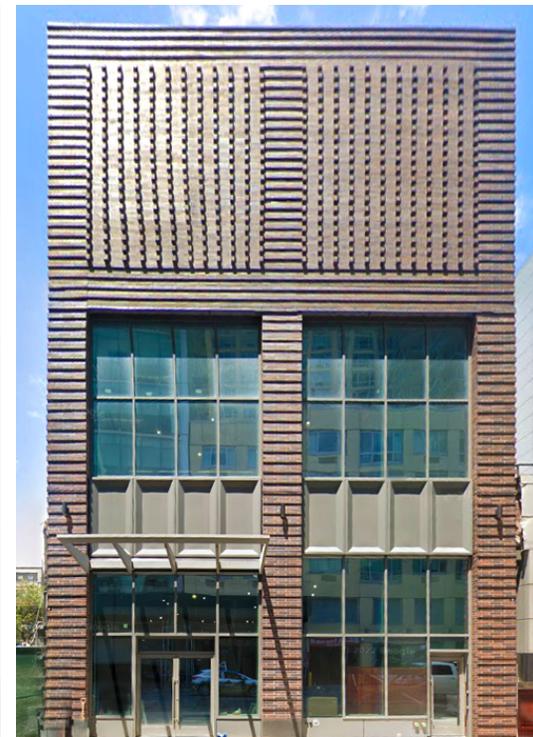
Availability	Ground Floor	Lower Level	Frontage
<b>Retail 1</b>	2,882 sf	1,688 sf	122' wraparound
<b>Retail 2</b>	2,432-5,397 sf	4,106 sf	370' wraparound

## 43-16 24TH STREET | Adjacent stand-alone building

Ground Floor	2nd Floor	Lower Level	Frontage
1,532 sf	1,558 sf	1,540 sf	40'8" on 24th St.
Note: Electrical: 400A 120/208V; No gas service			



EAST VIEW - 24TH STREET

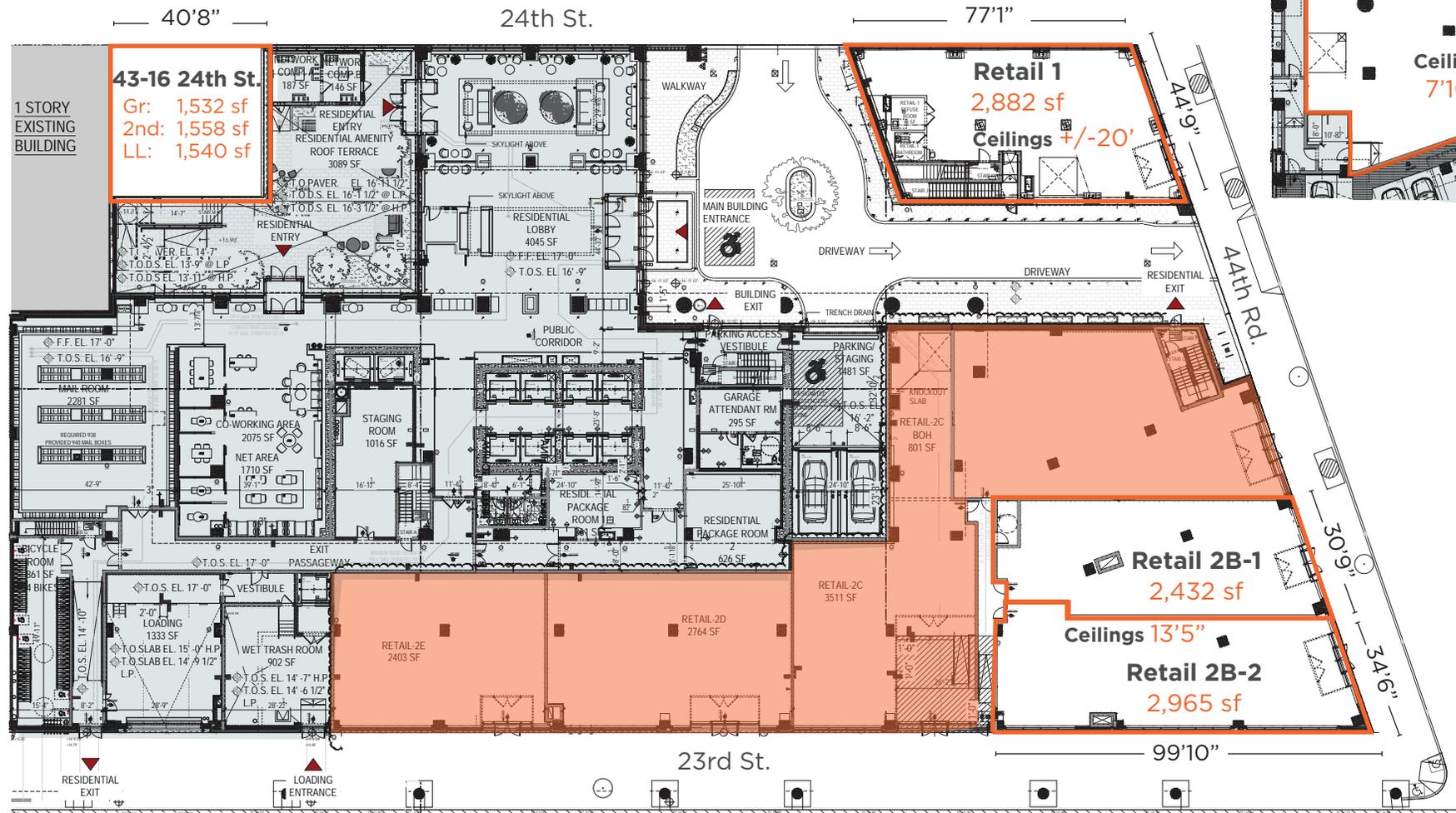


43-16 24TH STREET

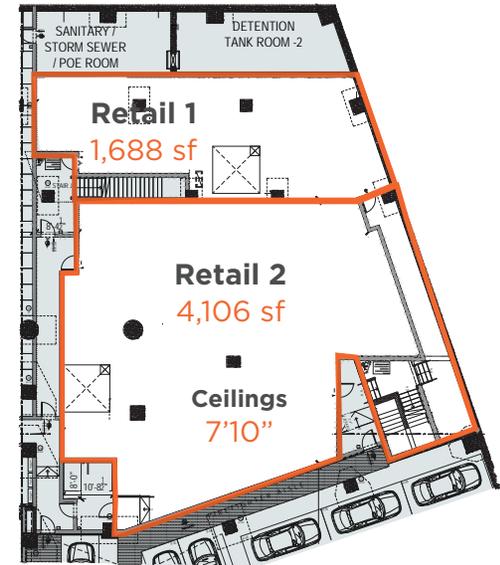
## CEILING HEIGHTS

Ground Floor: 13'5"-15'8"  
Lower Level: 7'10"

## GROUND FLOOR

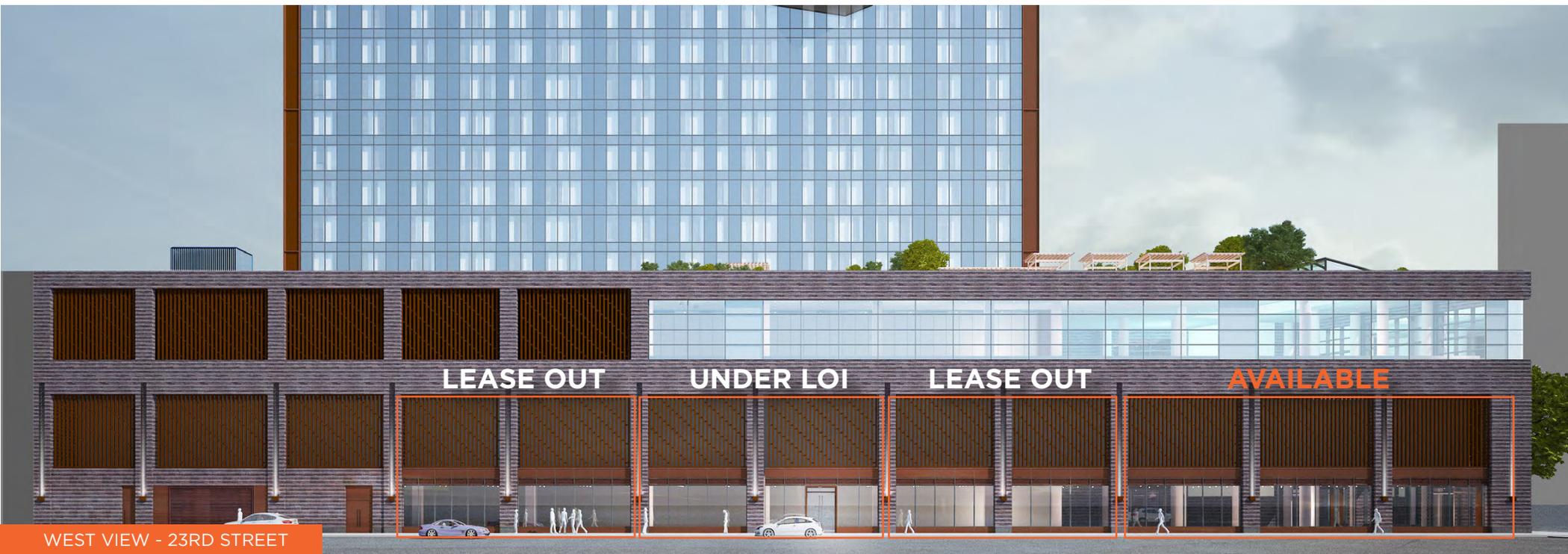


## LOWER LEVEL



Lease Out  
or Under LOI

Note:  
Floor plans  
not to scale



# LONG ISLAND CITY NEIGHBORHOOD





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