



# Gaseteria Works

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

Turnkey private office and configurable workplace options for 1-10+ people readily available for an immediate start.

## Amenities



Fully furnished



Subway Nearby



24-hour access



Meeting room access



High quality acoustics



Super fast WiFi



**EARN 10% COMMISSION FOR YOUR FLEX REFERRALS**

## 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

**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:**

- Monthly allowance for meeting rooms, coworking and printing
- Use of center address for your business
- Complimentary Wi-Fi with access to dedicated VLAN
- Dedicated team for mail redirection and secretarial services
- Unlimited premium coffee and tea
- Access to networking and community events

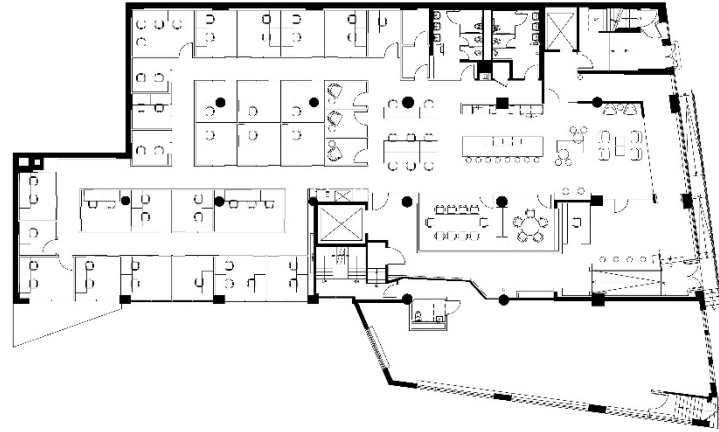
**Area daytime business population:**

(15-mile radius)

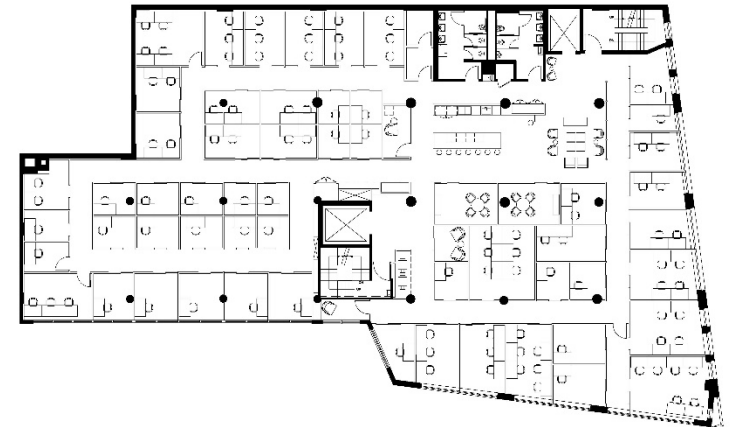
**4,803,528**

Source: ESRI, 2022

First Floor



Second Floor



**Now available - Private offices**

1-2 Person	50 -97 sq. ft.	\$649 - \$2,000
3-4 Person	103-160 sq. ft.	\$1,267 - \$3,400
5+ Person	190 & up sq. ft.	\$2,400 +



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