



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 \$750 - \$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

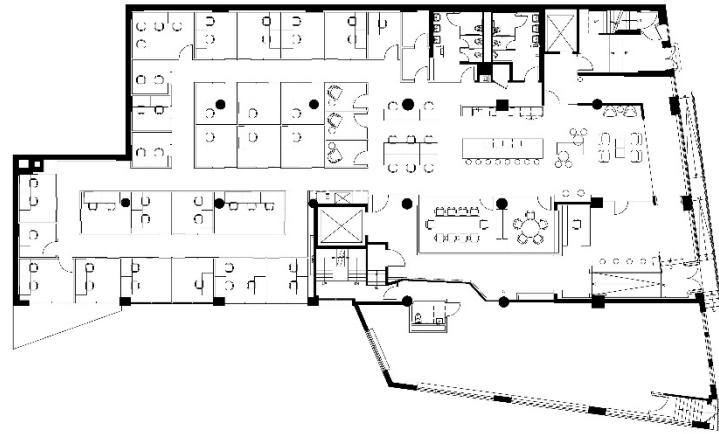
Area daytime business population:

(15-mile radius)

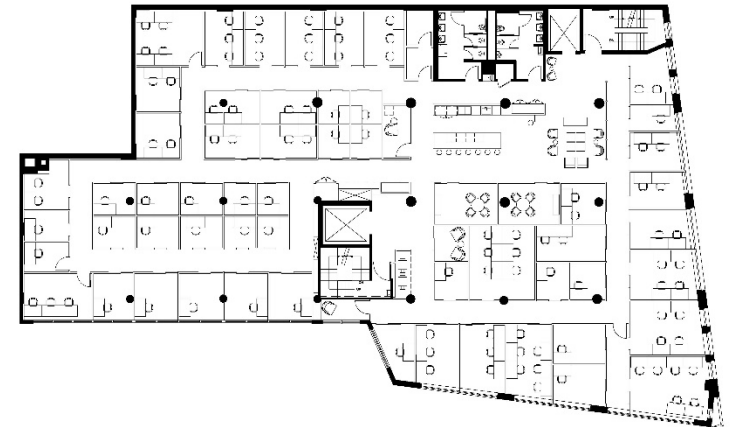
4,803,528

Source: ESRI, 2022

First Floor



Second Floor



Now available - Private offices

1-2 Person	50 -97 sq. ft.	\$750- \$2,000
3-4 Person	103-160 sq. ft.	\$1,575 - \$3,400
5+ Person	190 & up sq. ft.	\$2,700 +



www.gaseteriaworks.com
 team@gaseteriaworks.com
 +1 347 773 2137



Nicole Alesi
 773 520 7498
 Nicole.alesi@am.jll.com

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