

OVER 100,000 #LIC RESIDENTS WILL  
NEED PLACES TO EAT, PLAY, SHOP AND  
WORK.



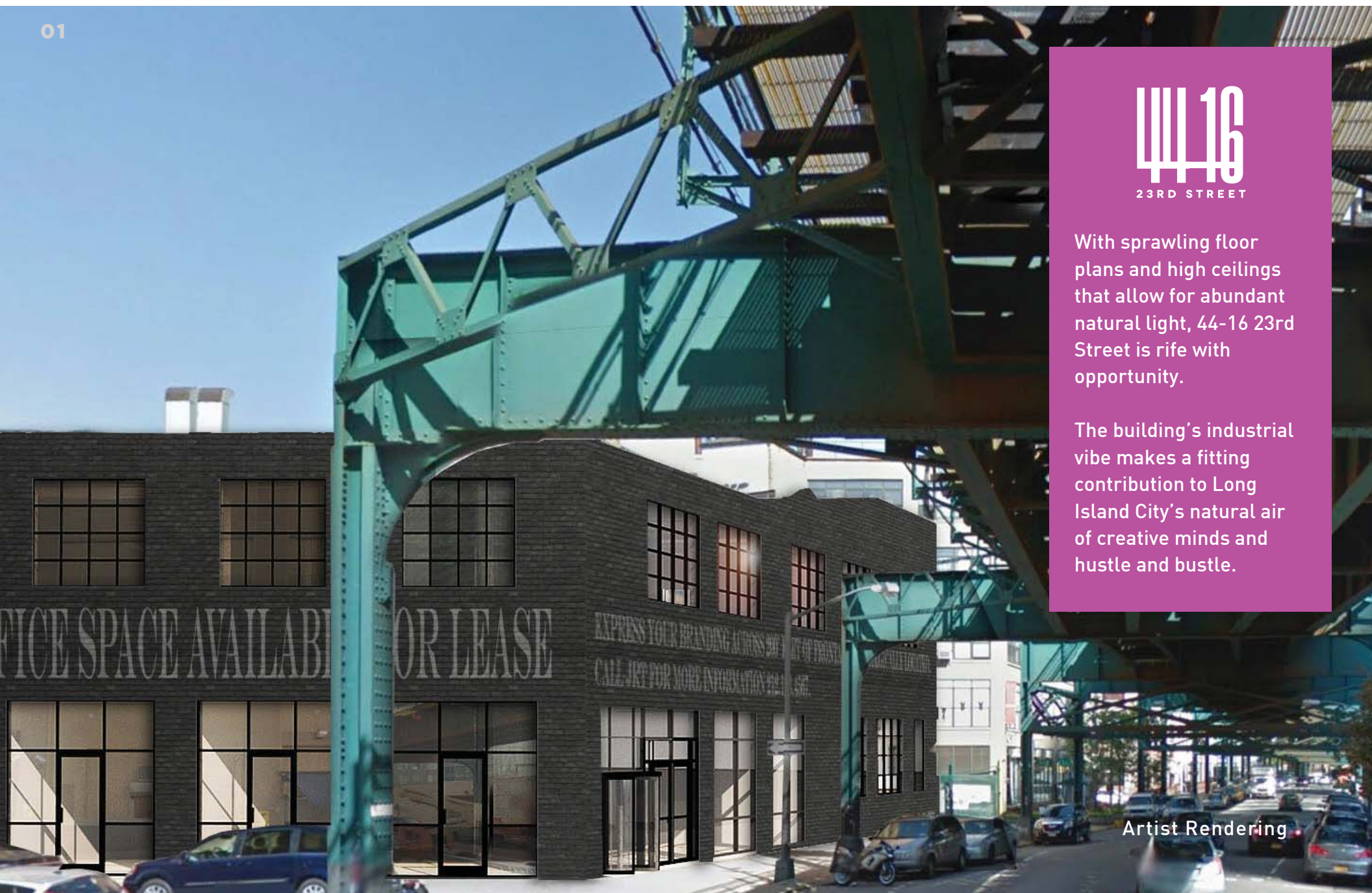
# 4416

23RD STREET

With sprawling floor plans and high ceilings that allow for abundant natural light, 44-16 23rd Street is rife with opportunity.

The building's industrial vibe makes a fitting contribution to Long Island City's natural air of creative minds and hustle and bustle.

Artist Rendering





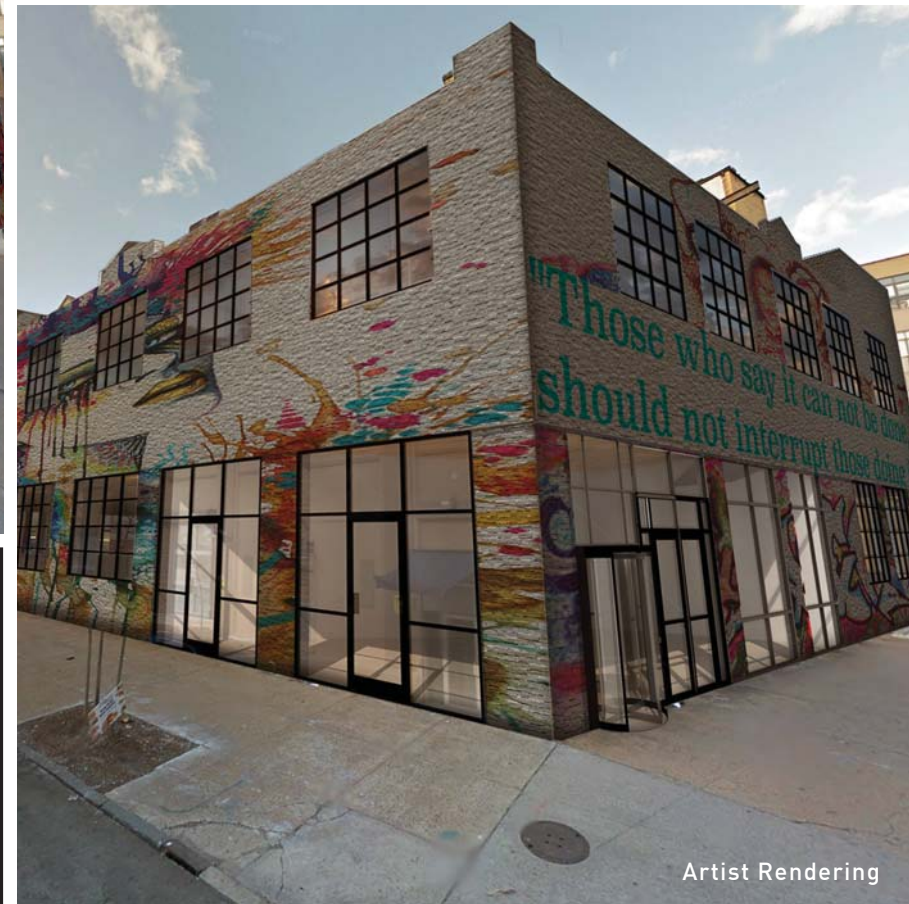


Artist Rendering

# CREATIVE CANVAS

Use 44-16 as more than just a space -  
make it centerstage for your brand.

The building's sweeping façade allows abundant room  
for crafting your own identity to show the world.



Artist Rendering

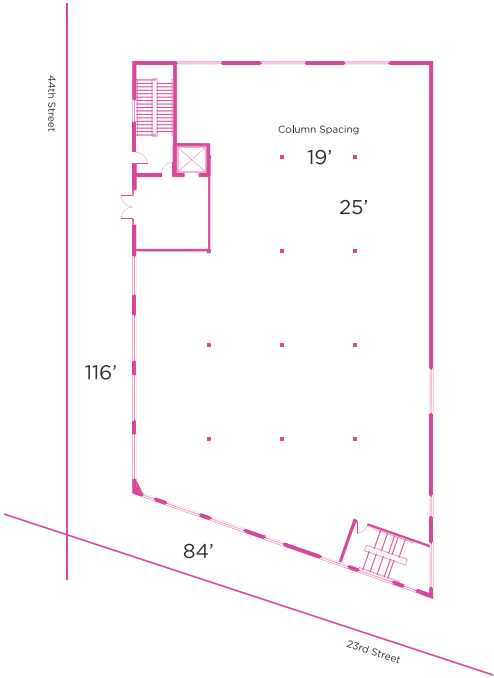
# DIMENSIONS

CEILING HEIGHTS:

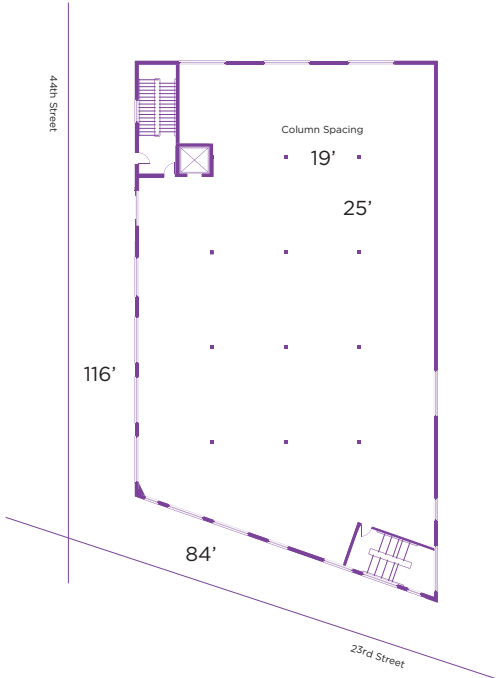
- 1ST FLOOR 15'
- 2ND' FLOOR 12'

200' OF FRONTAGE :

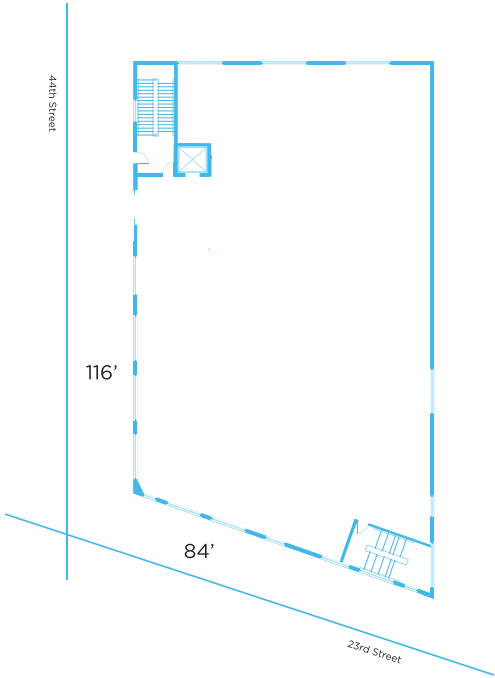
- on 44th Road 116'
- on 23rd Street 84'



FIRST FLOOR



SECOND FLOOR



ROOFTOP

09



## CONTACT

About The Hakimian Organization: A third-generation real estate family, The Hakimian Organization has a 40-year history of developing, building and managing luxury residential, office and hotel projects in New York City. With a sterling reputation as a full-service firm, The Hakimian Organization remains meticulously involved in every project from concept to completion. The company prides itself in delivering the finest quality work and distinctive architecture, as evidenced by such noteworthy developments as 636 Eleventh Avenue, a 1910 warehouse-to-luxury office conversion that influenced the rejuvenation of Manhattan's West Side, and Flatiron 18, a lush 20-story residential building designed by celebrated architect Richard Cook. Most recently, The Hakimian Organization completed 75 Wall, an ultra-lux hotel and condominium tower, and is currently developing two residential rental properties in Long Island City Queens, 41-32 27th Street and 33-01 38th Avenue. For more information about The Hakimian Organization, visit [www.hakimian.com](http://www.hakimian.com).

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