HARVEST INTERNATIONAL
Commercial Real Estate Services Since 1992

Exclusive Offering for Lease | 25,000± SF Fully Equipped TV Studio

34-47 Collins Pl, Downtown Flushing, Queens

LOCATION

One block from College Point Blvd, one block from Northern Blvd., short distance to Main Street and Van Wyck Expressway

AVAILABLE SPACE (TOTAL APPROX 25,000 SF)

Ground Floor: 10,000± SF filming/TV production facilities including theater, soundstage, production room, make-up room, multi bathrooms and more. In addition, there is 5,000 SF indoor parking garage, all together 15,000 SF on the ground floor

2nd Floor: 10,000 SF combination of offices, meeting rooms, control room, projection room, show-case commercial kitchen, equipment and computer room...etc

AMENITIES

Fully climate controlled, well insulated, fully sprinklered, indoor parking for 32 cars, multiple bathrooms, dressing and make-up rooms, theater, stage, recording rooms, TV/ radio stations, professional lightings and sound systems, passenger elevator, back-up generator

LEASE PRICE : UPON REQUEST

POSSESSION: TO BE ARRANGED

PROPERTY HIGHLIGHTS:

- Top-notch turn-key television studio
- Multi million dollars investment in diamond condition
- Fireproof structure, ample power
- 30 KW back-up generator
- Close to downtown Main Street subway stations, LIRR, buses, shops and restaurants. By major highways: I-678, LIE495, Grand Central Parkway and short ride to LaGuardia Airport and JFK

For further information, kindly contact exclusive agents:

DAPHNE ZHOU-CHAN President

daphnec@harvestinternational.net

516.326.8200

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

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Modern Performance Stage:

- **Polished hardwood floor**
- **Professional audio monitor speakers**
- **Metal trusses support stage lighting-fixtures, spotlights and par cans**
- **Well-equipped and ready for performances**

Professional TV Studio:

- **High Tech equipment and tools**
- **Soundproof insulation.**

- **Large professional and versatile make-up station & dressing room**
- **Super clean**

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- **Modern and bright conference room**

Main Entrance:

- **Sleek linear LED light strips**
- **Spacious waiting area**

- **Double deck indoor parking garage with lift system.**

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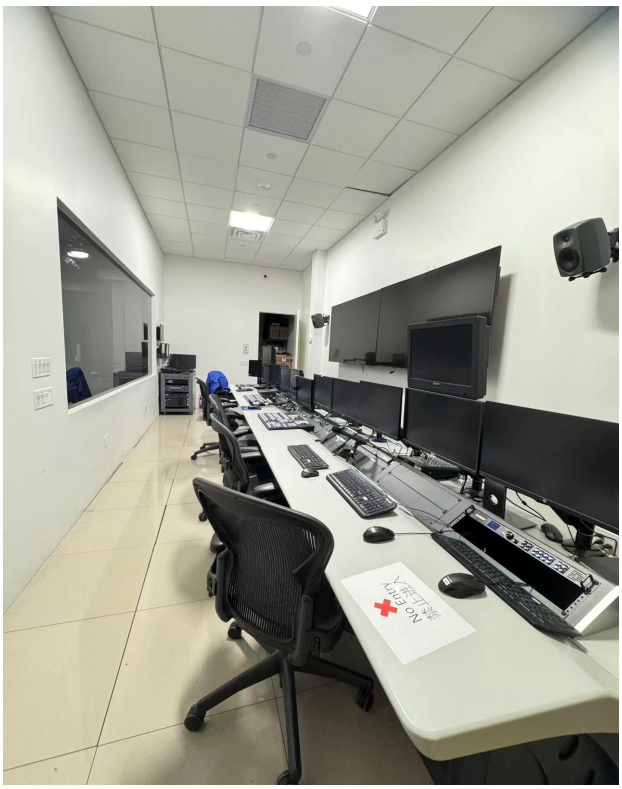
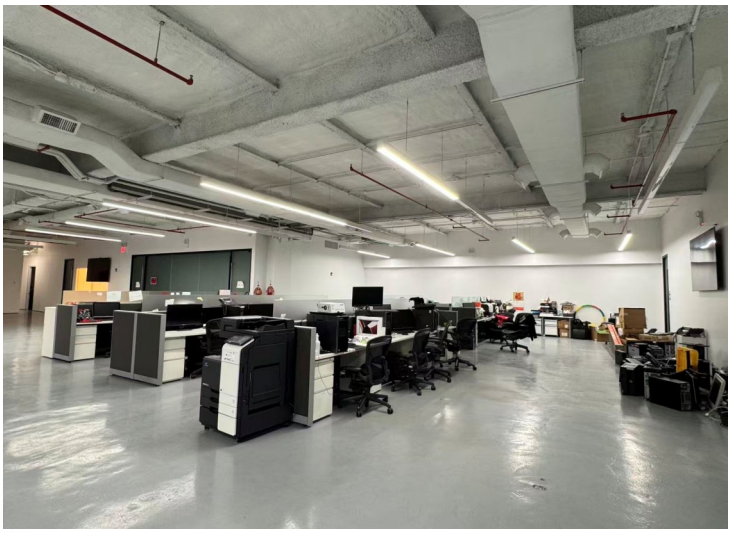
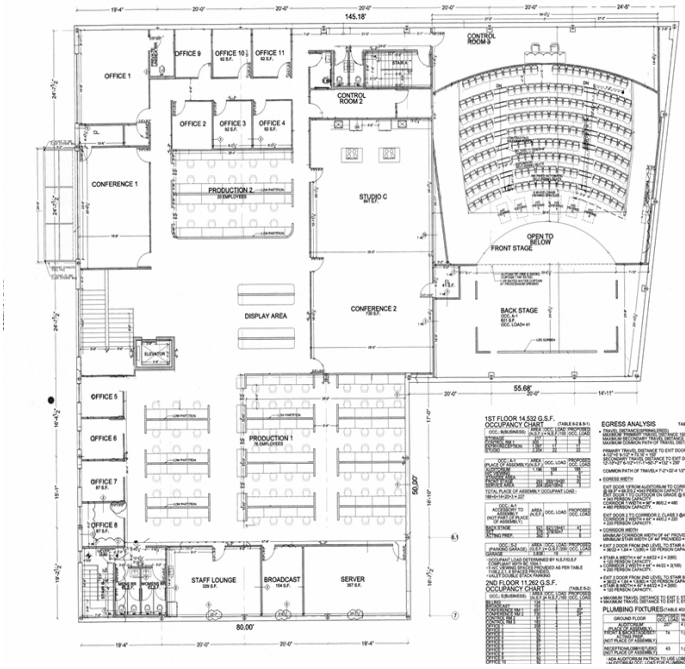
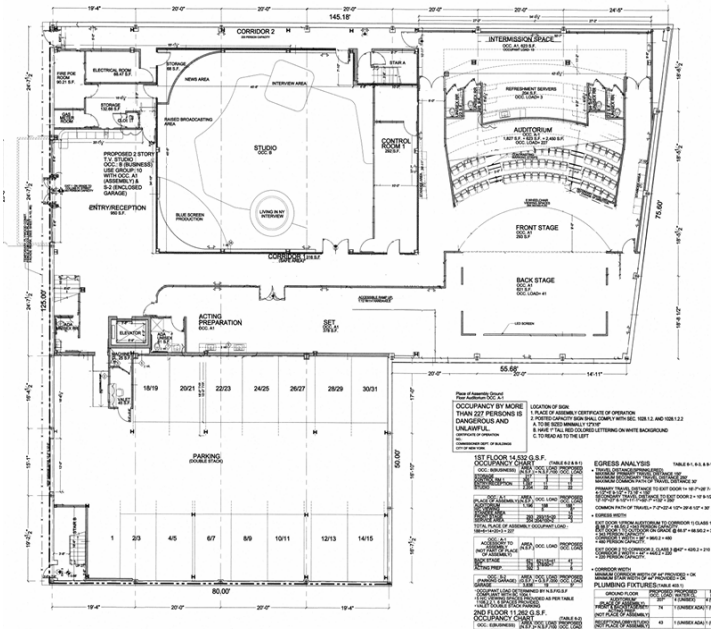
2nd Floor:



- **Control room setup with rows of monitors and ergonomic workstations.**
- **Open space office plus multiple private offices**







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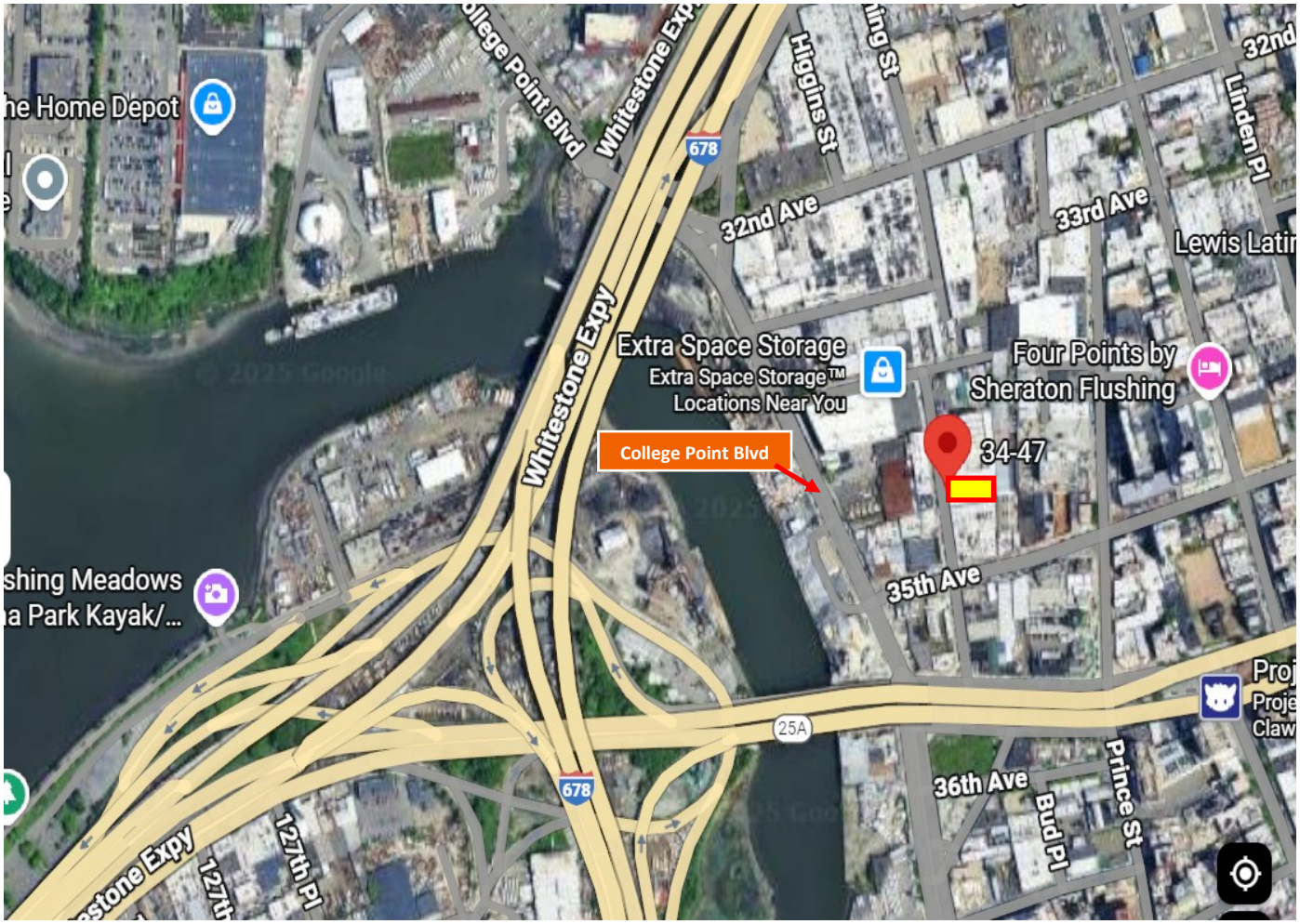

Convenient Location and Transportation:

- **Adjacent to Whitestone Expressway (I-678), Northern Blvd (NY– 25A), College Point Blvd. Close to LIE 495, Grand Central Parkway and airports.**
- **Short distance to Main Street downtown Flushing, 7 train station, LIRR, restaurants, shops, bakeries, supermarkets, all kinds of showrooms for construction material supplies, Home Depot, Skyview Parc Mall, hotels, office towers and residential towers, mini storage facilities...etc.**

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