



BREWSTER
LIC

27-01 QUEENS PLAZA NORTH

**BRIDGING
THE
PAST
&
FUTURE**





BREWSTER
LIC

COMMENTS

- Flagship retail opportunity in burgeoning Long Island City
- Up to 25,000 SF of retail available with flexible configurations
- Fantastic visibility and accessibility, surrounded by 8 major subway lines and facing Queensboro Bridge
- Located at the base of a 700,000 SF office building, with anchor tenants JetBlue Airways & Estee Lauder
- Excellent opportunity for a unique hospitality operation or any other creative retail use

PREMISES

Ground A	13,391 SF
Lower Level A	2,911 SF
Total	16,302 SF

Ground B	2,440 SF
Lower Level B	11,814 SF
Total	14,254 SF **

**Ownership will create a corridor for access to pump an sewer room located within this space.

FRONTAGE

Up to 400' Total Wraparound Frontage

ASKING RENT

Upon Request

POSSESSION

Q3 2023

CEILING HEIGHT

Ground & Lower Level 13' 6"

< 27TH STREET

QUEENS PLAZA NORTH >





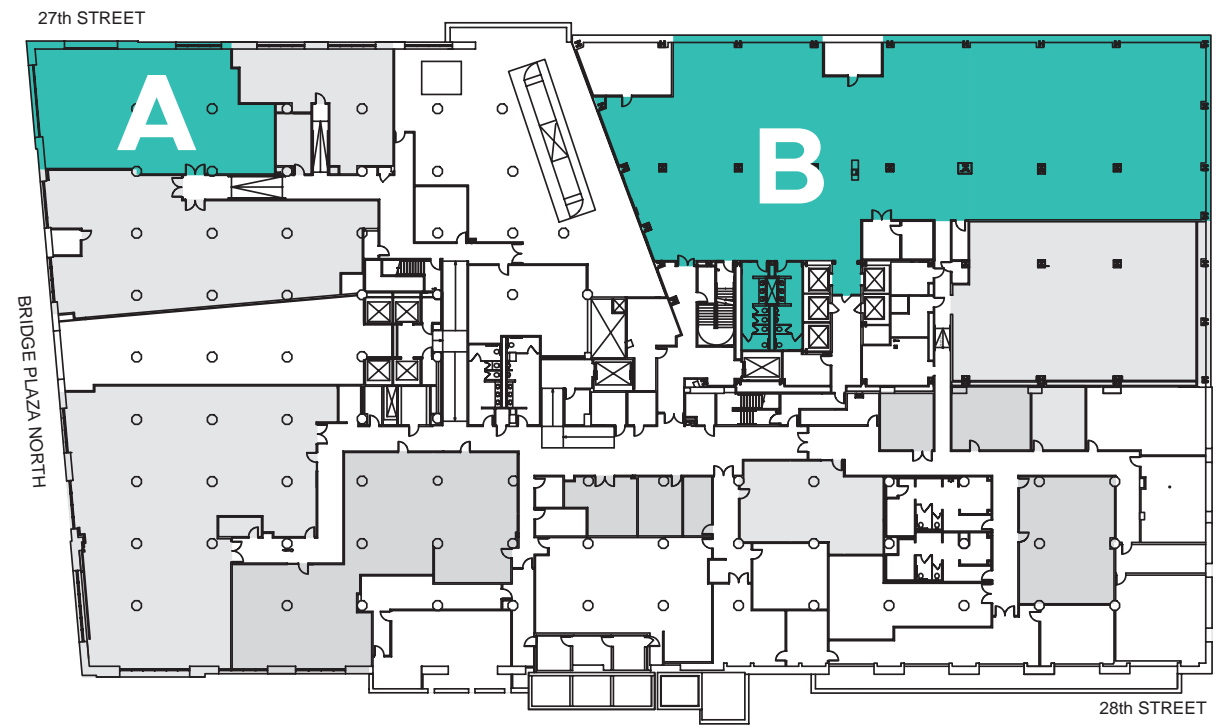
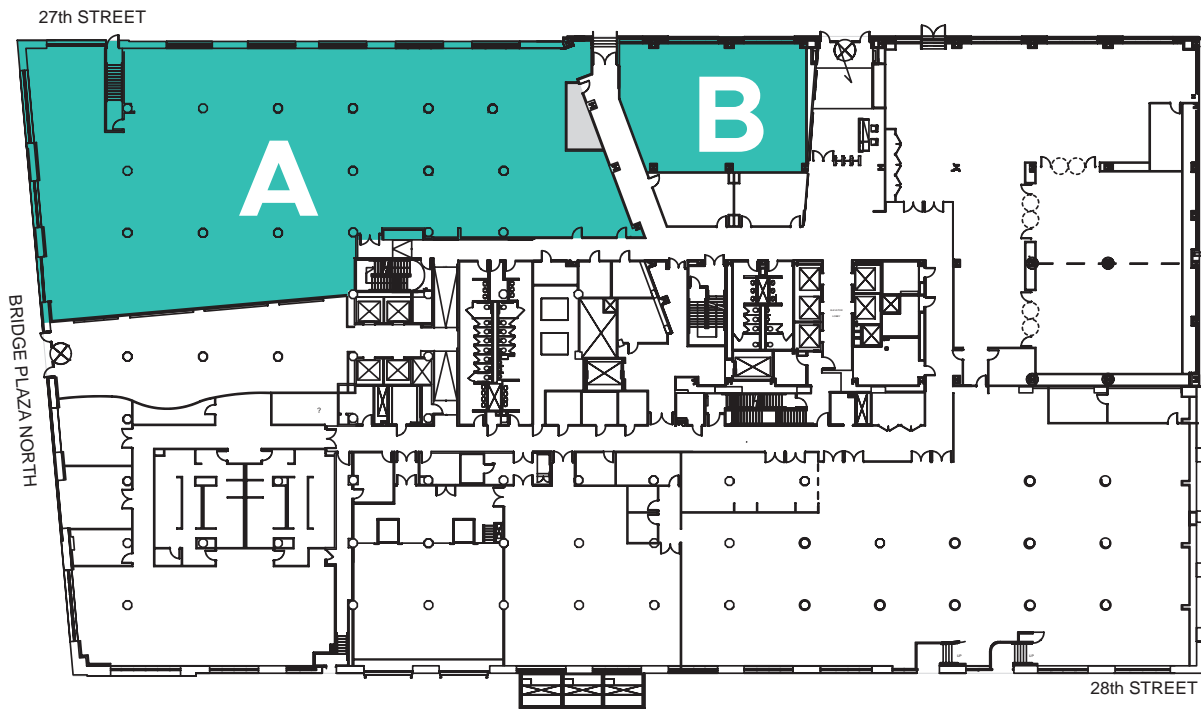
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GROUND FLOOR SPACE A 13,391 SF*
SPACE B 2,440 SF

* SPACE A GROUND & LOWER LEVEL MAY BE PARTIALLY
COMBINED TO CREATE STREET ENTRY

LOWER LEVEL SPACE A 2,911 SF
SPACE B 11,814 SF**

** OWNERSHIP WILL CREATE A CORRIDOR FOR ACCESS TO
PUMP AN SEWER ROOM LOCATED WITHIN THIS SPACE



55% POLLED WANT MORE RESTAURANTS

33% POLLED WANT MORE PHARMACIES

59% POLLED WANT MORE GROCERY STORES

57% POLLED WANT MORE CLOTHING/SHOES STORES

30% POLLED WANT MORE HEALTH/BEAUTY STORES

32% POLLED WANT MORE BOOK/GIFT STORES



NEIGHBORHOOD ATTRACTIONS



LONG ISLAND CITY STATISTICS

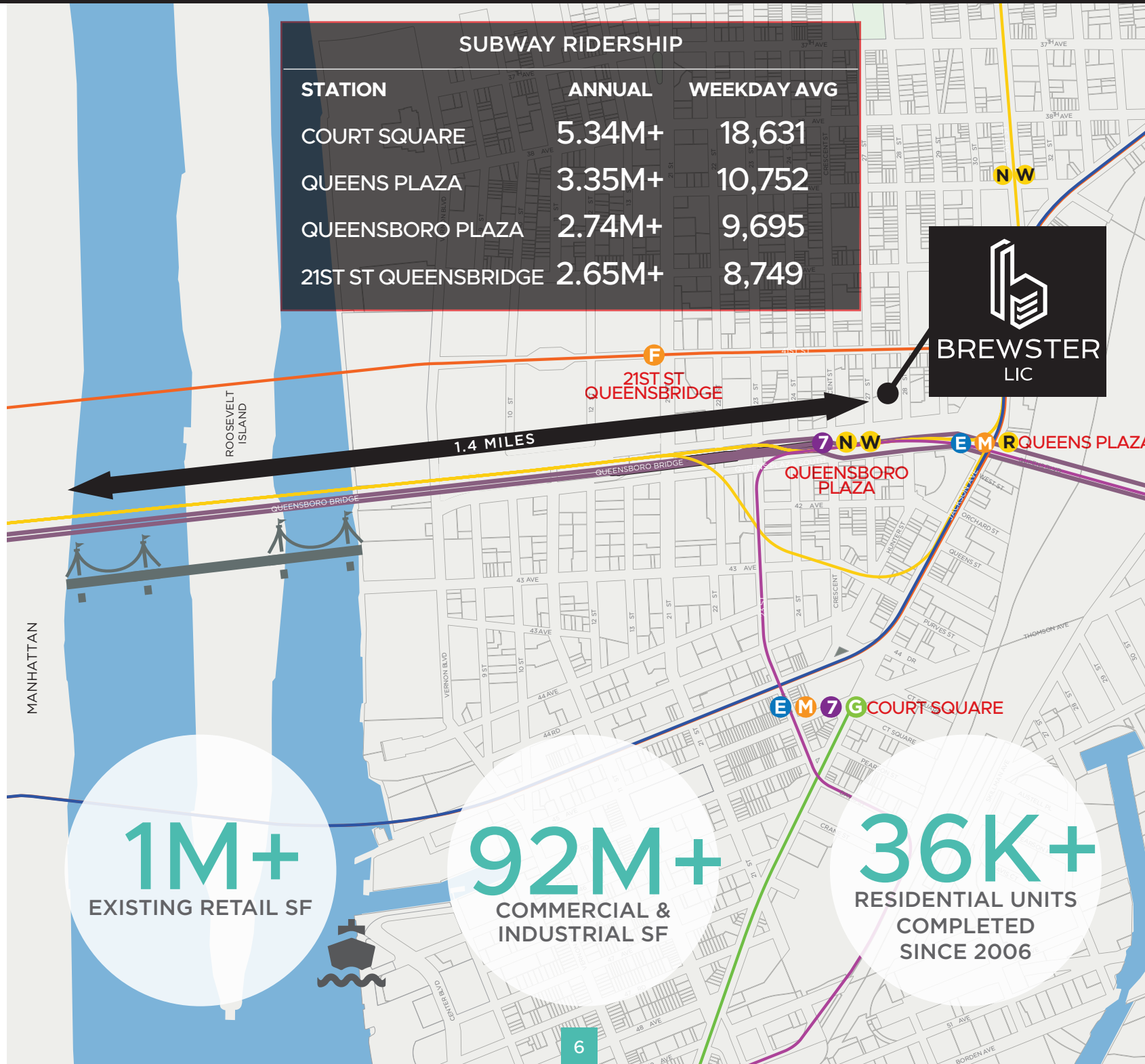

170,000
 RESIDENTS


115,000
 EMPLOYEES


6,800
 BUSINESSES


7 MIN
 SUBWAY FROM MIDTOWN


10 MIN
 DRIVE FROM MANHATTAN
 1.4 MILES




74
 CITIBIKE LOCATIONS


8
 SUBWAY LINES


15
 BUS LINES


4
 BRIDGES


3
 FERRY LANDINGS



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BRAUSE  REALTY

 CUSHMAN &
WAKEFIELD