



BRIDGING THE PAST & FUTURE





SPACE INFO



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"

QUEENS PLAZA NORTH >

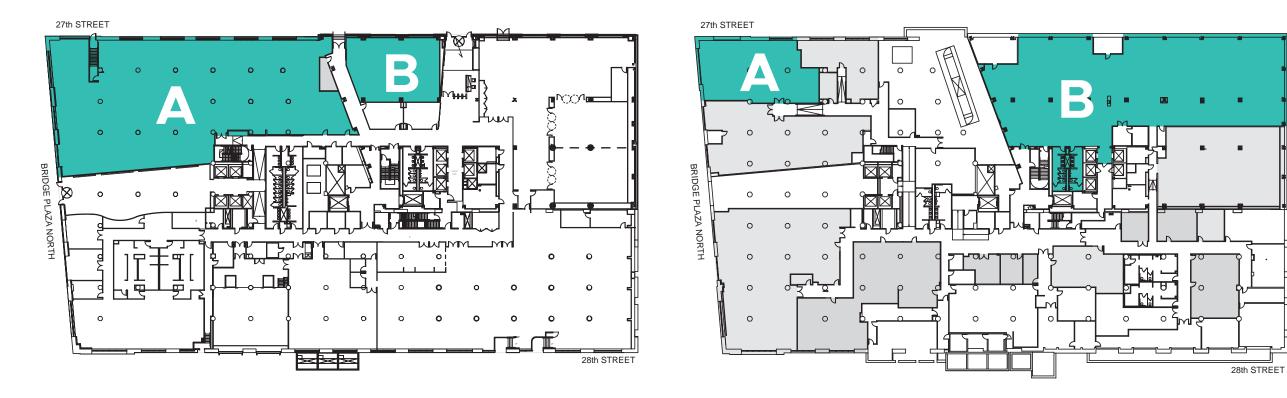




GROUND FLOOR SPACE A 13,391 SF^{*} SPACE B 2,440 SF

* 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



NEIGHBORHOOD SURVEY



33% POLLED WANT MORE PHARMACIES

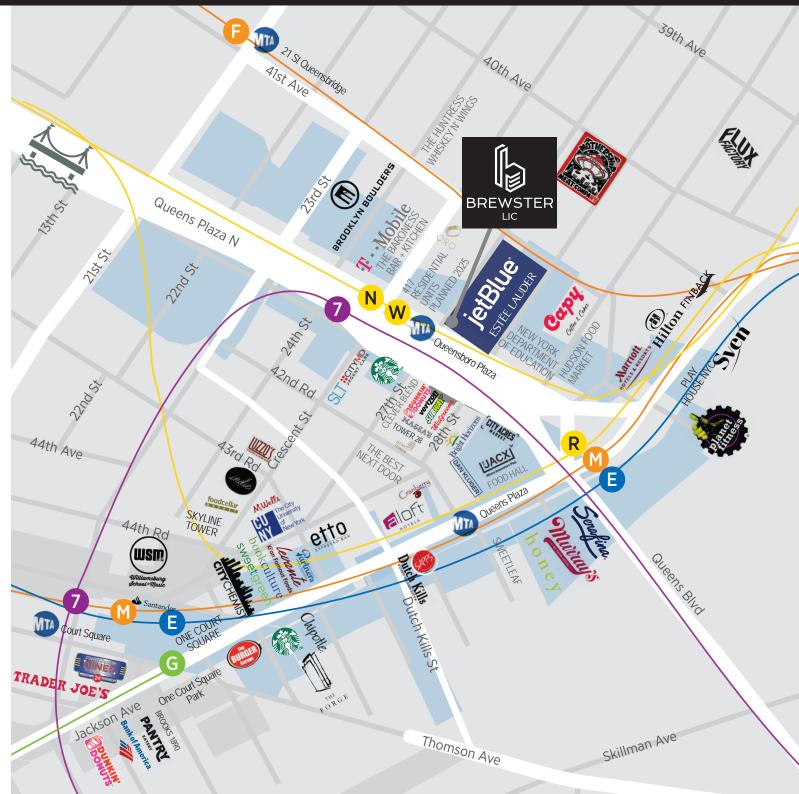
59% POLLED WANT MORE GROCERY STORES

57% POLLED WANT MORE CLOTHING/SHOES STORES

30% POLLED WANT MORE HEALTH/BEAUTY STORES

32% POLLED WANT MORE BOOK/GIFT STORES

SURVEY SOURCE: LONG ISLAND CITY PARTNERSHIP



NEIGHBORHOOD ATTRACTIONS









7/



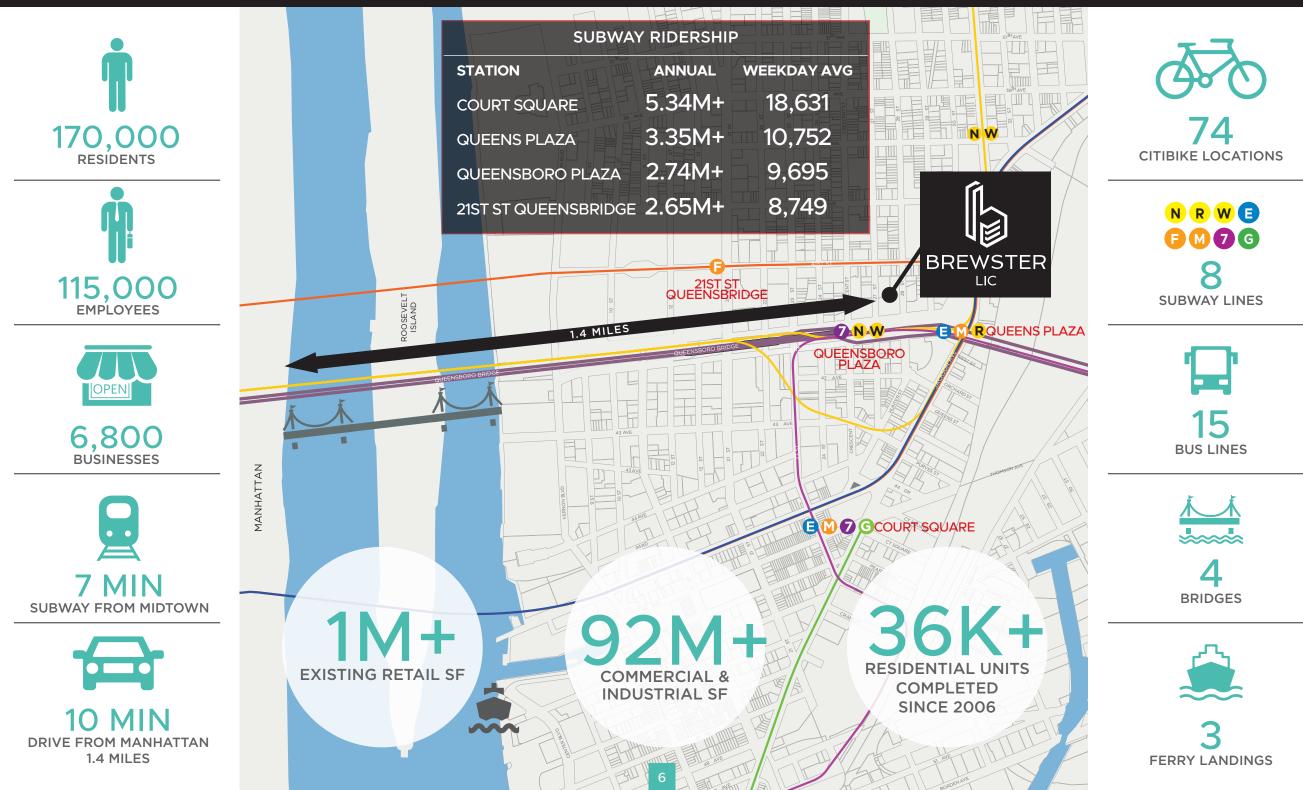








LONG ISLAND CITY STATISTICS





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