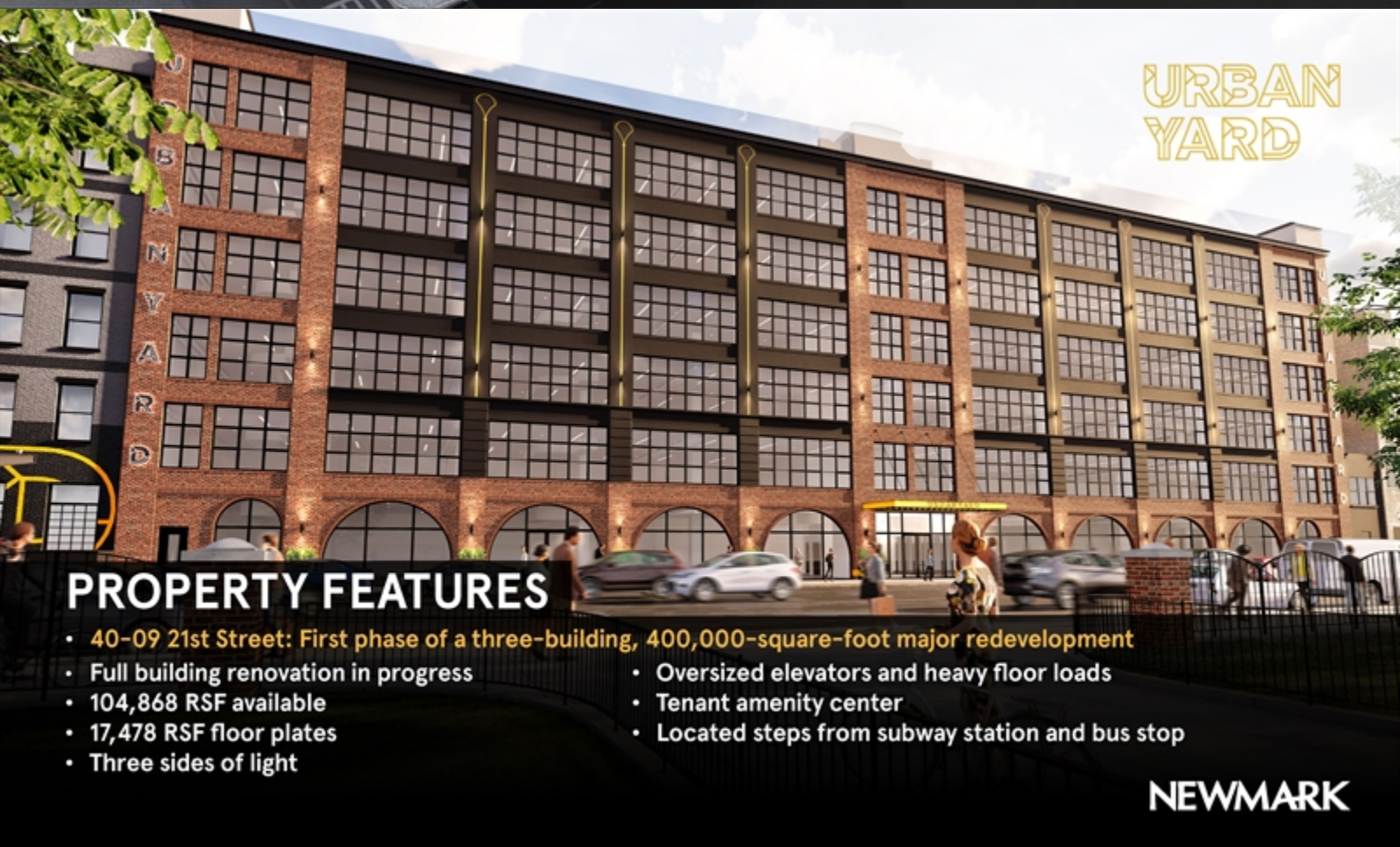


40-09 21ST STREET  
LONG ISLAND CITY, NY 11101



NEWMARK

# URBAN YARD



# URBAN YARD

## PROPERTY FEATURES

- 40-09 21st Street: First phase of a three-building, 400,000-square-foot major redevelopment
- Full building renovation in progress
- 104,868 RSF available
- 17,478 RSF floor plates
- Three sides of light
- Oversized elevators and heavy floor loads
- Tenant amenity center
- Located steps from subway station and bus stop

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## LOBBY RENDERINGS

# URBAN YARD



PROPOSED OPEN OFFICE LAYOUT

PROPOSED OFFICE INTENSIVE LAYOUT

## FLOOR PLAN | FLOORS 2-6

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DINING OPTIONS	
1 Birch Coffee	40-37 23rd Street
2 LIC Grill	39-44 21st Street
3 Zhen Zhu	10-39 41st Avenue
4 Bridge Gourmet Market	23-01 Queens Plaza N
5 Momento Restaurant	25-13 Queens Plaza N
6 Dumping Dior	25-15 Queens Plaza N
7 The Huntress Bar	24-03 41st Avenue
8 The Baronesse Bar	41-24 Crescent Street
9 Parkland Cafe	41-34 Crescent Street
10 Oro Restaurant & Lounge	41-23 Crescent Street

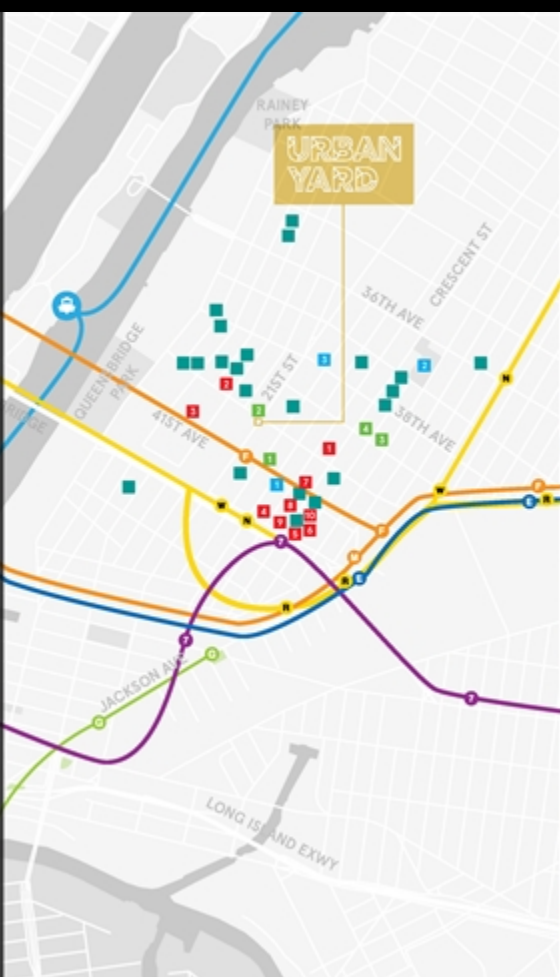
ATTRACTIONS	
1 Brooklyn Boulders	23-10 41st Street
2 Dutch Kills Playground	34-11 28th Street
3 Sixteen Oaks Groove Park	13-19 37th Avenue

HOTELS	
1 The Vue Hotel	40-47 22 Street
2 Best Western Plaza Hotel	34-79 13 Street
3 Four Points Sheraton	27-06 39th Avenue
4 The Boro Hotel	38-26 27th Street

UNDER DEVELOPMENT	



40-09 21ST STREET  
LONG ISLAND CITY, NY 11101

# URBAN YARD

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