

THE
POINT
LIC

BLANCHARD
2110 51ST Avenue, Long Island City, NY

BLANCHARD
BVLIDING



An aerial photograph of Long Island City, New York, showing a dense urban landscape with various buildings and a highway. The image is overlaid with a purple tint and several white callouts. At the top, a purple circle contains the text 'THE POINT LIC'. In the center, a white arrow points upwards with the text 'MINUTES TO MIDTOWN'. To the left, a white arrow points left with the text 'NEXT DOOR TO BROOKLYN'. To the right, a white arrow points right with the text 'STEPS TO LIC RETAIL'. At the bottom, a white arrow points downwards with the text 'ENTRY POINT TO LONG ISLAND'. Two circular callouts highlight specific buildings: one on the left and one in the center-right. The background shows the Manhattan skyline across the water, with the Empire State Building being a prominent feature.

THE POINT LIC

THE POINT LIC is a new commercial office and retail community located in the heart of Long Island City, just minutes from Midtown Manhattan.

- Hunter's Point Avenue Terminal for both 7 Train and Long Island Railroad located on site
- Six-minutes to Grand Central Station
- Closest office building to Manhattan
- Neighboring properties offer campus-like setting

PARAGON

2100 49th Avenue, Long Island City, NY

- 7-story, 130,000 RSF Commercial & Retail Building

BLANCHARD

2110 51st Avenue, Long Island City, NY

- 7-story, 220,000 RSF Commercial & Retail Building

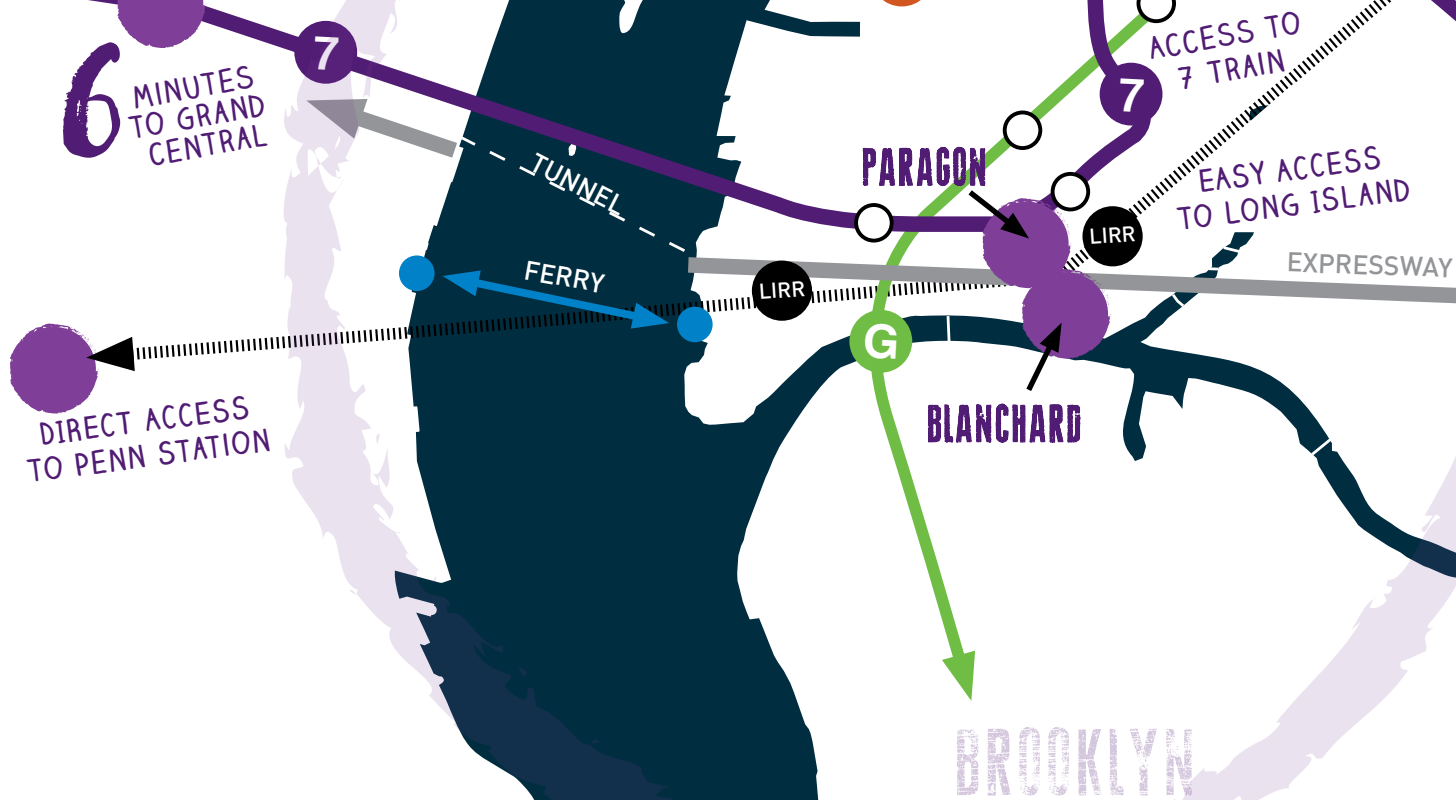
WHERE THE NEW LIC CONNECTS

- 5 STOPS TO HUDSON YARDS
- 4 STOPS TO TIMES SQUARE
- 6 MINUTES TO GRAND CENTRAL
- 7

CONVENIENT ACCESS

- Hunters Point Ave. stations of the **Long Island Rail Road & 7 Train** are located on-site
- **2 minute walk to G Train** gives a straight shot to Brooklyn
- Immediate access to **Queens Midtown Tunnel & Long Island Expressway**

DIRECT ACCESS TO PENN STATION



INCENTIVES

PER YEAR ON A 10 YEAR DEAL

Relocation Employee Assistance Program (REAP)

- **Up to \$3,000 per employee** per year for up to 12 years
 - At 150 SF density this could equal \$20/SF
- CRT (3.9%) paid in Manhattan

Energy Cost Savings Program (ECSP)

- ECSP can reduce regulated energy bills up to 45% and regulated natural gas bills up to 35% for eligible businesses

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BLANCHARD



BLANCHARD is a seven-story, **220,000 square foot**, former warehouse building located in the heart of the Hunter's Point neighborhood of Long Island City at 51st Avenue and 21st Street.

PROPERTY FEATURES:

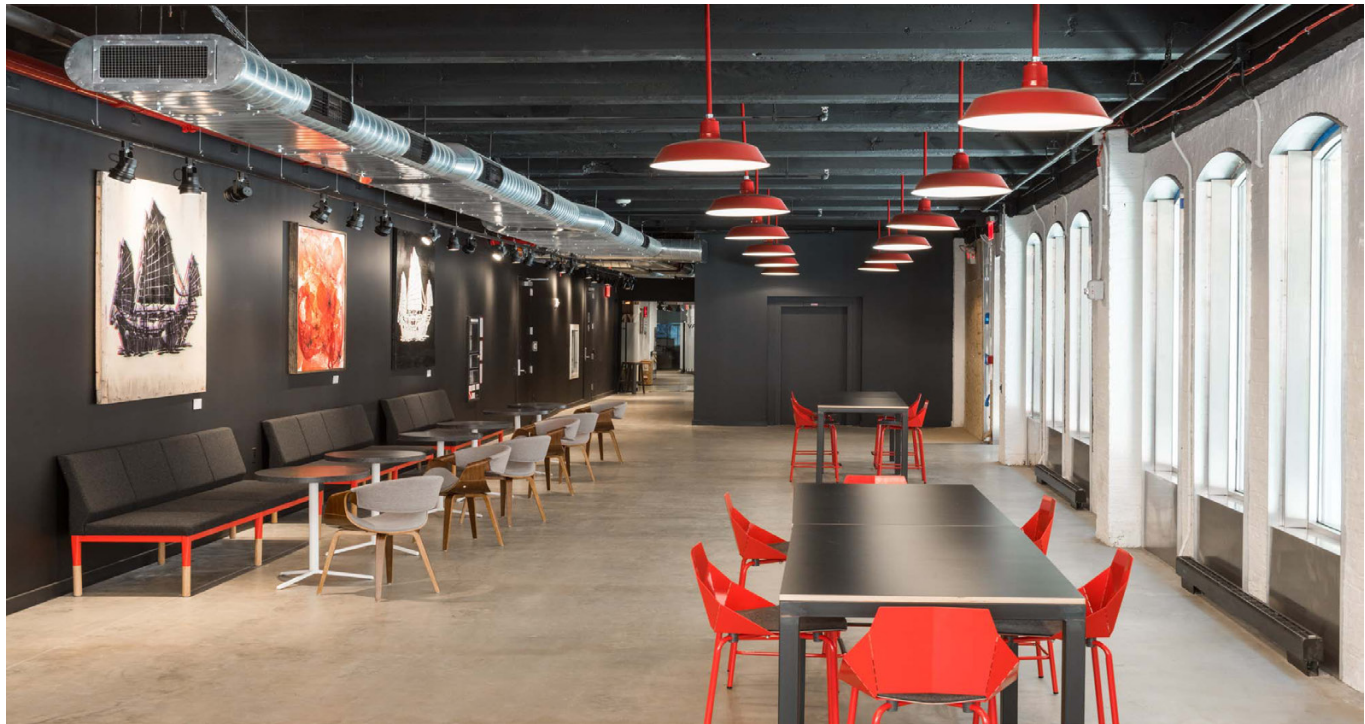
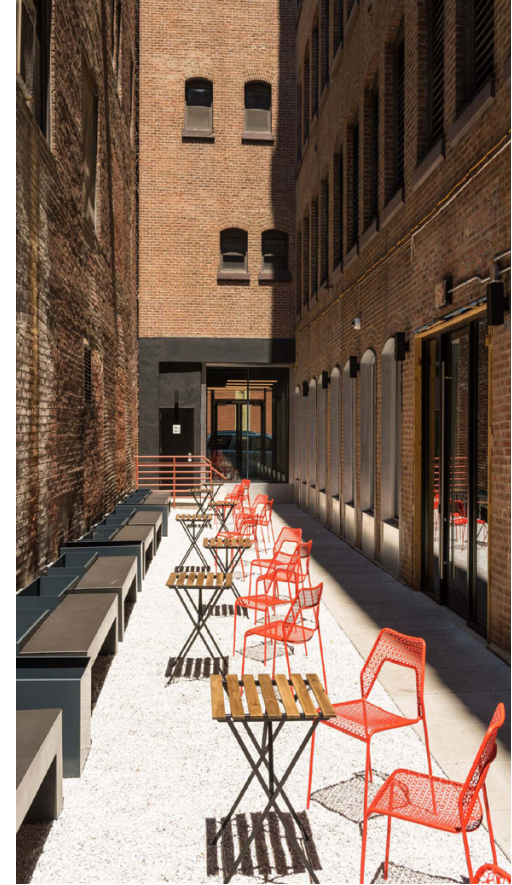
- **Unique indoor/outdoor lobby café with courtyard tenant amenity space**
- **Brand new lobby is interconnected with an outdoor courtyard and adjacent coffee bar**, providing ample space for socializing and working in small groups
- **35,000 sf floor plans**
- **Exposed brick accents throughout**
- **Spectacular views of Manhattan, Queens and Brooklyn**
- **Recently underwent a \$10 million capital improvement program** including new building entry and lobby on 51st Avenue, new landscaped courtyard amenity, new A/C, new bathrooms and new mechanical and electrical systems



High Visibility Providing
Excellent Branding
Opportunities | **Unique**
Lobby with Café and Seating
| **Social Atmosphere** with
Indoor/Outdoor Gathering
Spaces | **Large** Floor Plates
| **Wired Certified** | Direct
Access to Coffee Project



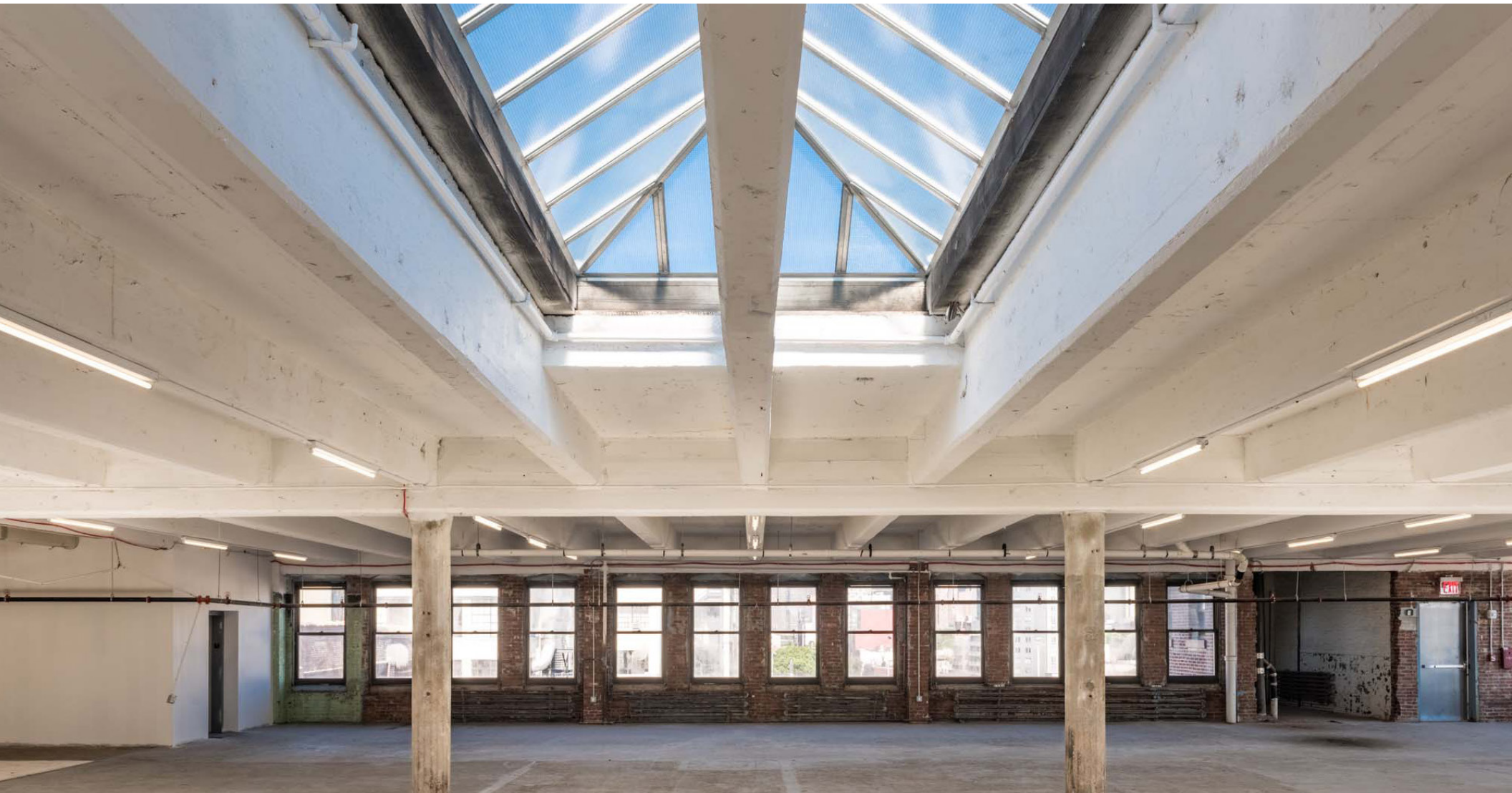
COFFEE PROJECT



BLANCHARD

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220,000 RSF - 7-Story Building | **Open Floor Plates** with Large Windows



BLANCHARD

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BUILDING FACTS

BUILDING ADDRESS 2110 51st Avenue, Long Island City, NY

TIMING Immediate

CONSTRUCTION TYPE Steel Frame / Masonry

FLOOR LOAD CAPACITY 150lbs/sf

COLUMN SPACING North-South: 20'
East-West: 34'

BUILDING ENTRANCE 51st Avenue

WINDOWS - NEW Insulated double glazed

TELECOM - NEW Flexible to tenants needs

HVAC - NEW Floor by Floor Air Cooled A/C Units

ELEVATORS - NEW/MODERNIZED Two 3,000 lb passenger
One 10,000 lb freight
One 8,000 lb freight

LIFE SAFETY - NEW Fire alarm system
Emergency generator

CONNECTIVITY Fiber provides dedicated internet with guaranteed upload and download speeds

Fixed wireless connectivity from rooftop provides an independent internet

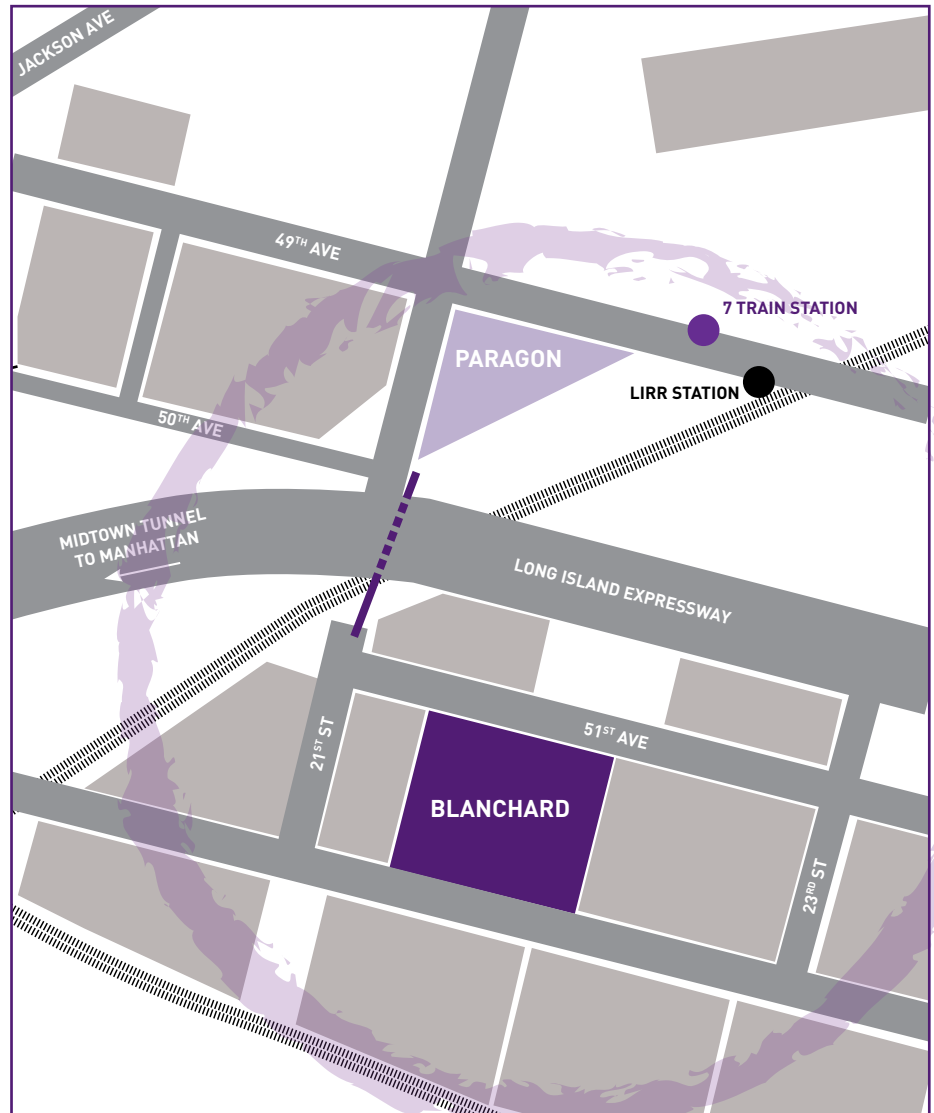
Equipment located in protected, designated space

Equipment located above grade to prevent against flooding



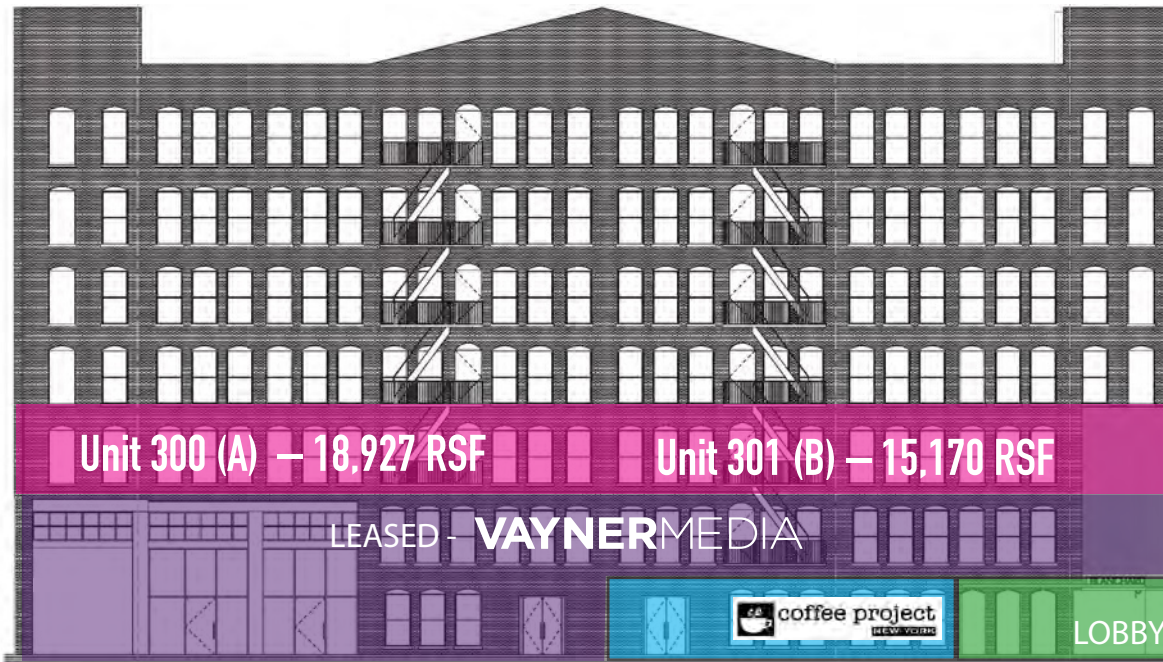
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SITE PLAN



Renovated Modern Office Space | Large Floor Plans

STACKING PLAN



FLOOR	AREA	CEILING HEIGHTS
7.	35,153 RSF	11'-11"
6.	35,153 RSF	11'-7"
5.	35,153 RSF	11'-7"
4.	35,153 RSF	11'-7"
3.	34,097 RSF	11'-7"
2.	0 RSF	11'-7"
Ground Floor	0 RSF	12'-2"



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35,000 RSF Per Floor Available | Large Open Customizable Floor Plans

FULL FLOOR TEST FIT

OCCUPANCY: 240-person headcount
COLUMN SPACING: 20' by 34'



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THIRD FLOOR

51ST AVE.



BLANCHARD

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THE NEW LIC

THE NEW PLACE TO LIVE, WORK AND PLAY.

RICH WITH CHARACTER AND CULTURE

- LIC is home to over **6,660 businesses** and **115,000 employees**
- **80,000 residents** in LIC, with **25,000 more projected** over the next few years
- Over **8,500 apartment units** built since 2006, with another **24,000 in planning** and development
- **2 million+ square feet of office space** created since 2003, with **5.6 million more in construction**

24/7 MIXED-USE NEIGHBORHOOD

- With its increased popularity, central location, convenient access, **LIC has become a sought after destination**
- **Dozens of new boutiques, restaurants, and bars** have opened in the past year, catering to a new wave of young professionals, artists, and families moving into the area

PARKS & GREEN SPACE

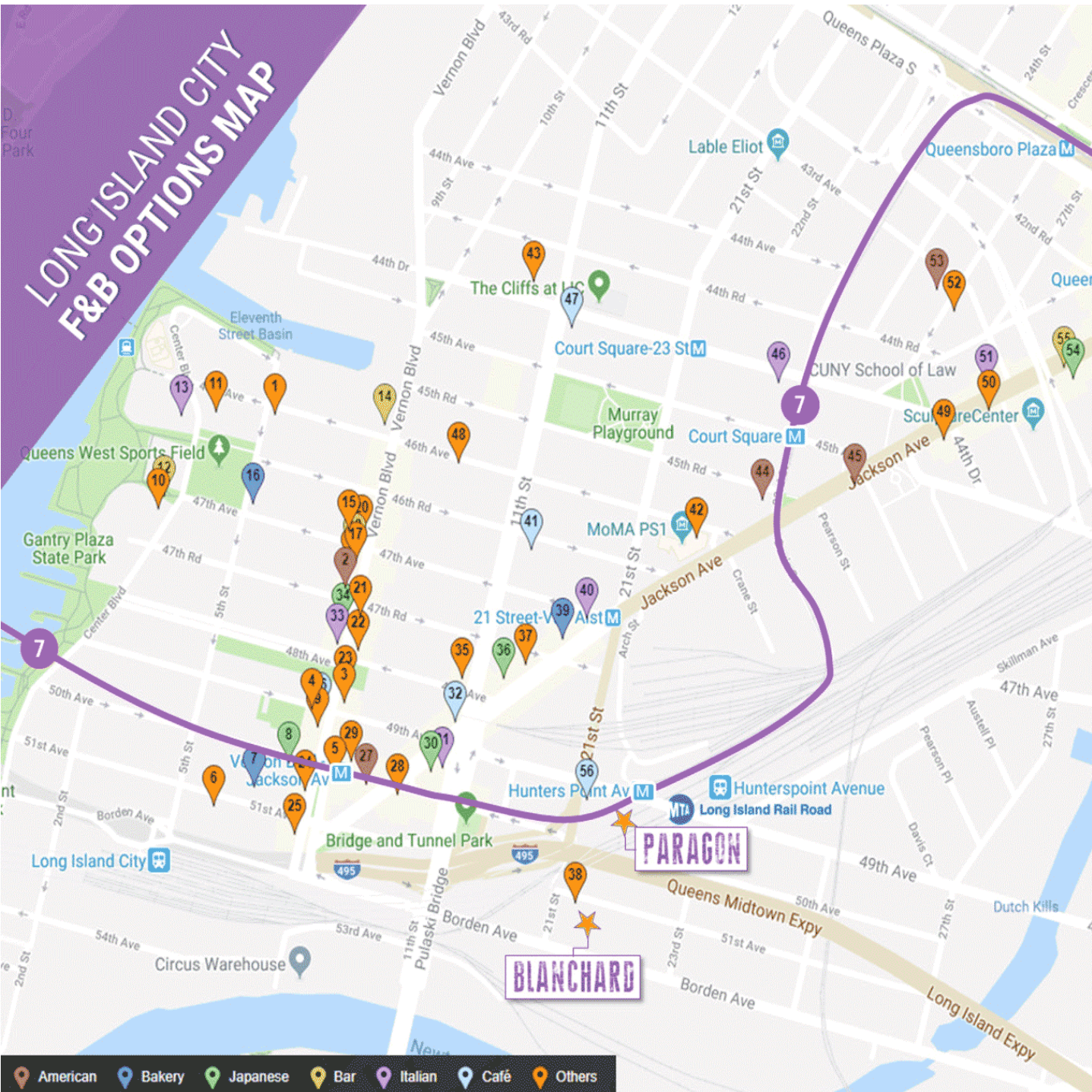
- LIC features **numerous public green spaces and parks** for residents and workers alike
- **Hunter's Point South Park and Gantry Plaza State Park** located directly on the bank of the East River



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LONG ISLAND CITY F&B OPTIONS MAP



LONG ISLAND CITY F&B OPTIONS MAP LEGEND

#	NAME	TYPE	ADDRESS	PHONE
1	Rockaway Brewing Company	Brewery	46-01 5th St.	(718) 482-6528
2	Corner Bistro	American	47-18 Vernon Blvd	(718) 606-6500
3	Bareburger	Burgers	48-19 Vernon Blvd	(718) 937-2273
4	Casa Enrique	Mexican	5-48 49th Ave	(347) 448-6040
5	Café Henri	French	1010 50th Ave	(718) 729-5794
6	Alewife - The Brewpub	Gastropub	5-14 51st Ave	(718) 937-7494
7	51st Bakery & Café	Bakery	5-33 51st Ave	(718) 707-0554
8	Takumen	Japanese	5-50 50th Ave	(718) 361-7973
9	Tuk Tuk	Thai	49-06 Vernon Blvd	(718) 472-5598
10	SHI	Asian Fusion	4720 Center Blvd	(347) 242-2448
11	Sweetleaf Coffee & Cocktail	Café & Bar	4615 Center Blvd	(347) 527-1038
12	BLVD Wine Bar	Bar	4720 Center Blvd	(718) 440-8520
13	Maiella	Italian	4610 Center Blvd	(718) 606-1770
14	LIC Bar	Bar	45-58 Vernon Blvd	(718) 786-5400
15	Cyclo	Vietnamese	5-51 47th Ave	(718) 786-8309
16	Pâtisserie Cannelle LIC	Bakery	5-11 47th Ave	(718) 937-8500
17	Blend	Latin American	47-04 Vernon Blvd	(718) 729-2800
18	Gantry Bar LIC	Bar	47-02 Vernon Blvd	(718) 737-6309
19	Woodbines	Gastropub	47-10 Vernon Blvd	(718) 361-8488
20	Pete's Burger	Fast Food	46-46 Vernon Blvd	(718) 937-4040
21	Madera	Cuban	47-29 Vernon Blvd	(718) 606-1236
22	Spice	Thai	4745 Vernon Blvd	(718) 392-7888
23	Slice	Pizza	48-11 Vernon Blvd	(718) 937-5423
24	Tournesol	French	50-12 Vernon Blvd	(718) 472-4355
25	Bricktown Bagels & Café	Bagels	5106 Vernon Blvd	(718) 361-2428
26	Dunkin'	Café	4902 Vernon Blvd	(718) 433-4543
27	Jackson's Eatery Bar	American	10-37 Jackson Ave	(347) 649-1721
28	Subway	Fast Food	10-46 Jackson Ave	(718) 392-4004
29	Corazon De Mexico	Mexican	10-09 50th Ave	(929) 208-4764
30	Hibino LIC	Japanese	10-70 Jackson Ave	(718) 392-5190
31	Manetta's	Italian	10-76 Jackson Ave	(718) 786-6171
32	Sweetleaf Coffee Roasters	Café	10-93 Jackson Ave	(917) 832-6726
33	Bella Via	Italian	47-46 Vernon Blvd	(718) 361-7510
34	Sushi Daizen	Japanese	47-38 Vernon Blvd	(718) 729-1297
35	Jora	Peruvian	47-46 11th St	(718) 392-2033
36	Mu Ramen	Japanese	1209 Jackson Ave	(718) 707-0098
37	Bierocracy	Beer Hall	12-23 Jackson Ave	(718) 361-9333
38	Coffee Project	Café & Roastery	21-10 51st Ave	
39	Pink Canary Desserts	Bakery	1311 Jackson Ave	(718) 729-1819
40	Manducatis	Italian	13-27 Jackson Ave	(718) 729-4602
41	Communita	Café	11-18 46th Rd	(718) 729-7708
42	M. Wells Dinette	Québécois-fusion	22-25 Jackson Ave	(718) 786-1800
43	John Brown Smokehouse	BBQ	10-43 44th Dr, LIC	(347) 617-1120
44	Court Square Diner	American	45-30 23rd St, LIC	(718) 392-1222
45	Brooks 1890	American	2428 Jackson Ave	(718) 937-1890
46	Il Falco	Italian	21-50 44th Dr	(718) 707-0009
47	The Mill	Café	44-61 11th St	(718) 843-6455
48	Fifth Hammer Brewing	Brewery	10-28 46th Ave	(718) 663-2084
49	The Burger Garage	Burgers	25-36 Jackson Ave	(718) 392-0424
50	Chipotle	Fast Food	2616 Jackson Ave	(718) 784-2706
51	Levante	Italian	26-21 Jackson Ave	(718) 392-3885
52	M. Wells Steakhouse	Steak House	43-15 Crescent St	(718) 786-9060
53	Indie LIC	American	43-10 Crescent St	(718) 482-6954
54	Sapps	Japanese	27-26 Jackson Ave	(718) 784-5555
55	Dutch Kills	Bar	27-24 Jackson Ave	(718) 383-2724
56	Starbucks	Café	2100 49th Ave	

- American
- Bakery
- Japanese
- Bar
- Italian
- Café
- Others



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RELATED
GREENOAK

BLANCHARD LEASING INFORMATION:



Michael Movshovich
Executive Managing Director
T: 212-841-7905
C: 646-591-6195
Michael.Movshovich@cushwake.com

Anthony LoPresti
Managing Director
T: 212-841-7701
C: 516-359-1197
Anthony.LoPresti@cushwake.com

Pierce Hance
Director
T: 212-841-7641
Pierce.Hance@cushwake.com

Omar Sozkesen
Senior Associate
T: 212-841-7756
Omar.Sozkesen@cushwake.com

David Mosler
Associate
T: 212-589-5163
David.Mosler@cushwake.com