

vk

LOFTS// ON 37TH

35-18 37TH STREET

A RARE ASSET IN ONE OF THE
MOST DESIRABLE LOCATIONS
OUTSIDE OF MANHATTAN.

7,000 RSF/2nd Floor

AVAILABLE FOR
IMMEDIATE LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

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TYLER FIELDS

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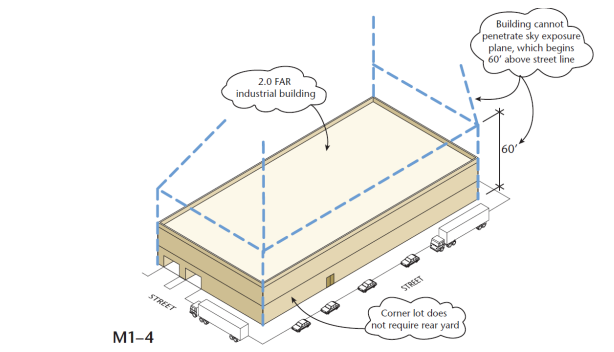
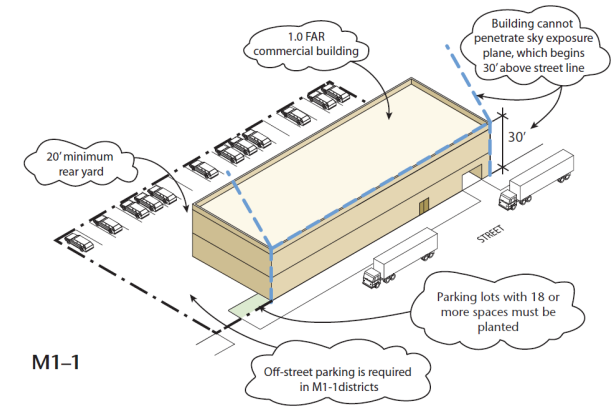
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PROPERTY INFORMATION

35-18 37TH STREET, ASTORIA, NY



M1 Manufacturing Districts						
M1	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6
FAR (max)	1.0	2.0	5.0	2.0	5.0	10.0'
Parking	required	required	required	not required	not required	not required

* FAR bonus up to 20% for a public plaza

- 7,000 SF - 1st Floor
- 7,000 SF - 2nd Floor
- 7,000 SF - 3rd Floor
- Immediate occupancy
- New bathrooms
- New windows
- Natural light
- One large freight elevator
- One exterior loading dock
- 24/7 building access
- Fully sprinklered

2018 ESTIMATED DEMOGRAPHICS

	.5 MILES	1 MILE	2 MILES
Population	30,188	137,938	466,361
Average Household Income	\$80,785	\$78,615	\$110,061
Daytime Population	29,032	126,054	503,177

PROPERTY PHOTOS

35-18 37TH STREET, ASTORIA, NY

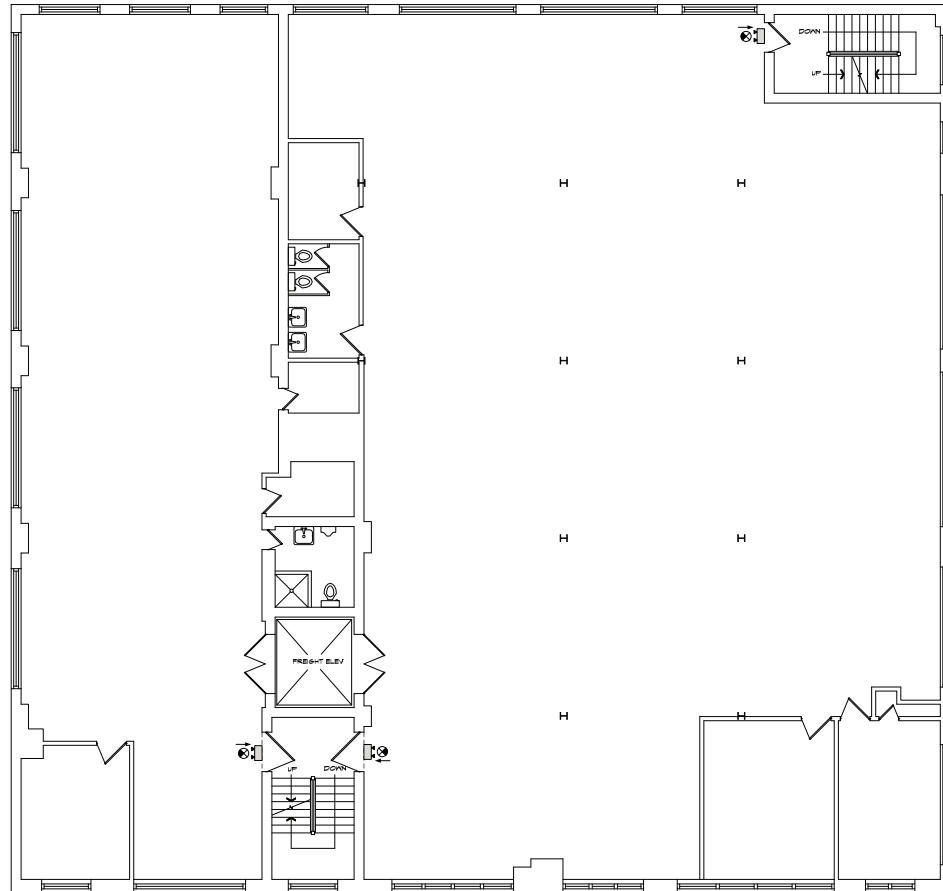


RETAIL MAP

35-18 37TH STREET, ASTORIA, NY



2nd FLOOR PLAN



NEIGHBORHOOD OVERVIEW

35-18 37TH STREET, ASTORIA, NY

Surrounded by Kaufman Astoria Studios and high profile tenants such as WeWork & The Jim Henson Company,

this growing diverse neighborhood continues to have local, national and international interest, while end users pursue this type of availability in a market with limited inventory.



SUBWAY RENOVATIONS

Major renovations to the area's subway stations are ongoing:

- Repainting of the elevated tracks throughout Queens Plaza
- The Queensboro Plaza station is currently being renovated by the NYMTA and is slated to ultimately become part of the
- LaGuardia Airport Access project, an important addition to New York City's infrastructure.
- The Court Square subway station has also been renovated to include new internal transfer infrastructure.

New Long Island Railroad Station - a new Long Island Rail Road station is slated to be built just a short subway ride from the Property. The new station is part of the LIRR East Side Access project, which will connect the LIRR to Grand Central Terminal. The massive

infrastructure project is already underway, with many of the main tunnels already complete. The new station will further enhance the Property's outstanding transportation access.

Queens Plaza Renovation - \$76.4 million renovation of the Queens Plaza, improved traffic circulation and pedestrian/bicycle access while beautifying the neighborhood and adding a 1.5-acre public park.

Jackson Avenue Beautification - A similar beautification of this major commercial and retail corridor that connects Queens Plaza to Court Square included new landscaped medians, sidewalks, and parks. Additionally, a separate \$76 million MTA project created a new vent plant for the subway lines that run beneath Jackson Avenue.



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