

29-76 NORTHERN BOULEVARD



29-76 NORTHERN BOULEVARD, QUEENS PLAZA, LONG ISLAND CITY

42,000 RSF FULL FLOOR DIVISIONS NOW AVAILABLE

- Most competitive price in LIC plus NYC Incentives: REAP, CEP, ECSP
- TI package
- Parking available
- Signage potential
- High speed internet
- One block to:

7 E M N R W



For more information, please contact:

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 CUSHMAN &
WAKEFIELD

 Sholom &
Zuckerbrot Realty LLC
Established 1962

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

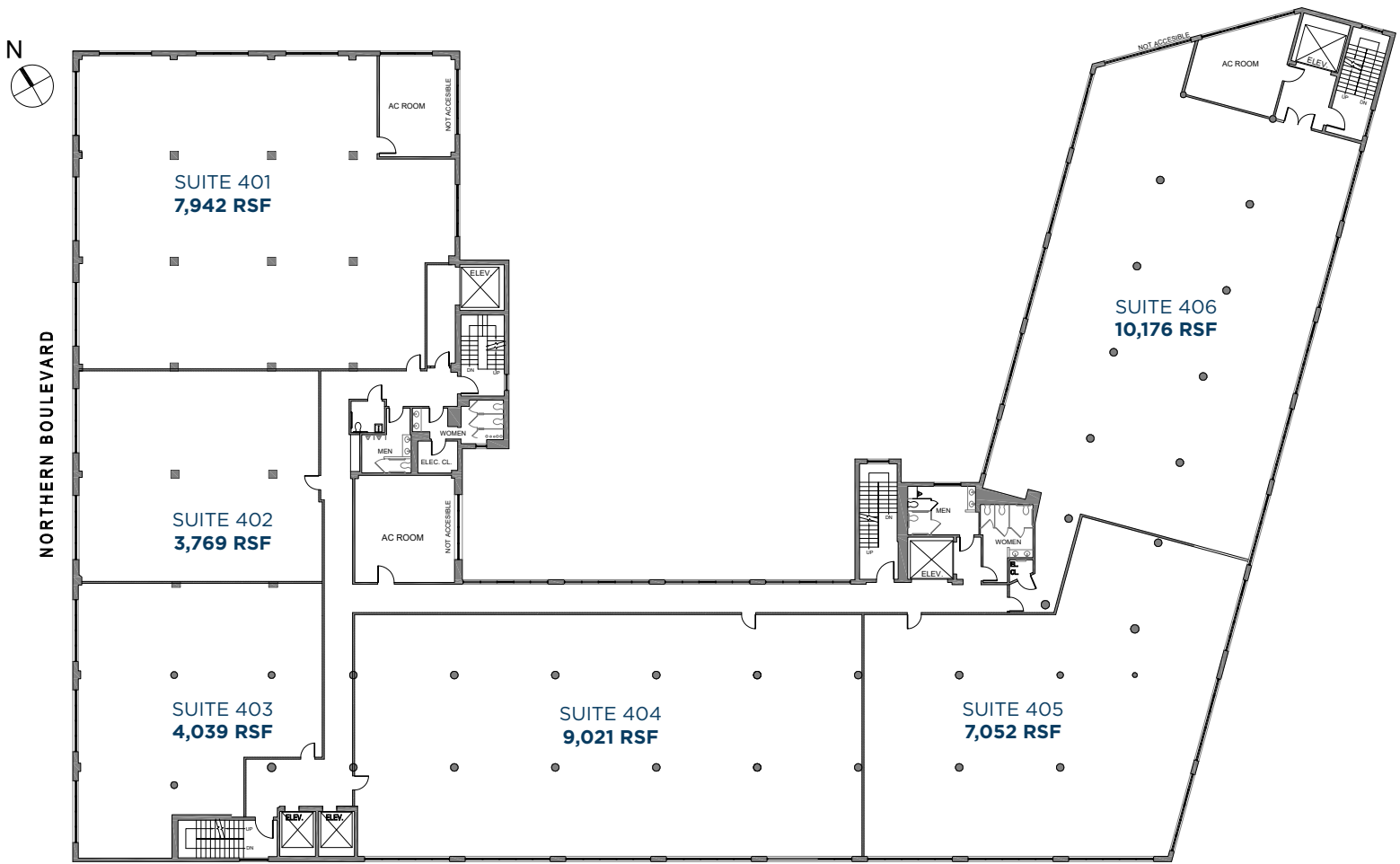
FEATURES

- Open floor plan
- 13' ceiling height
- Private bathrooms throughout
- 10' operable windows
- 457' of linear glass
- Tenant controlled HVAC
- Bike room

POTENTIAL TI

- Flexible design per tenants needs
- Multiple conference/meeting rooms
- Communal work stations
- Modern LED ceiling lighting
- Pantry areas
- New flooring

4TH FLOOR PLAN



1 PROPOSED FOURTH FLOOR PLAN
 SCALE: 1/16" = 1'-0"

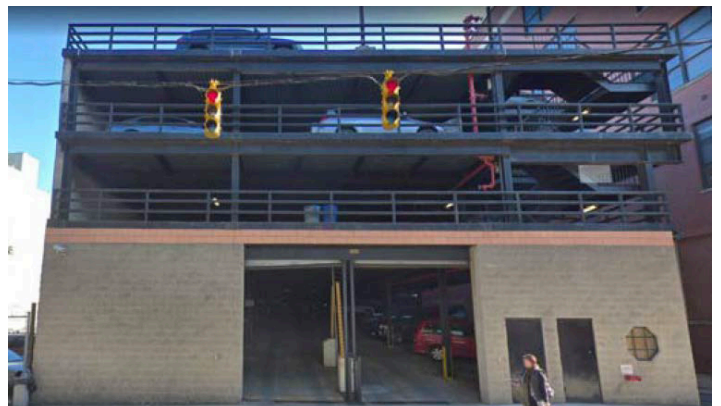
29-76 NORTHERN BLVD, LONG ISLAND CITY
TRANSPORTATION MAP



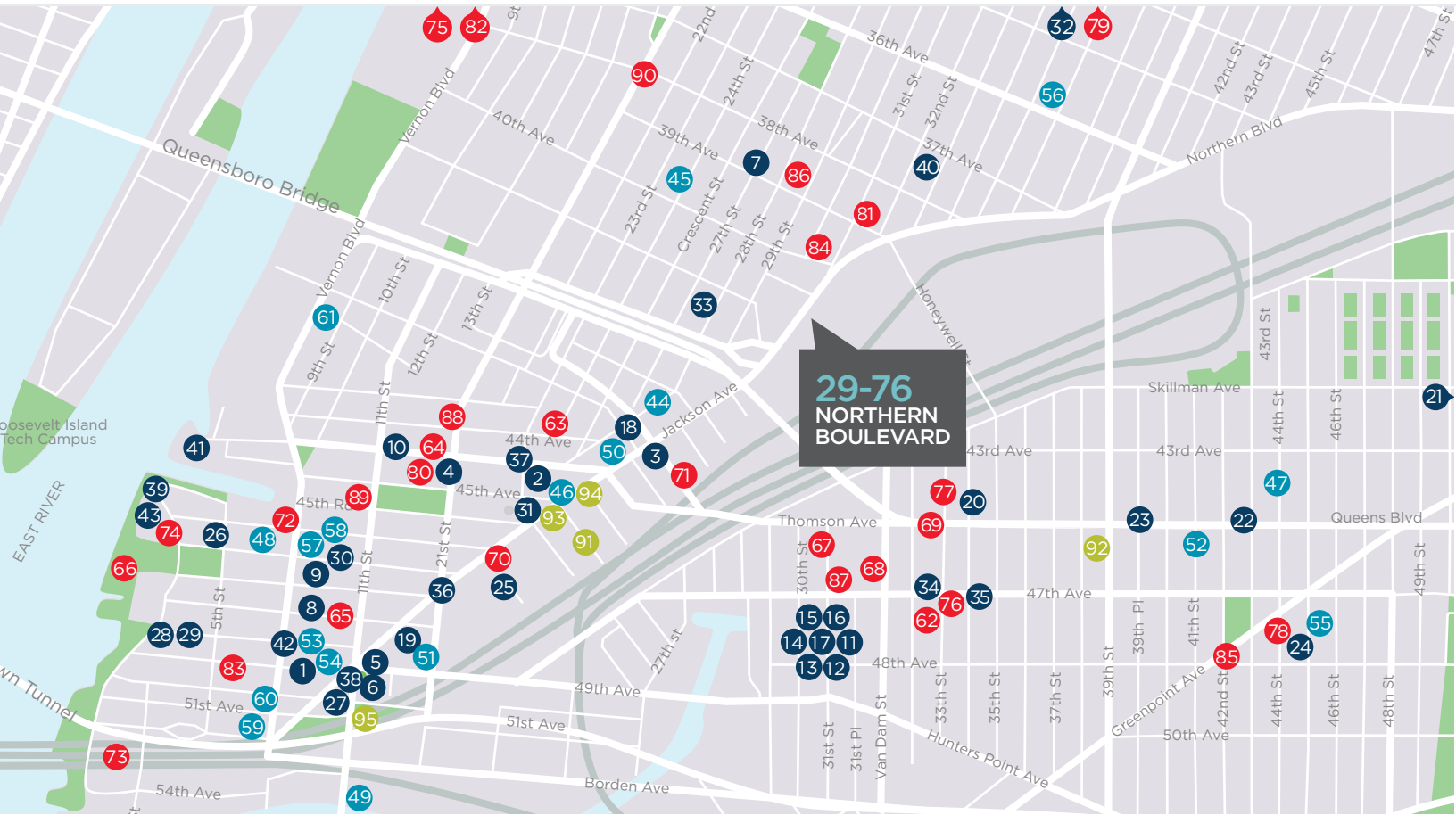
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LOCATION

- At 59th Street Bridge
- Direct access to Midtown Tunnel
- Convenient to Long Island & points north
- One block to:



AMENITIES



**29-76
NORTHERN
BOULEVARD**

RESTAURANTS/COFFEE

- | | |
|--------------------------|-------------------------------------|
| 1 Casa Enrique | 26 Sweetleaf Cocktails |
| 2 LIC Market | 27 Cafe Henri |
| 3 Toby's Estate | 28 Shi |
| 4 The Mill | 29 Skinny's Cantina |
| 5 Sweetleaf | 30 Manducatis Rustica |
| 6 Hibino | 31 The Burger Garage |
| 7 Crescent Grill | 32 The Astor Room |
| 8 Corner Bistro | 33 Resobox |
| 9 Alobar | 34 Van Dam Diner |
| 10 John Brown Smokehouse | 35 Bobby Spot Nuvo Cafe |
| 11 Papillon Bistro | 36 Manducatis |
| 12 Two Boots Pizza | 37 Il Falco |
| 13 Juice Press | 38 Manetta's |
| 14 Doughnut Plant | 39 Blend on the Water |
| 15 L'Arte del Gelato | 40 Astoria Seafood |
| 16 Stolle Bakery | 41 Anable Basin Sailing Bar & Grill |
| 17 Sans Bakery | 42 Slice |
| 18 M. Wells Steakhouse | 43 Maiella |
| 19 Mu Ramen | |
| 20 Sweet & Sara | |
| 21 The Alcove | |
| 22 Caffe Bene | |
| 23 Dazies | |
| 24 I Love Paraguay | |
| 25 M. Wells Dinette | |

BARS & BREWERIES

- 44 The Beast Next Door
- 45 LIC Beer Project
- 46 The Shannon Pot
- 47 Bar 43
- 48 Rockaway Brewing Co.

- 49 Transmitter Brewing
- 50 Dutch Kills
- 51 The Creek and the Cave
- 52 The Courtyard AleHouse
- 53 The Standing Room
- 54 Dominic's Hoek
- 55 Greenpoint Lounge
- 56 Studio Square Beer Garden
- 57 L.I.C. Bar
- 58 The Gutter
- 59 Alewife
- 60 Domaine bar a vins
- 61 Big Alice Brewing

CULTURE/HEALTH & WELLNESS

- 62 Indoor Extreme Sports Paintball & Laser Tag
- 63 The Secret Theatre
- 64 The Cliffs at LIC
- 65 The Yoga Room
- 66 Gantry State Park Plaza
- 67 Bard Early Colleges
- 68 LaGuardia Community College
- 69 Long Island City YMCA
- 70 MoMA PSI
- 71 Sculpture Center
- 72 LIC Flea & Food

- 73 LIC Landing
- 74 Pepsi-Cola Sign
- 75 Socrates Sculpture Park
- 76 City Ice Pavilion
- 77 CityView Racquet Club
- 78 Queens Library at Sunnyside Library
- 79 Museum of the Moving Image
- 80 Dorsky Gallery
- 81 Fisher Landau Center for Art
- 82 The Noguchi Museum
- 83 The Chocolate Factory Theater
- 84 Flux Factory
- 85 Thalia Spanish Theatre
- 86 Space Gallery
- 87 Laguardia Performing Arts Center
- 88 Local Project Art Space
- 89 BrickHouse Ceramic Art Center
- 90 Queens Library at Long Island City

BANKS

- 91 Bank of America
- 92 Citibank
- 93 Santander Bank
- 94 Citibank