



27-14 Queens Plaza South Long Island City, New York



Available Space

25,846 SF Total
First & Second Floor
Lower Level &
Penthouse
(Divisions considered)

Build to suit
Available 2016

Extraordinary Signage
Possibilities

27-14 Queens Plaza South

Queens Plaza is a rapidly evolving residential and commercial hub. At the foot of the Queensboro Bridge, with 8 subway and 12 bus lines, Queens Plaza is one of the busiest transit centers in the city. More than 10,000 people cross Queens Plaza daily. Pedestrian counts are up 40% from 2009. Since the rezoning in 2001, all of LIC has been transformed, but the impact on Queens Plaza and Court Square has been the most significant. Given the highest and best zoning designation, the potential density and proximity to abundant transportation, this existing neighborhood's potential is extraordinary.

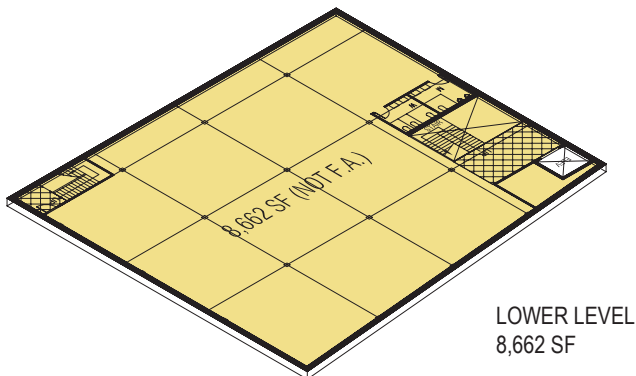
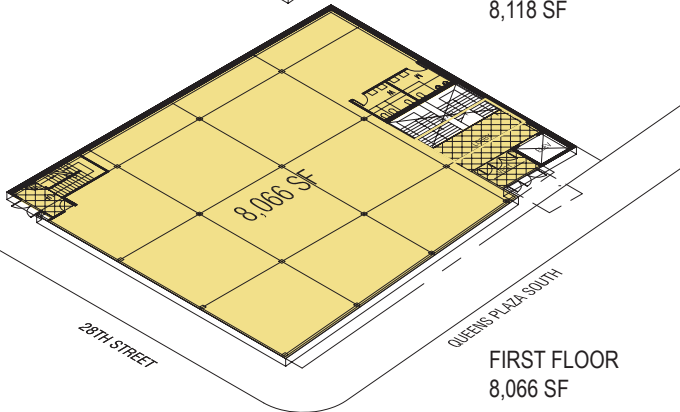
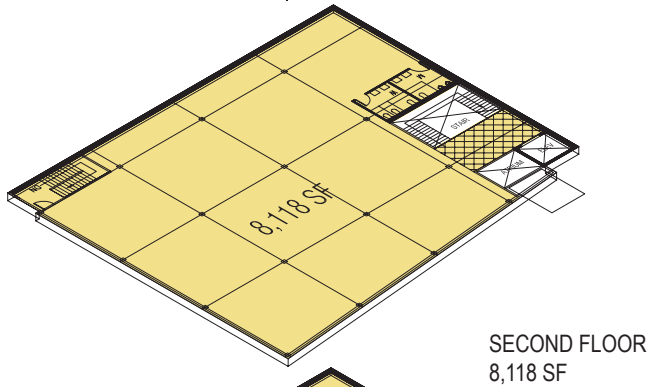
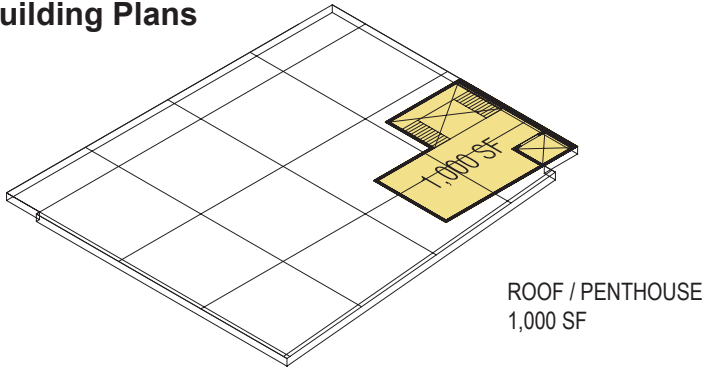
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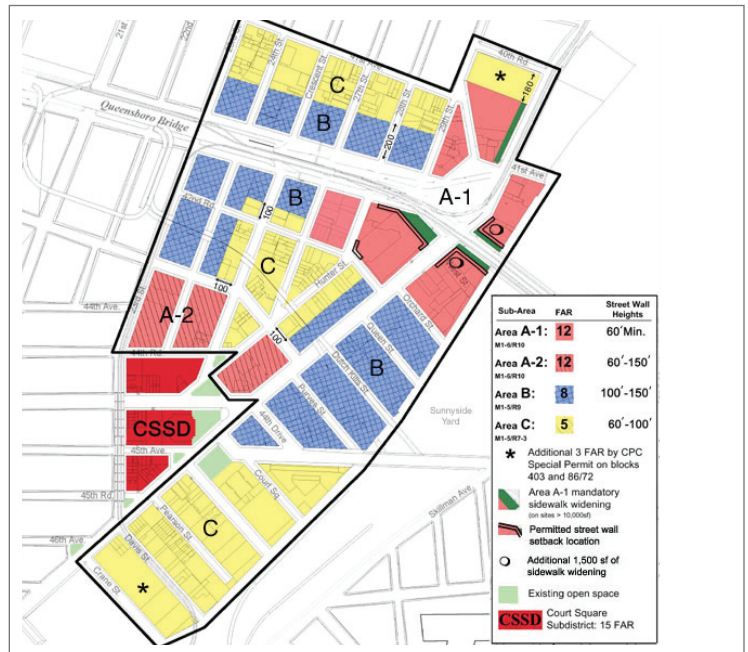
27-14 Queens Plaza South Building Features

Building Plans



Building Features	
Zone	M1-6, C6-01, "LIC" Special Long Island City Mixed Use District Queens Plaza Subdistrict Area A-1
Uses Permitted in District	Most commercial, residential and light manufacturing uses.
Lot Area	8,662.5 SF
Building Area:	
Cellar	8,662 SF
First Floor	8,066 SF
Second Floor	8,118 SF
Third Floor	1,000 SF
Total Building Area:	25,846 SF
Building Construction Type:	Glass and aluminum curtain wall. Steel and concrete frame
Special Features	<ul style="list-style-type: none"> • Skylit Atrium Space • 15 foot ceilings with optional mezzanine space • Green Roof with Penthouse use for sports, entertainment, food service • Signage Opportunities: 950 SF of signage allowed (on Queens Plaza South and 28th Street)

Zoning - FAR

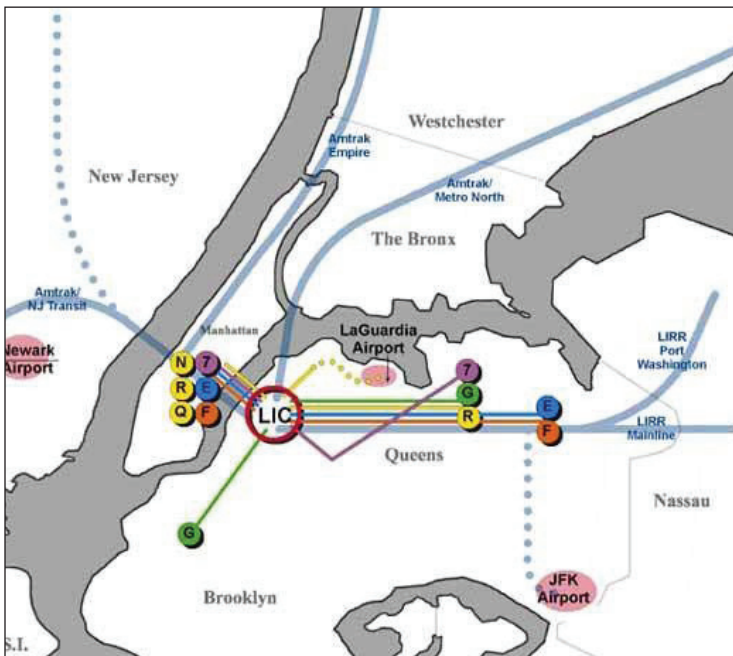




27-14 Queens Plaza South Demographics and Statistics



Transportation



Population		
	1 mile	5 miles
2017 Projection	56,725	3,087,550
2012 Estimate	55,632	2,998,156
2010 Census	55,448	2,956,804
Growth 2012-2017	2.00%	3.00%
Growth 2010-2012	0.30%	1.40%
Households		
2017 Projection	24,037	1,326,722
2012 Estimate	23,588	1,285,496
2010 Census	23,422	1,268,502
Growth 2010-2012	0.70%	1.30%
Growth 2012-2017	1.90%	3.20%

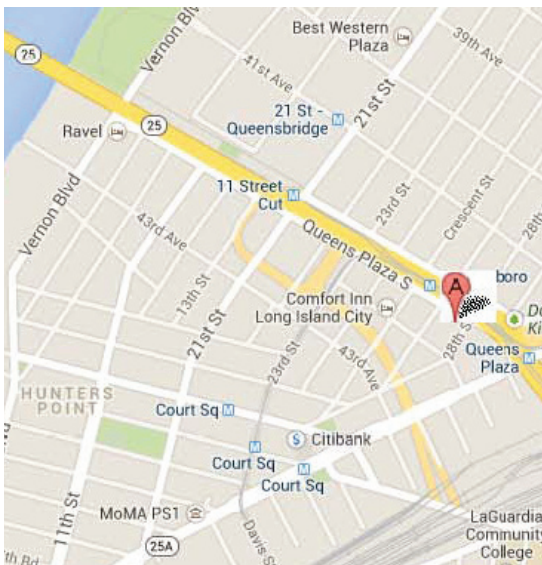
Subway Ridership & Bridge Traffic		
Stop	Weekday Total	Annual Total
21st Queensbridge (F)	8,749	2,654,261
Queens Plaza (E,M,R)	9,695	2,747,366
Queensboro Plaza (7,7X,N,Q)	10,752	3,350,219
Court Square (E,M,G,7)	18,631	5,340,581
Queensboro Bridge vehicles/day	180,200	



27-14 Queens Plaza South Long Island City Highlights

Location

- In the heart of Long Island City
- A Transportation Hub
- At the foot of the Queensboro Bridge (connecting to LIE, BQE and Grand Central Expressway)
- 8 subways, 12 bus lines (approximately 30,000 subway riders daily, 9,000,000 annually)
- Over 10,000 employees enter Queens Plaza daily
- Pedestrian count is up 40% since 2009
- Among the highest concentration of art galleries, art institutions and studio spaces of any neighborhood in NYC



Massive Redevelopment

- 22 operating hotels (with 5 more currently under construction)
- 8,000 residential units planned for completion in the next 3 years
- 5,000 new residential units have opened in the last 5 years
- Over 2 million square feet of Class A office space
- 7 major office buildings within 5 minute walk
- Met Life, JetBlue, NYC Department of Medical Hygiene, Citibank and Publicis account for approximately 13,000 employees
- The Gotham Center will be a total of 3,500,000 SF. Only 600,000 SF constructed to date.
- Cornell NYC Tech, a 2.1 million SF state-of-the-art tech university campus will be constructed on Roosevelt Island. The only vehicular access to Roosevelt Island is in Astoria, a few short blocks away.
- Eastside Access (estimated completion 2019) will link LIRR and Grand Central Station

Gotham Realty

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