

LONG ISLAND CITY, NYC

SMP

37-18 NORTHERN BLVD

**UP TO 25,000 SF OF
RETAIL OPPORTUNITY**

**SMP BUILDING
RETAIL BROCHURE**

EST. 1919

The Standard Motor Products (SMP) Building is the creative headquarters for original thinkers and modern luminaries who look out at the world and see only possibilities. Since 1919, this iconic building has been the outpost for makers, visionaries and industrial innovators who helped to shape this city and the world.

Industrial-inspired suites span 500-25,000 square feet and feature soaring 12-14 foot ceilings and enormous, light-filled windows with sweeping views of Midtown and downtown Manhattan.

1 THE NEIGHBORHOOD

Located in Long Island City and on the cusp of Astoria's design district, SMP is brimming with new businesses as pioneering thinkers bring fresh perspectives and possibilities.

Neighbor to the future Innovation QNS that includes two acres of open space, 200,000 square feet of neighborhood serving shops, restaurants, and entertainment, and more than 3,000 residential units featuring new luxury.



2 CONNECTIVITY

As local development booms, so does local infrastructure. The East Side Access project is creating faster connections between LIC and Manhattan with a new 8-track terminal and concourse below Grand Central Station. Slated to open in 2022, it will serve 160,000 commuters per day.

SMP is located along a prime stretch of Northern Boulevard and is close to six different subway lines (M, R, N, W) along with easy access to the LIRR and 15-minute connections to and from Midtown Manhattan.

5-minute walk to local eateries serving fresh seafood and homemade arepas.

10 minutes by train to Roosevelt Island.

20 minutes by train to Grand Central.

25 minutes by train to Downtown Brooklyn.

3 AREA DEVELOPMENT

The Long Island City condo market in 2021 was its strongest on record—with sales volume reaching nearly \$1 billion, about three times the previous record set in 2019.* As new buildings are filling with thrilled tenants and streets are vibrant with more foot traffic, LIC is proving to be the ultimate world-class live-work-play environment.

4 PROGRESSION

With Cornell Tech's presence on Roosevelt Island, New York is emerging as a major technology hub. The nearby 12-acre campus houses approximately 2,000 full-time graduate students in computer science, business and entrepreneurship.

*LIC Post



FOOD AND DRINK

- | | | |
|-----------------------|----------------------|---------------------------|
| 1. PAPER FACTORY | 8. ICONYC BREWERY | 14. EL MERO |
| 2. AREPAS CAFÉ | 9. STARBUCKS | 15. MENU COFFEE BAR |
| 3. ASTORIA SEAFOOD | 10. CAFÉ OLE | 16. OLIVER'S ASTORIA |
| 4. PSARI | 11. MAMA'S EMPANADAS | 17. ASTORIA BIER & CHEESE |
| 5. TACUBA | 12. MAR'S | 18. BEIJA FLOR |
| 6. MA'PLE THAI EATERY | 13. SNOWDONIA | 19. PIG BEACH BBQ |

PLACES OF INTEREST

- 20. MUSEUM OF THE MOVING IMAGE
- 21. UA KAUFMAN ASTORIA CINEMA
- 22. MELROSE BALLROOM
- 23. FLUX FACTORY
- 24. CROSSFIT UNLEASHED GYM

UP TO 25,000 SF OPPORTUNITY

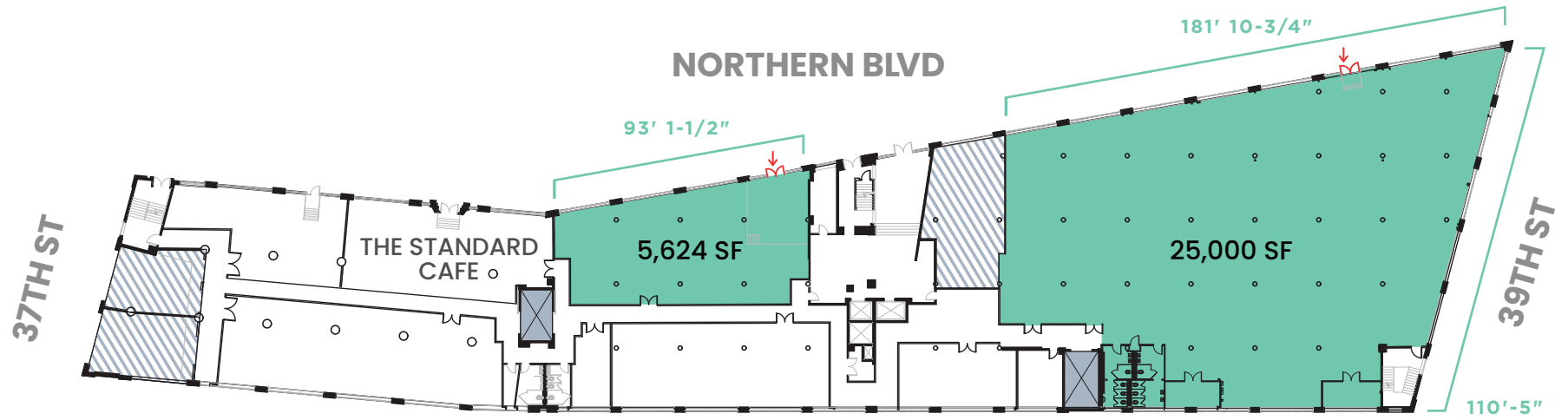


- Up to 25,000 SF
- Ceiling Height: 14' slab to slab with 8' x 18' windows
- Exterior branding available with significant vehicular visibility along Northern Blvd.
- Ample power available above 2200amps at 480v
- Floor loads exceed 150 pounds/RSF
- 2 existing HVAC units in good working order
- 1 set of M/F ADA restrooms within the premises
- 2 points of access to the premises: 1 on Northern Blvd. and 1 from the adjacent loading dock. We can create an additional POE into the space if needed
- Tenant can have exclusive OT use of the adjacent loading dock (18' height, lift available)
- 24/7 security at the building lobby with 24/7 keycard access to the building
- 1 block from the M/R train at 36th Street
- SMP Building is zoned M1-5
- SMP Building is eligible for municipal incentives (REAP, CEP, ECSP)
- Ample additional storage available on lower level, with 2 freight elevators to access the lower level (6,000lb capacity)



GROUND FLOOR

NORTHERN BLVD



EST. 1919

 AVAILABLE

 FREIGHT ELEVATORS

 LOADING DOCKS

 DIRECT ENTRY

SMP

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