

2,000 - 53,400 SF for Lease

All Divisions and
Uses Considered



3,600 SF LEASED

8,500 SF LEASED

2,500 SF
LEASED

- [Address: 45-01 Northern Blvd, Long Island City NY 11101](#)
- Block: 705 Lot: 1
- 2,000 SF - 53,400 SF for Lease
- 8,400 SF Gd Fl + 23,000 SF Each on 2nd Fl and Lower Level
- All Size Divisions Considered
- All Uses Considered - Retail, Showroom, Auto, Medical, City Agency, Community Facility, Non-Profit, Office, Food, Life Sci
- Car Access to All Floors
- Loading on 45th St & Two Curb Cuts on Northern Blvd
- Three Street Frontage Corner Building / Multi Egress
- Floor Drains
- HVAC & Wet Sprinkler on Every Floor Including Lower Level
- New Windows & Natural Light Throughout Building
- Ceiling: 14.6' Ground Fl /// 2nd Fl. 11.9' /// 8' Lower Level
- M1-1 Zone
- Elevator access to all floors & Escalator Access Gd Fl to 2nd Fl

Transportation:

Highways
Whitestone Expy.
Cross Island Expy.
Van Wyck Expy.

L.I.E. - G.C.P. - B.Q.E.

Bridges:

RFK Bridge
Whitestone Bridge
Queensboro Bridge

Local Main Roads:

Steinway St.
Ditmars Blvd.
21st St.

Bus:

Q101

Exclusive Broker

Jaffe Realty, LLC

Brian Jaffe

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23-48 68th St., Astoria NY 11103 Office (347) 730-5499 Cell (718) 216-6626

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice.



3,600 SF LEASED

8,500 SF LEASED

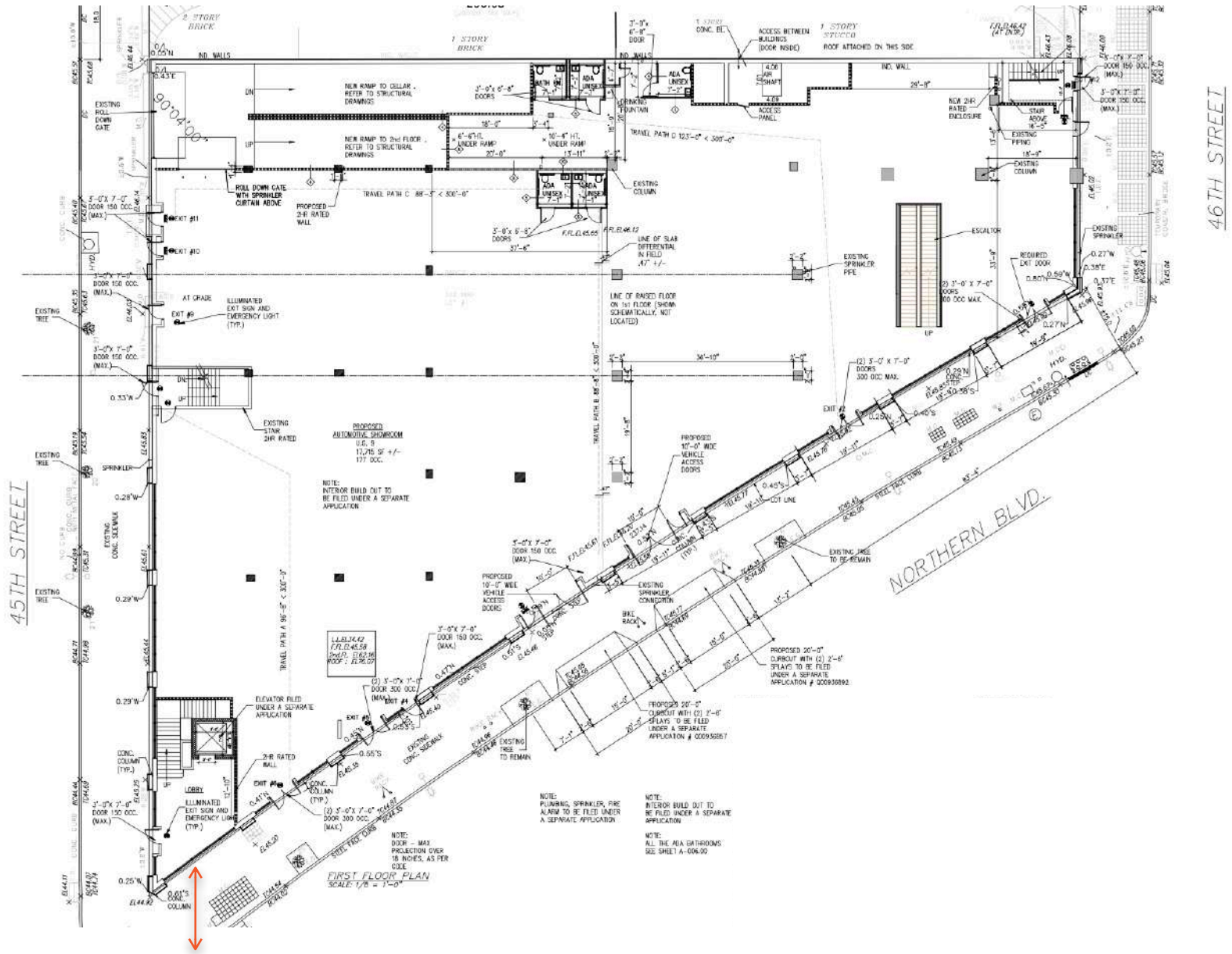
2,500 SF LEASED

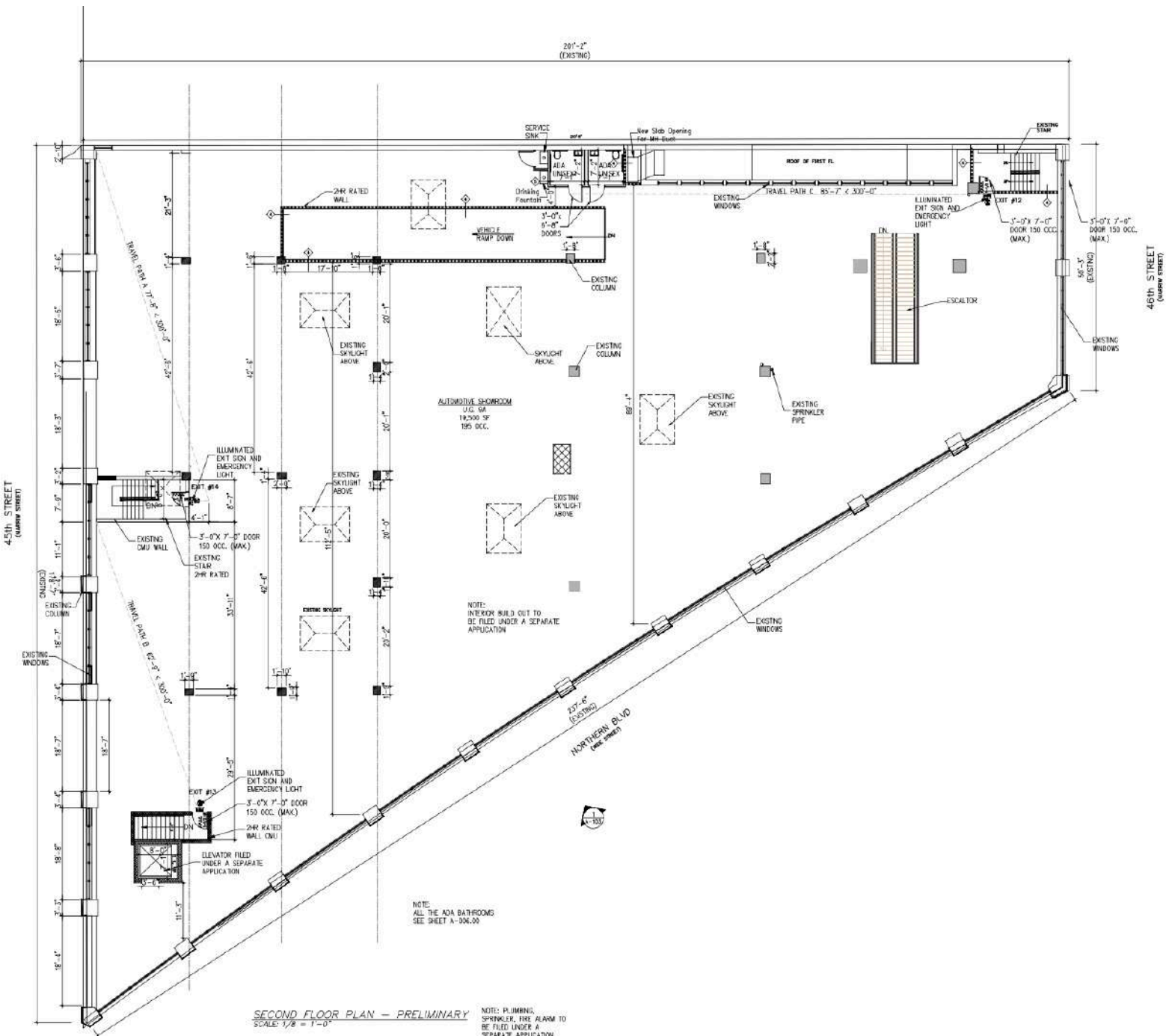


2,500 SF Leased

3,600 SF of Leased

8,500 SF Leased

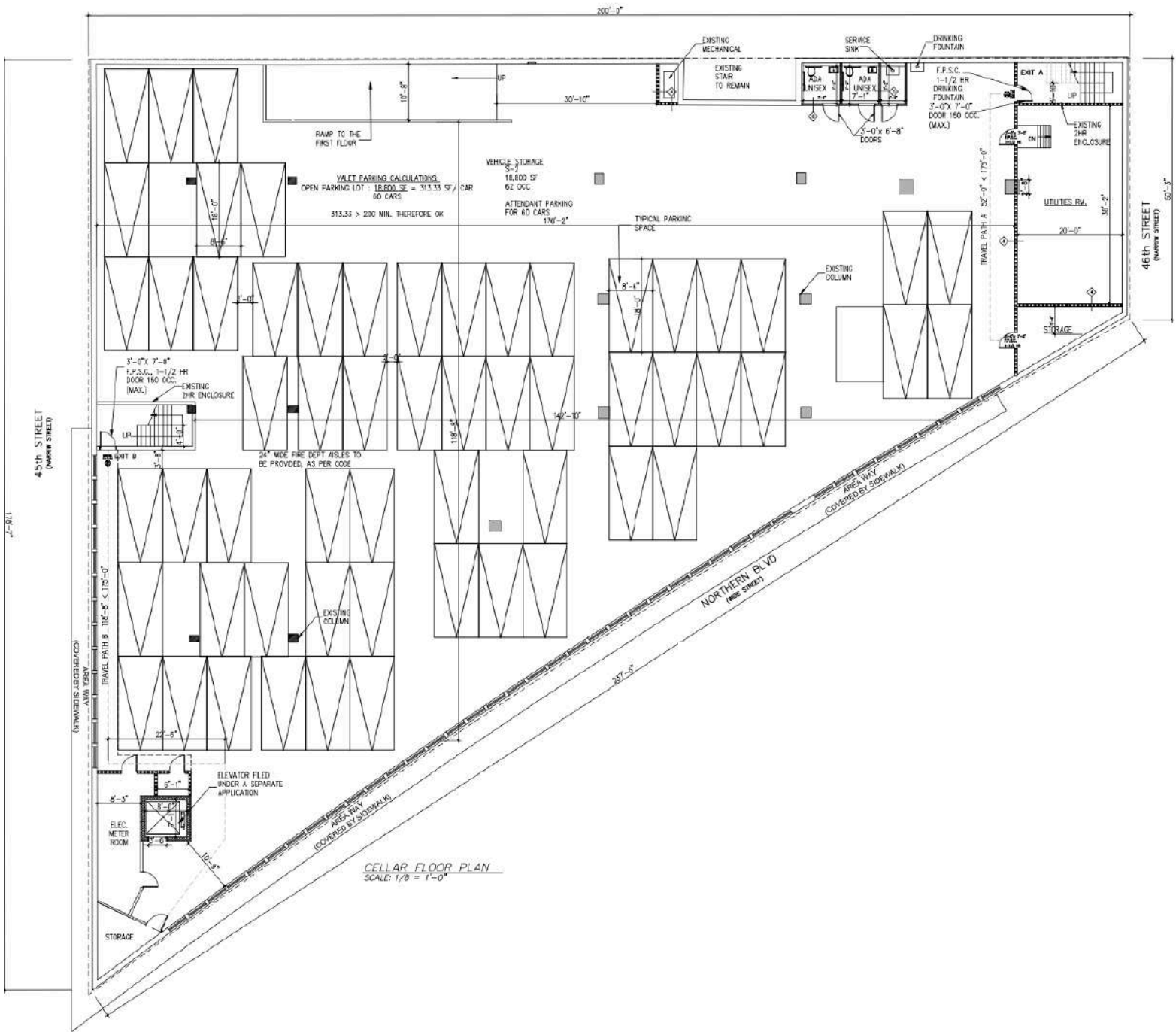




SECOND FLOOR PLAN - PRELIMINARY
 SCALE: 1/8" = 1'-0"

NOTE: PLUMBING, SPRINKLER, FIRE ALARM TO BE FILED UNDER A SEPARATE APPLICATION

SECOND FLOOR



LOWER LEVEL



SECOND FLOOR



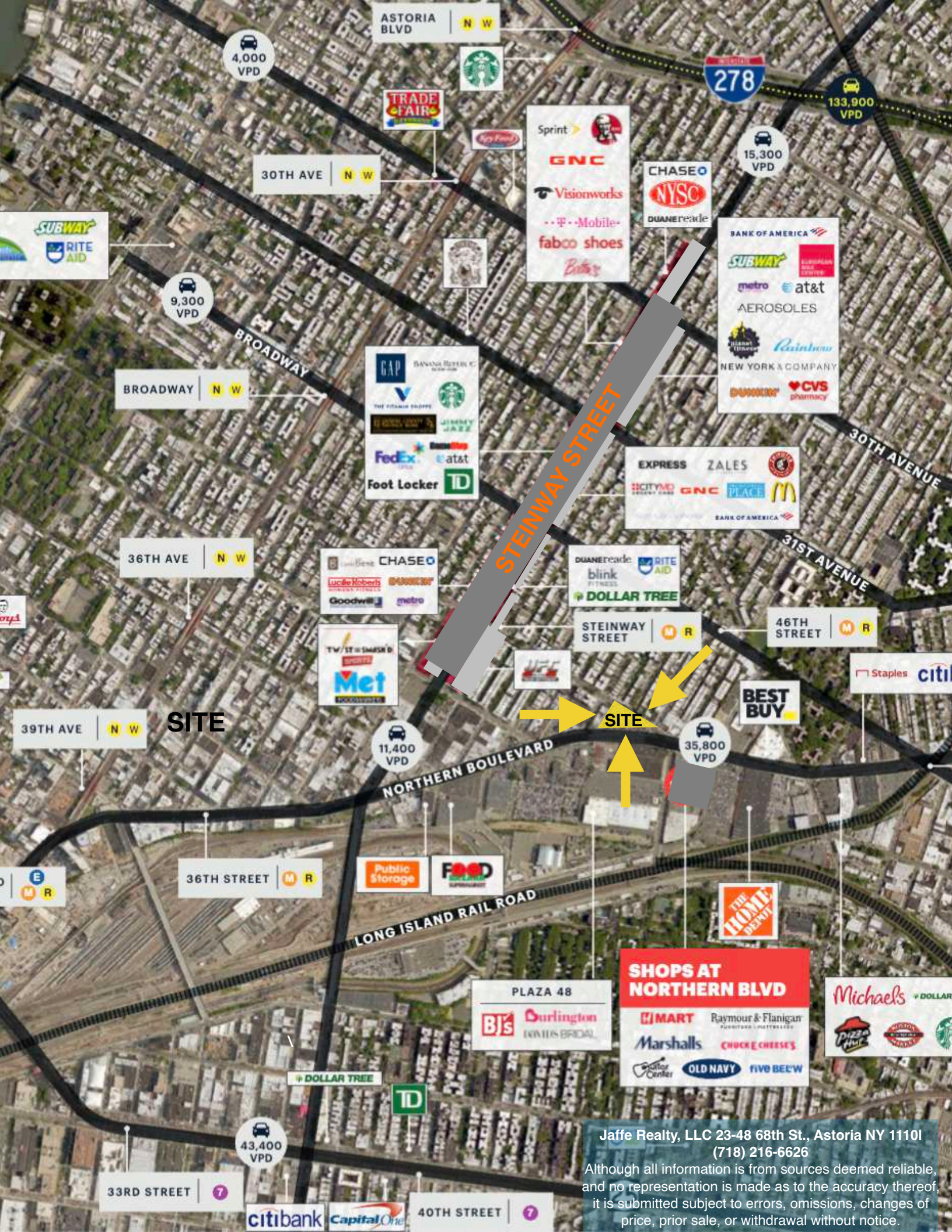


**46TH STREET SIDE
ESCALATORS**



45TH STREET SIDE ELEVATOR





ASTORIA BLVD | N W

4,000 VPD

278

133,900 VPD

30TH AVE | N W

15,300 VPD

SUBWAY
RITE AID

9,300 VPD

BROADWAY | N W

BROADWAY

GAP BANANA REPUBLIC
THE FOOT LOCKER GROUP
JIMMY JAZZ
FedEx at&t
Foot Locker TD

Sprint KFC
GNC
Visionworks
T-Mobile
fabco shoes
Bates

CHASE
NYSC
DUANEreade

BANK OF AMERICA
SUBWAY
metro at&t
AEROSOLES
Rainbow
NEW YORK & COMPANY
CVS pharmacy

EXPRESS ZALES
CITY OF ASTORIA GNC PLACE
BANK OF AMERICA

36TH AVE | N W

CHASE
Lucie Hobers
Goodwill metro

DUANEreade
blink FITNESS
DOLLAR TREE

46TH STREET | M R

39TH AVE | N W

SITE

Met

STEINWAY STREET | M R

BEST BUY

11,400 VPD
NORTHERN BOULEVARD

SITE

35,800 VPD

E M R

36TH STREET | M R

Public Storage FOOD

LONG ISLAND RAIL ROAD

THE HOME DEPOT

PLAZA 48

SHOPS AT NORTHERN BLVD

Michaels DOLLAR

BJ's Burlington
DARTS BRIDAL

MART Raymour & Flanigan
Marshalls CHUCK CHEESE'S
Old Navy FIVE BELOW

Pizza Hut

43,400 VPD

33RD STREET | 7

citibank Capital One

40TH STREET | 7

Jaffe Realty, LLC 23-48 68th St., Astoria NY 11101
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Jaffe Realty, LLC has been retained as the Exclusive Broker to arrange the leasing for 45-01 Northern Blvd. 54,400 SF remains available for lease. All divisions considered. 8,400 SF remains available on the ground floor with 23,000 SF on the 2nd and 22,500 in the lower level. Each floor offers vehicle access with a curb cut along Northern Blvd and overhead door gate along 45th Street. Access two ramps, one leading to the 2nd floor and one to the lower level can also be found through the same overhead door gate along 45th street.

Centrally located between the Queensboro Bridge, BQE and LIE, this site offers tremendous signage and car visibility with a short walking distance to subway. Along with three street frontage on Northern Blvd to 45th & 46th Street, the two upper floors deliver natural light throughout the entire space.

Directly across the street is a brand new 13 story residential building reflecting neighborhood growth.

AREA DEMOGRAPHICS

\$111,346 Median Household Income

37.1 Median Age

51,000 Total Population

12,000+ Residential Units

22,000+ Planned Units

2,800+ Hotels with over 2,800 Rooms

6,300+ Businesses

94,000+ Employees

40+ Arts & Cultural Venues

60,000+ Higher Education Students

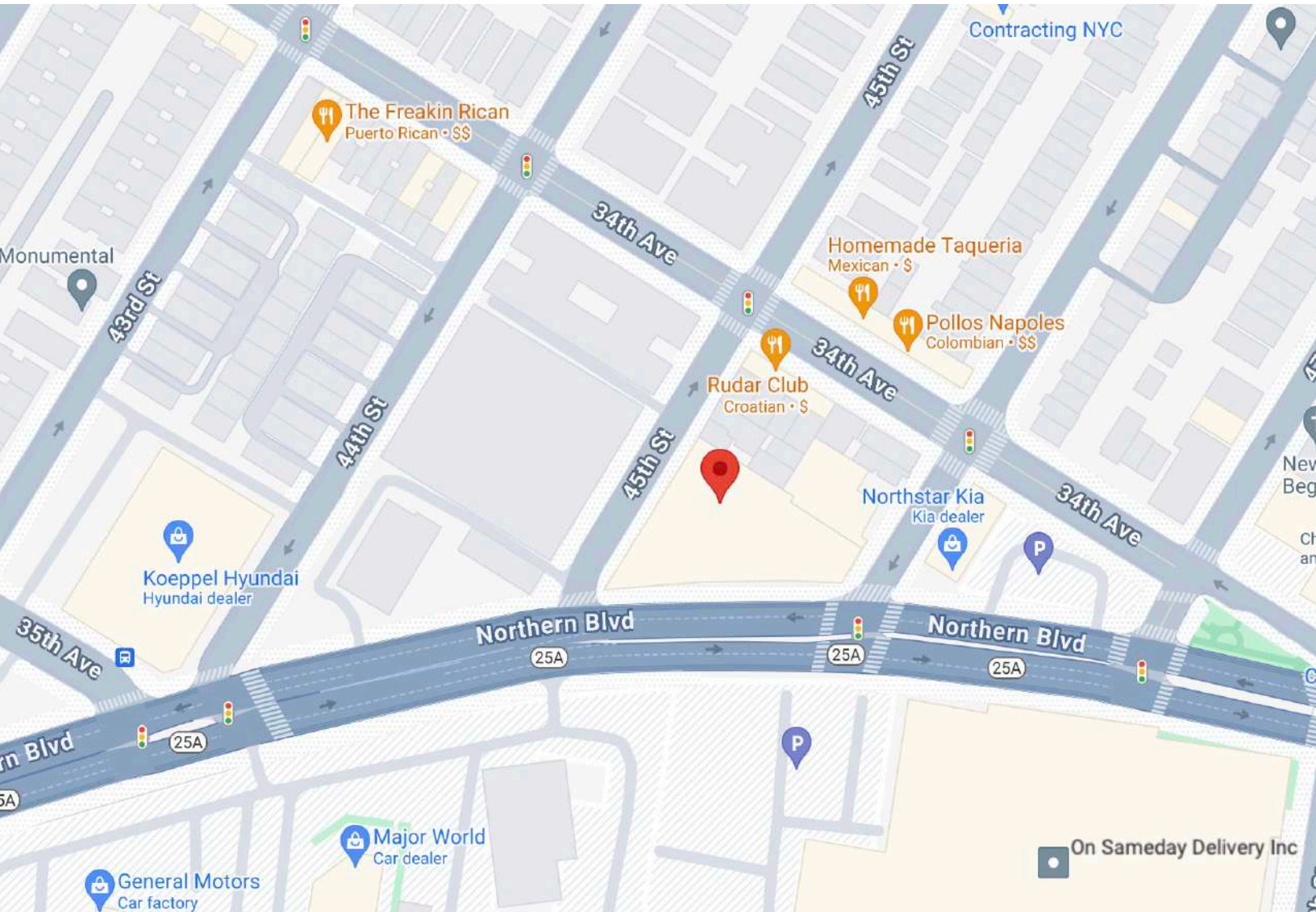
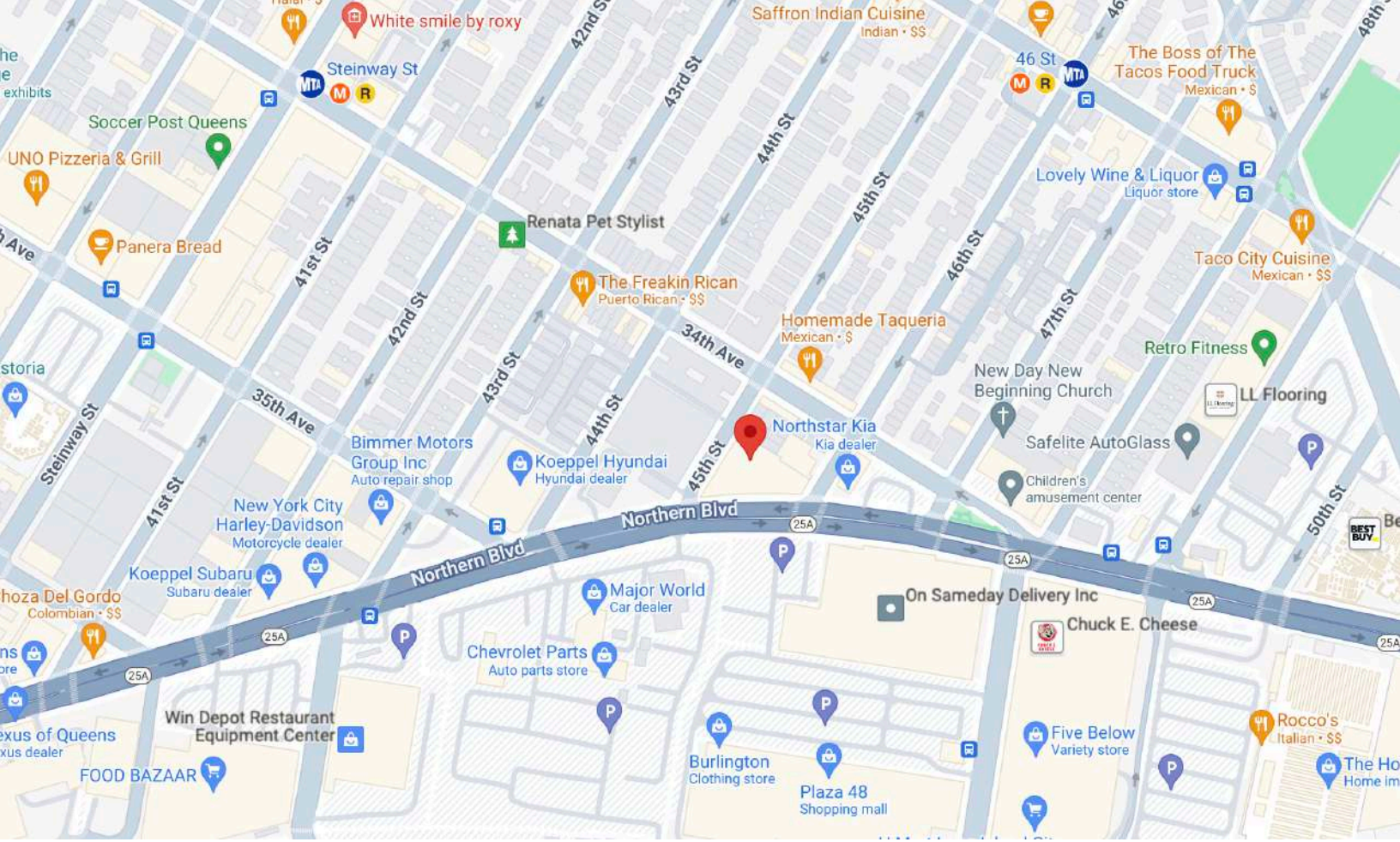
200+ Bars, Restaurants, Coffee Cafes

JUST NAMING A FEW LOCAL BUSINESSES..



Burlington
Coat Factory





BRAND NEW RESIDENTIAL DEVELOPMENT DIRECTLY ACROSS THE STREET



Rendering of 44-01 Northern Boulevard - Hill West Architects

- **44-01 Northern Boulevard** directly across the street from 45-01 Northern Blvd
- 13-story residential building in **Astoria**, Queens.
- Developed by Cantor Fitzgerald and **Silverstein Properties**
- 351 one- and two-bedroom rental units with 25 percent of the total inventory designated as affordable housing + 200 Vehicles
- Retail space

Long Island City, NY 11101: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

- 2022
- 2027 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

- 2022
- 2027 (Projected)



Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2022, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

- 2022
- 2027 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

- 11101



PLEASE CONTACT
EXCLUSIVE BROKER
FOR TOURS:

Lower Level \$30 psf
Ground Floor \$60 psf
Second Floor \$40 psf

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JAFFE REALTY
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