

THE RETAIL AT

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23-10

QUEENS PLAZA SOUTH

OPUS POINT

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LONG ISLAND CITY, QUEENS

DYNAMIC 

WRG | WINICK  
REALTY  
GROUP

# 23-10

## QUEENS PLAZA SOUTH

### SIZES (approx.)

Ground Floor 8,565 SF

2nd, 3rd & 4th Floors 25,000 SF

5th Floor Terrace 4,168 SF

Retail Total 87,733 SF

Office Total 400,000 RSF

### FRONTAGE

208 FT Wraparound

### POSSESSION

Arranged

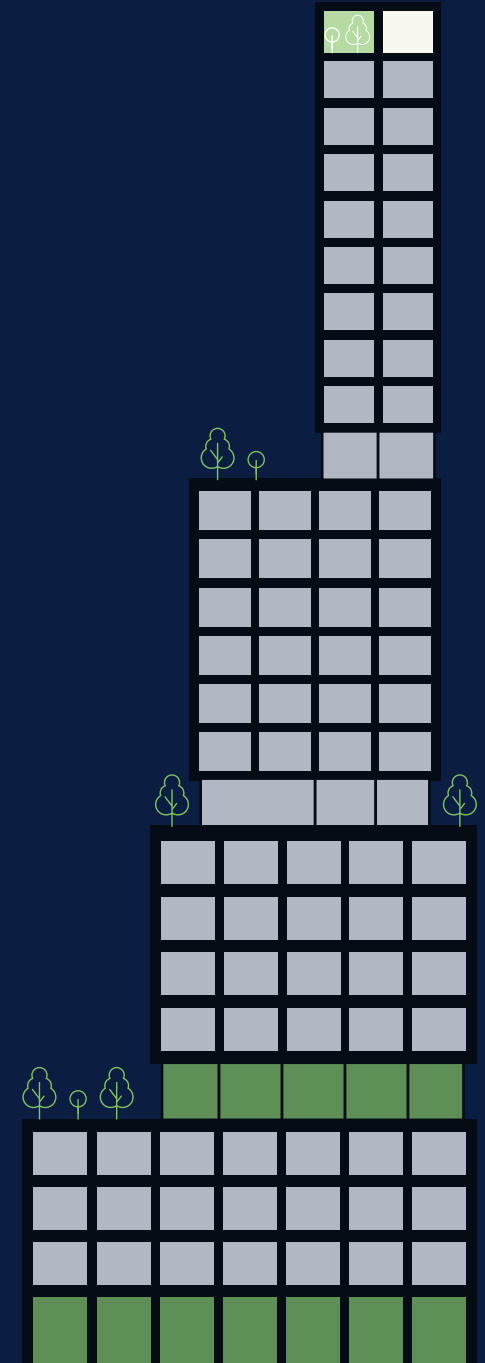
### COMMENTS

- Flagship retail opportunity at the base of a new 26-story office tower
- Major branding opportunity in the heart of Long Island City
- Close proximity to multiple subway and bus stations **7 N W R E M F**
- Vast floor plates with great ceiling heights throughout
- Logical divisions considered





**400,000 RSF**  
**OF CLASS A OFFICE SPACE**



# GROUND FLOOR

23-10 QP5

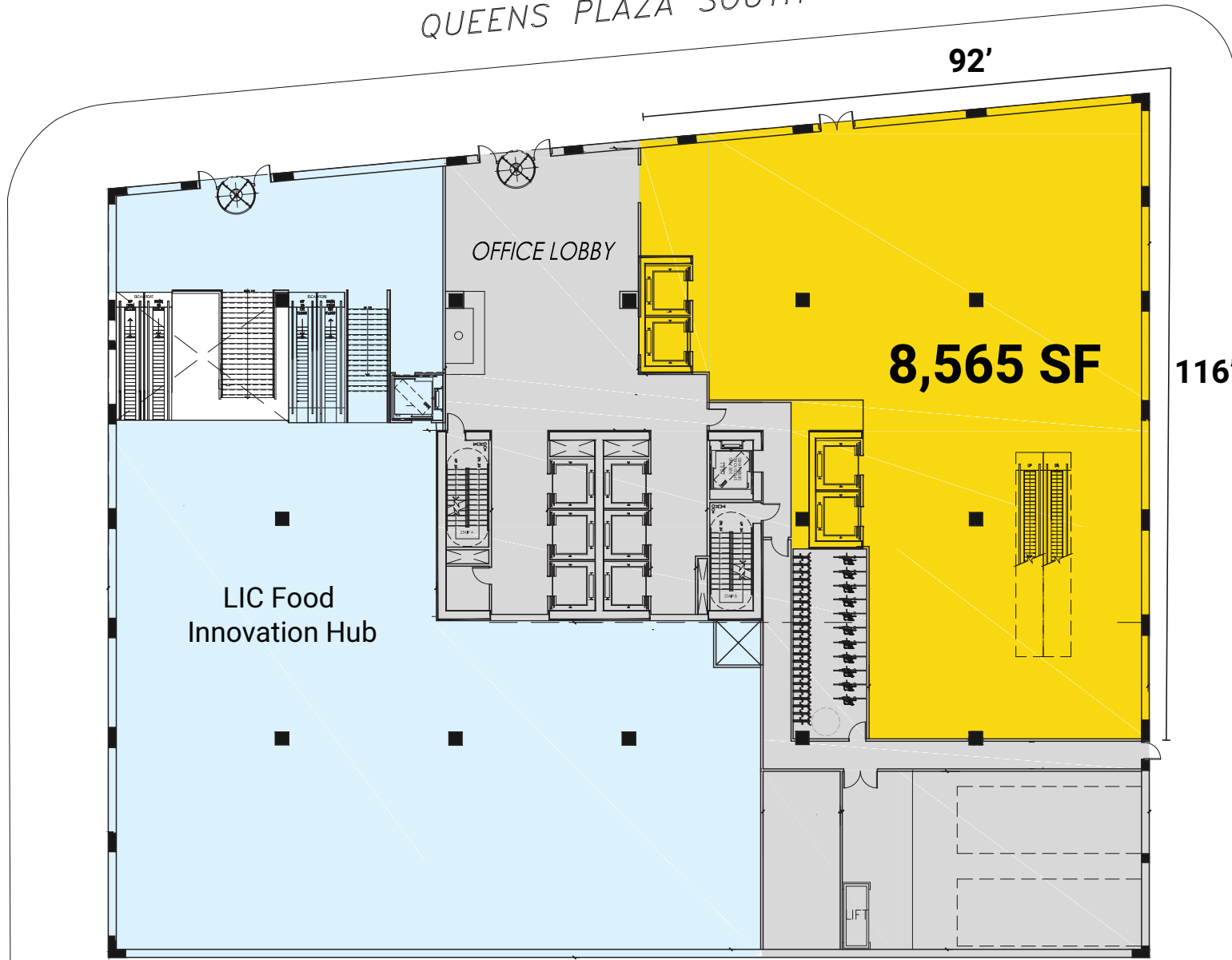
QUEENS PLAZA SOUTH

92'

116'

24TH STREET

23RD STREET

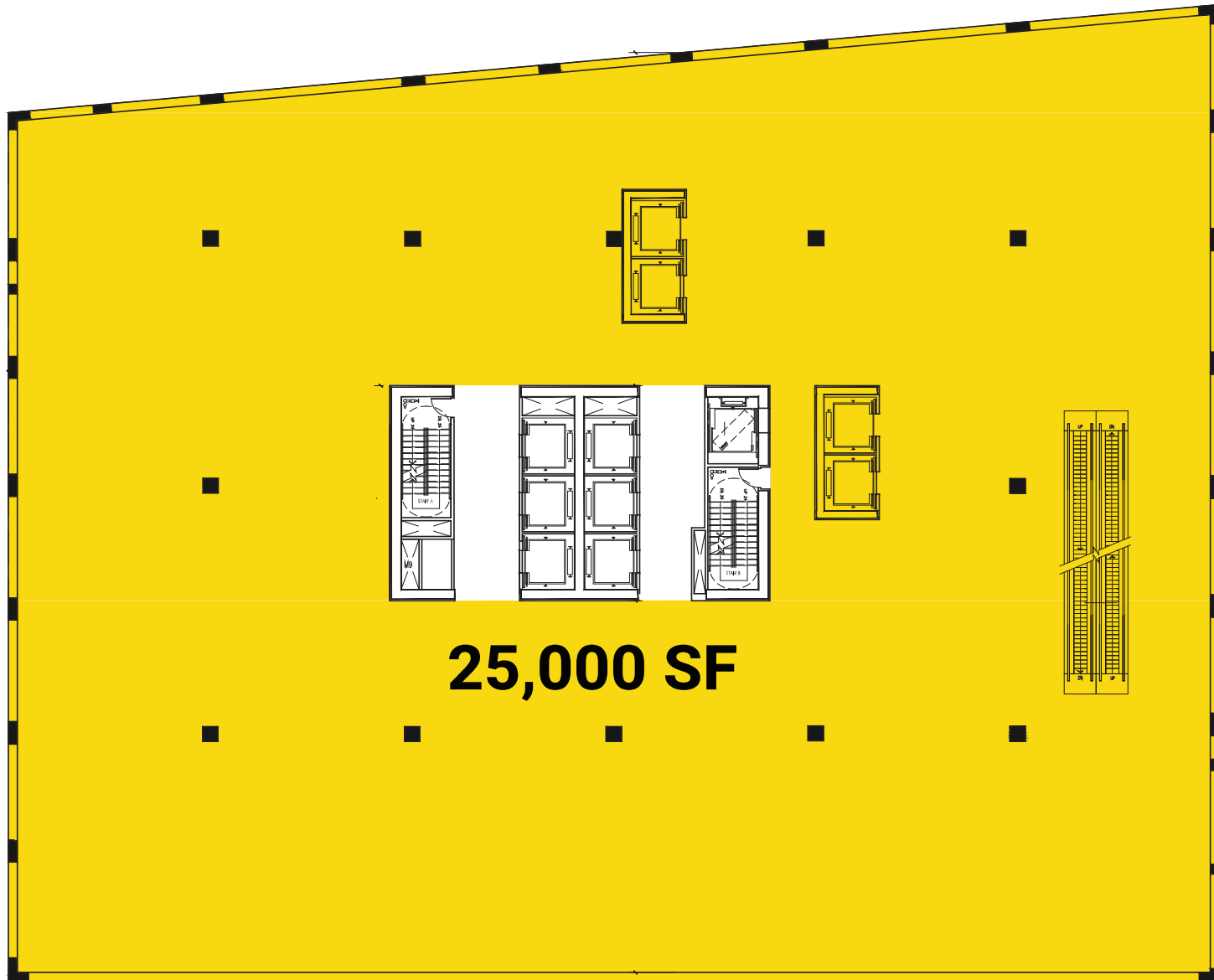


# SECOND, THIRD & FOURTH FLOORS

QUEENS PLAZA SOUTH

23RD STREET

24TH STREET



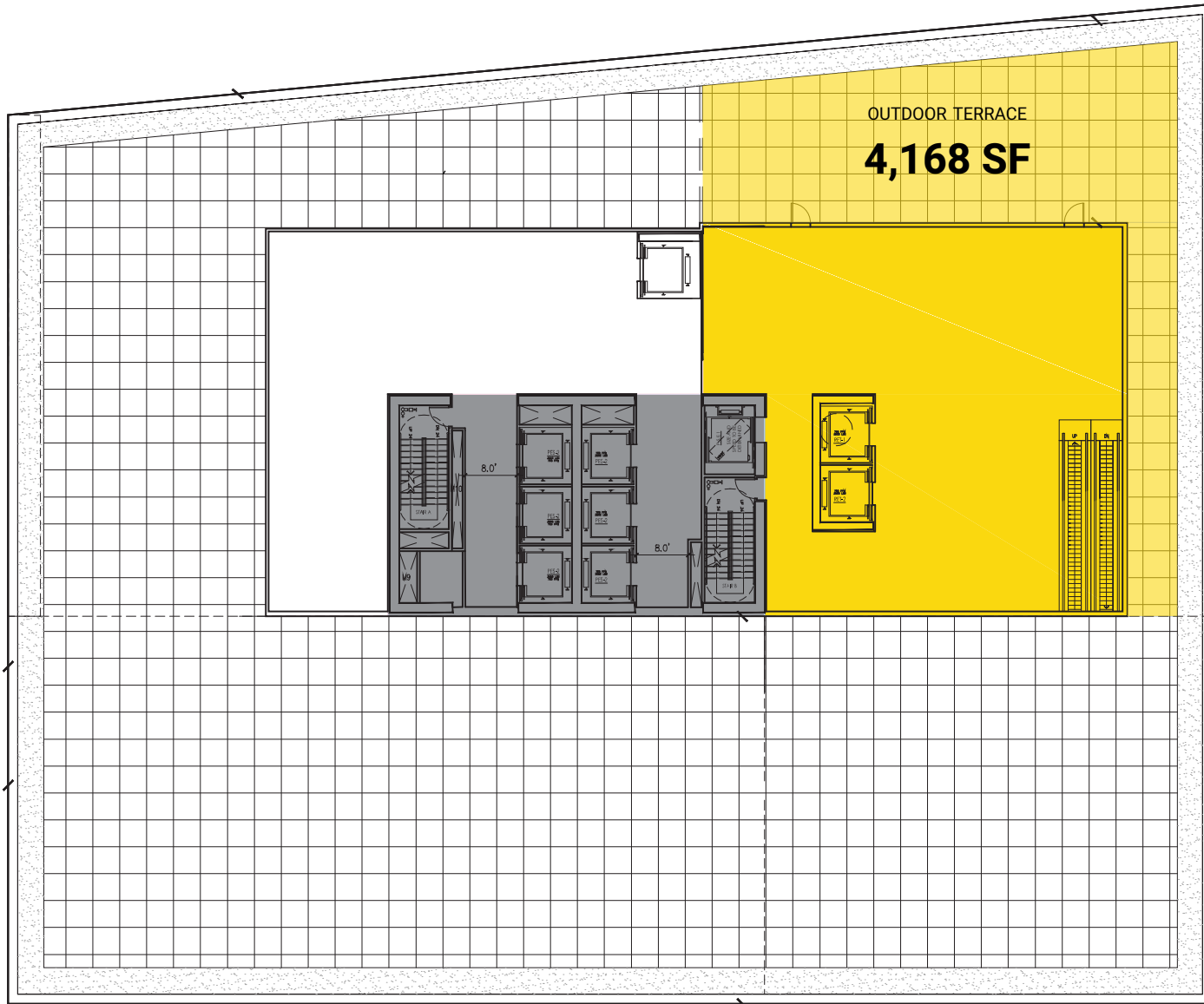
**25,000 SF**

# FIFTH FLOOR TERRACE

23-10 QP5

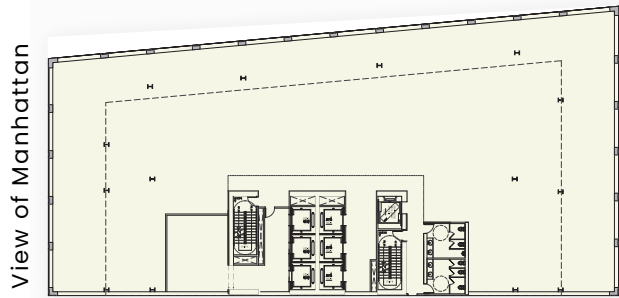
QUEENS PLAZA SOUTH

23RD STREET

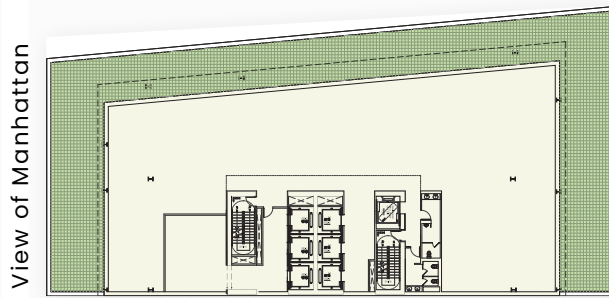


24TH STREET

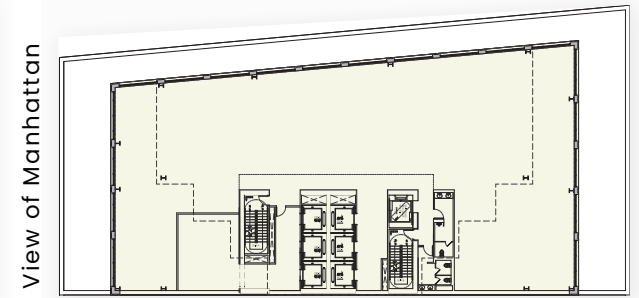
# OFFICE AVAILABILITIES - MID-RISE AND TOWER FLOORS



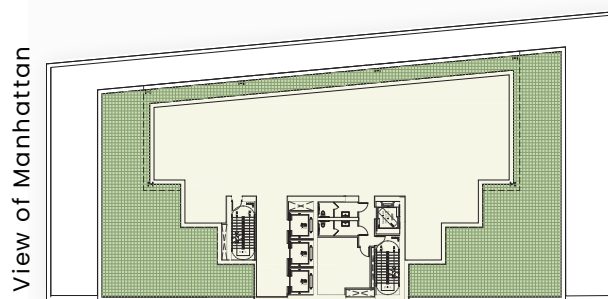
**Floors 6-9**  
**19,755 RSF**  
Ceiling Height: 13.5'



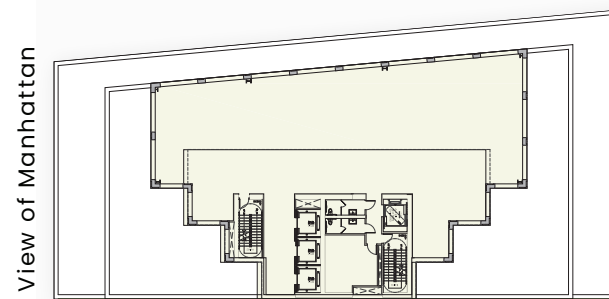
**Floor 10**  
**12,850 RSF**  
Ceiling Height: 13.5'  
6,000 SF Terrace



**Floors 11-16**  
**14,350 RSF**  
Ceiling Height: 13.5'



**Floor 17**  
**8,250 RSF**  
Ceiling Height: 13.5'  
4,384 SF Terrace



**Floors 18-25**  
**8,250 RSF**  
Ceiling Height: 13.5'



# AERIAL VIEW

23-10 Q15

Coffee

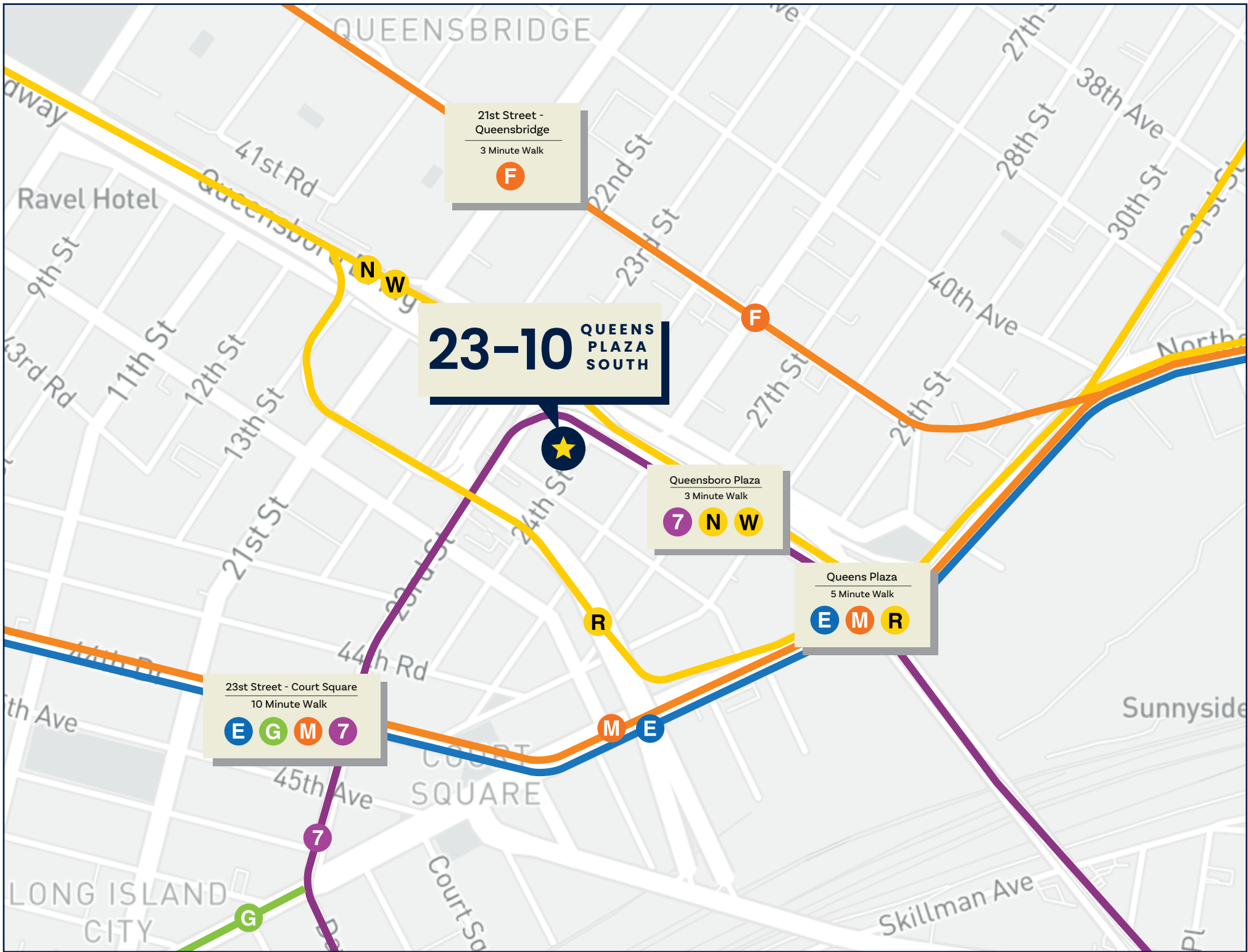
REEM



OPUS POINT

An aerial photograph of a dense urban area, likely New York City, showing a wide river and numerous skyscrapers. A specific building site is highlighted with a yellow wireframe model. A white callout box with the text 'OPUS POINT' in red is positioned above the model, with a white line pointing to the top of the structure. The background shows a mix of modern high-rises and older, lower-rise buildings, with a highway and a park area visible in the distance.





# 23-10 QUEENS PLAZA SOUTH

21st Street - Queensbridge  
3 Minute Walk  
**F**

Queensboro Plaza  
3 Minute Walk  
**7 N W**

Queens Plaza  
5 Minute Walk  
**E M R**

23rd Street - Court Square  
10 Minute Walk  
**E G M 7**

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LONG ISLAND CITY, QUEENS

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**OPUS POINT**