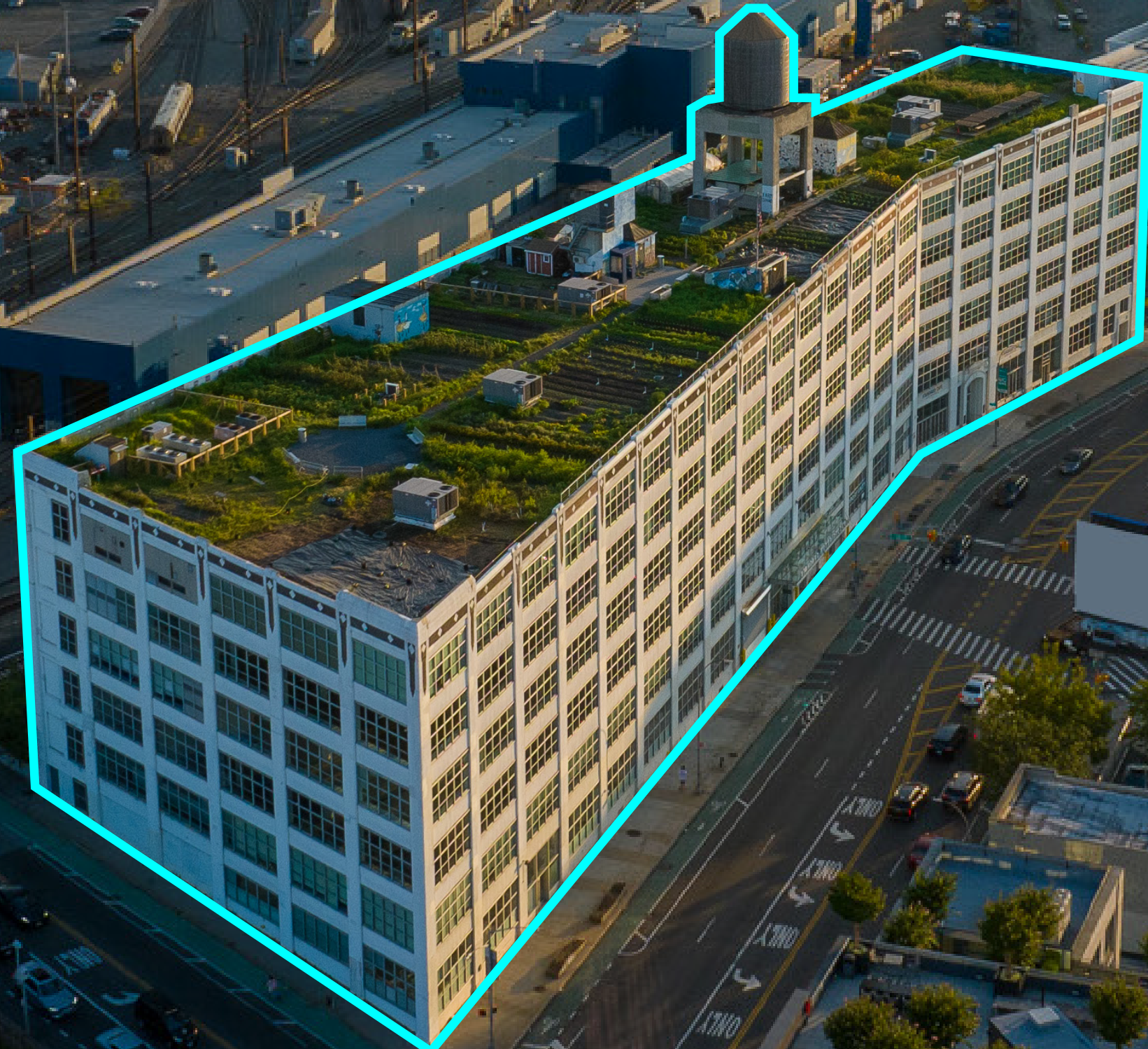


INDUSTRIAL & OFFICE READY

# INDUSTRY AT WORK



**SIP**

37-18 NORTHERN BLVD  
LONG ISLAND CITY



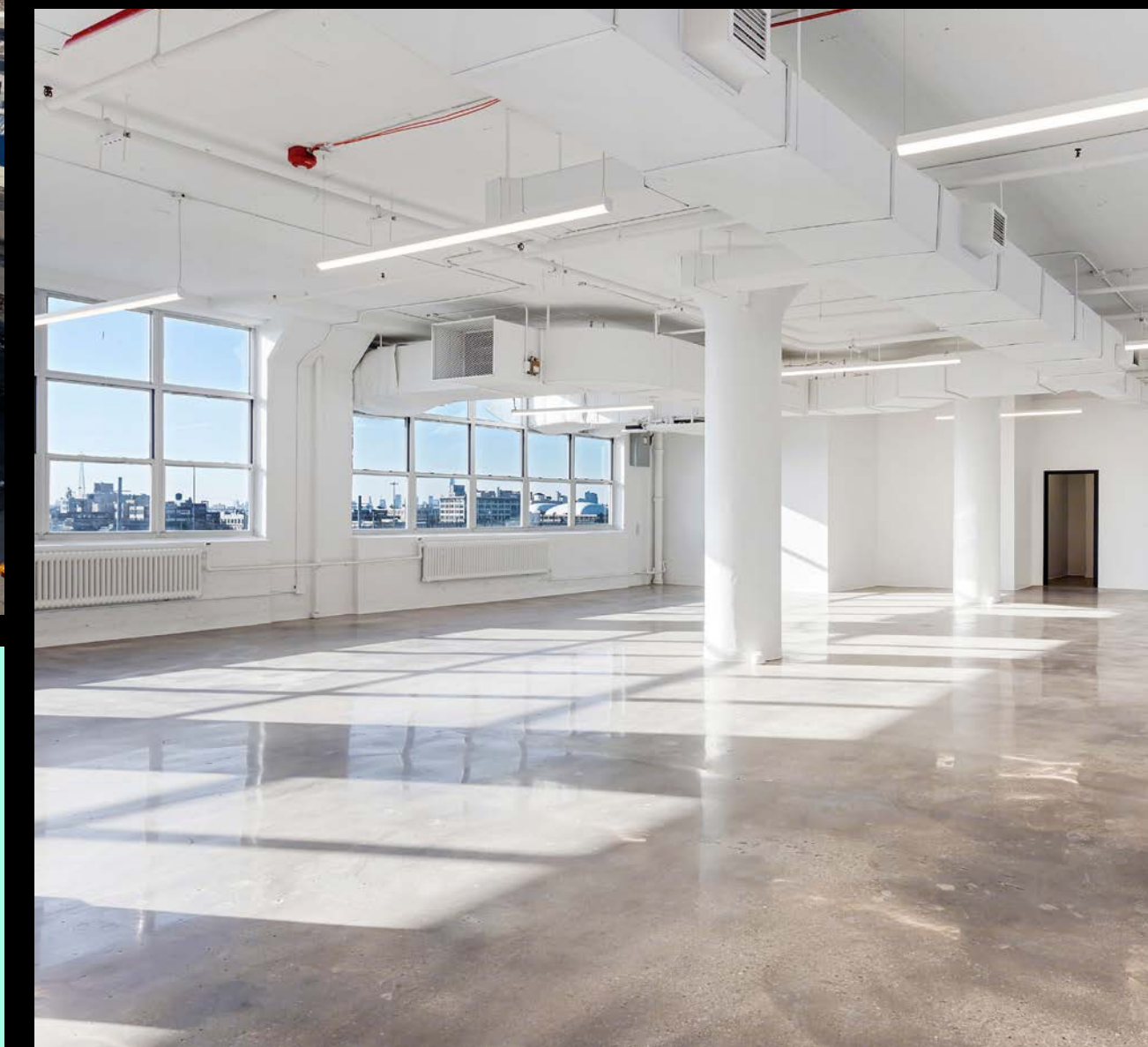
WELCOME TO THE SMP BUILDING

# OFFICE, FLEX, AND LIGHT INDUSTRIAL

Welcome to SMP, a multi-tenant office, flex and light industrial building in Long Island City designed for makers, creators & innovators.

At the forefront of innovation, SMP is located just steps away from Astoria's vibrant design district. This prime location is surrounded by modern residential developments, revitalized historic buildings, lush green spaces, and a dynamic mix of restaurants and nightlife, offering the perfect blend of creativity and lifestyle.

**SMP**  
37-18 NORTHERN BLVD  
LONG ISLAND CITY



**NEARBY ACCESS TO  
6 SUBWAY LINES & LIRR  
15-MINUTE COMMUTE TO  
MIDTOWN MANHATTAN**

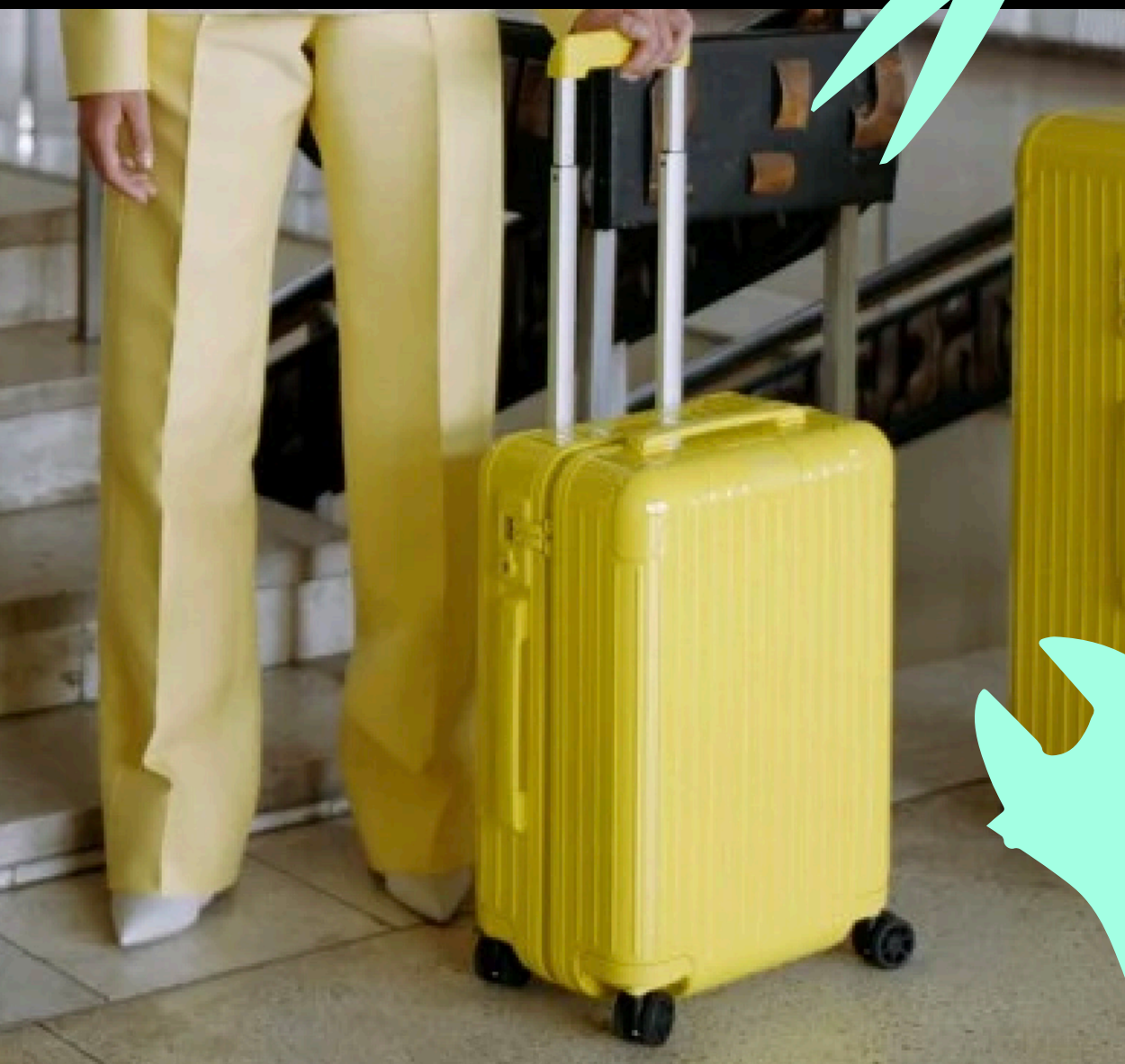


THE ULTIMATE HUB FOR MODERN  
INDUSTRIAL NEEDS

SECTORS

# MADE FOR ALL INDUSTRIES

- Apparel
- Manufacturing & Production
- Logistics & Distribution
- Warehousing
- E-commerce
- Retail & Showrooms
- Technology & Data
- Food & Beverage
- New Technology & Innovation
- Media & Entertainment
- Startups



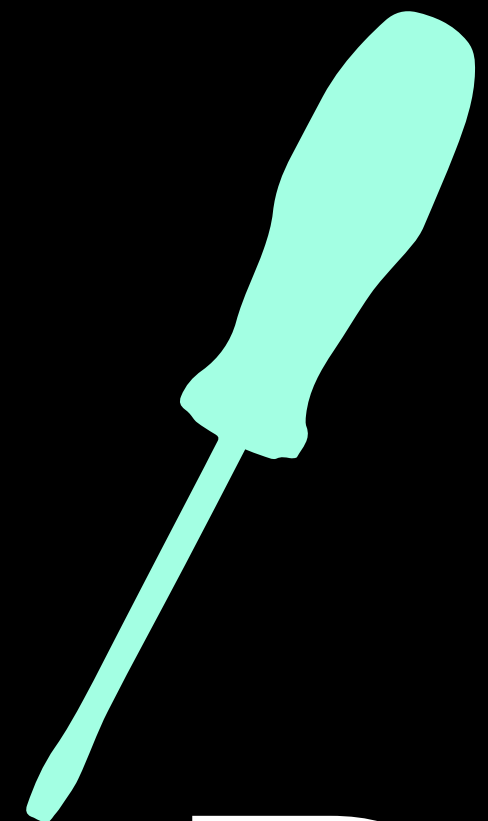
**SNIP**

37-18 NORTHERN BLVD  
LONG ISLAND CITY





# YOUR CANVAS



# BLANK

Pre-built and white-boxed spaces ready for a variety of applications, from offices and dressing rooms to hair and make-up stations, wardrobe storage, and prop storage, as well as logistics and distribution facilities. These flexible spaces cater to both creative and operational workflows, ensuring seamless coordination across industries.



**SNIP**

37-18 NORTHERN BLVD  
LONG ISLAND CITY



OPPORTUNITY

# EMBRACE THE SPACE

FLEXIBLE  
TERMS

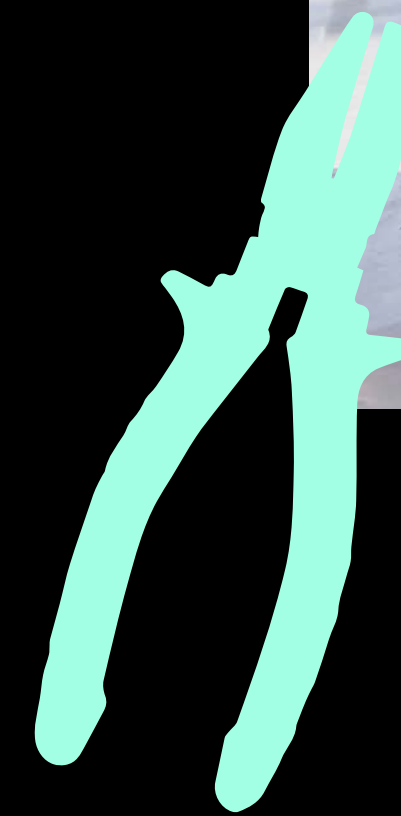
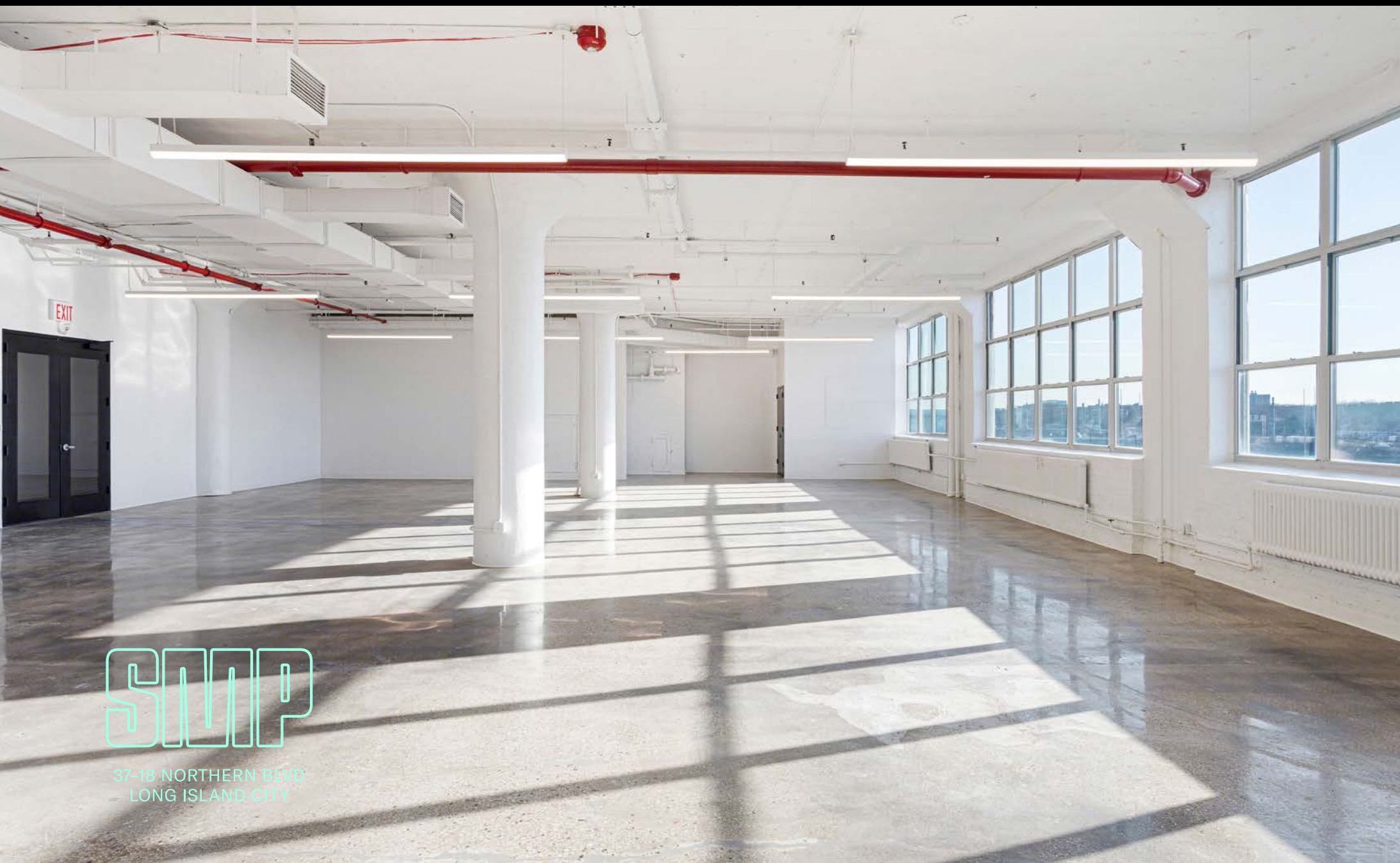
1,000 TO 26,000 RSF  
SPACES AVAILABLE

UP TO 14'  
CEILING HEIGHTS

LIGHT-FILLED  
WINDOWS

LARGE COLUMN  
SPACING

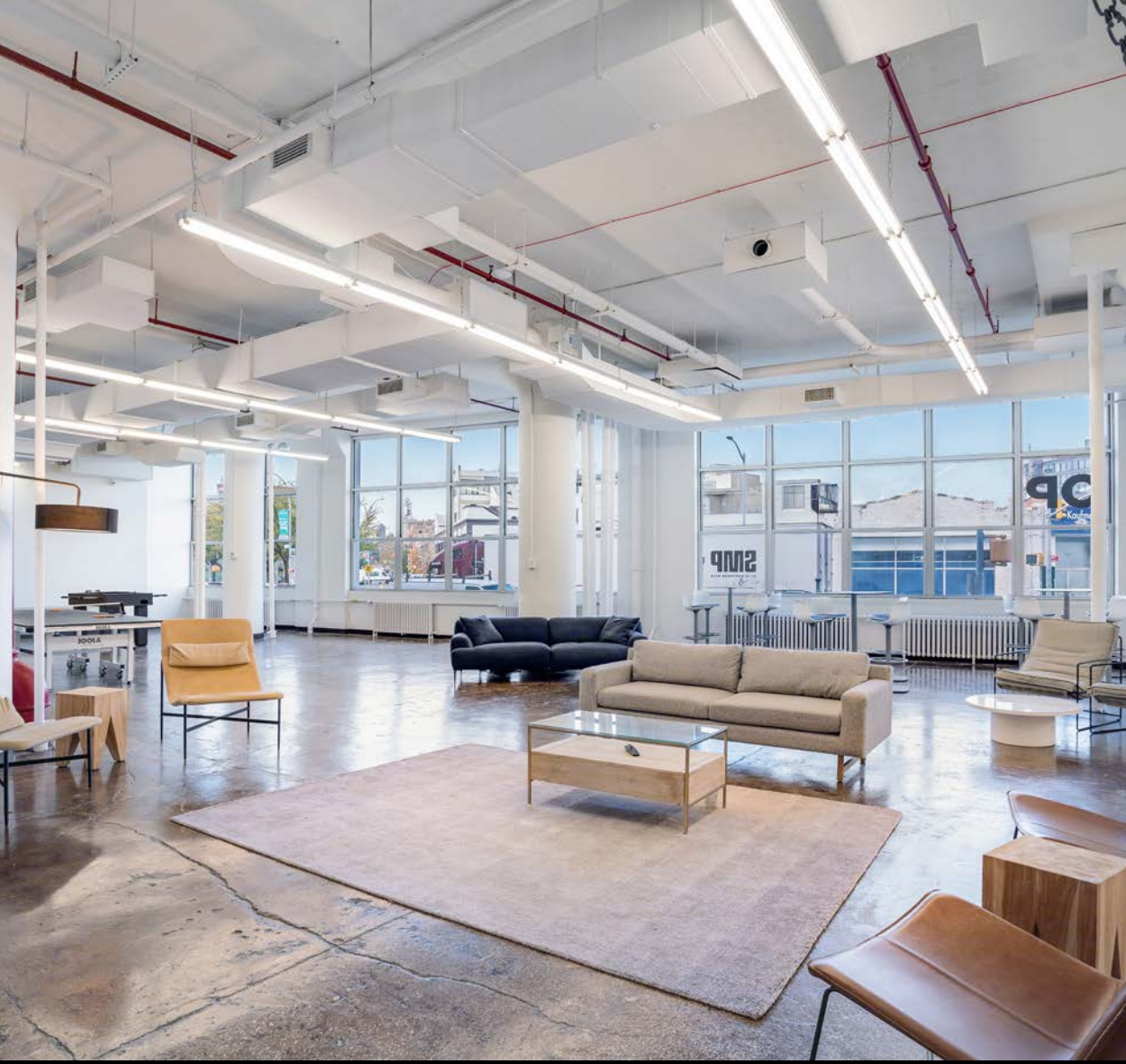
24/7  
ACCESS AND SECURITY



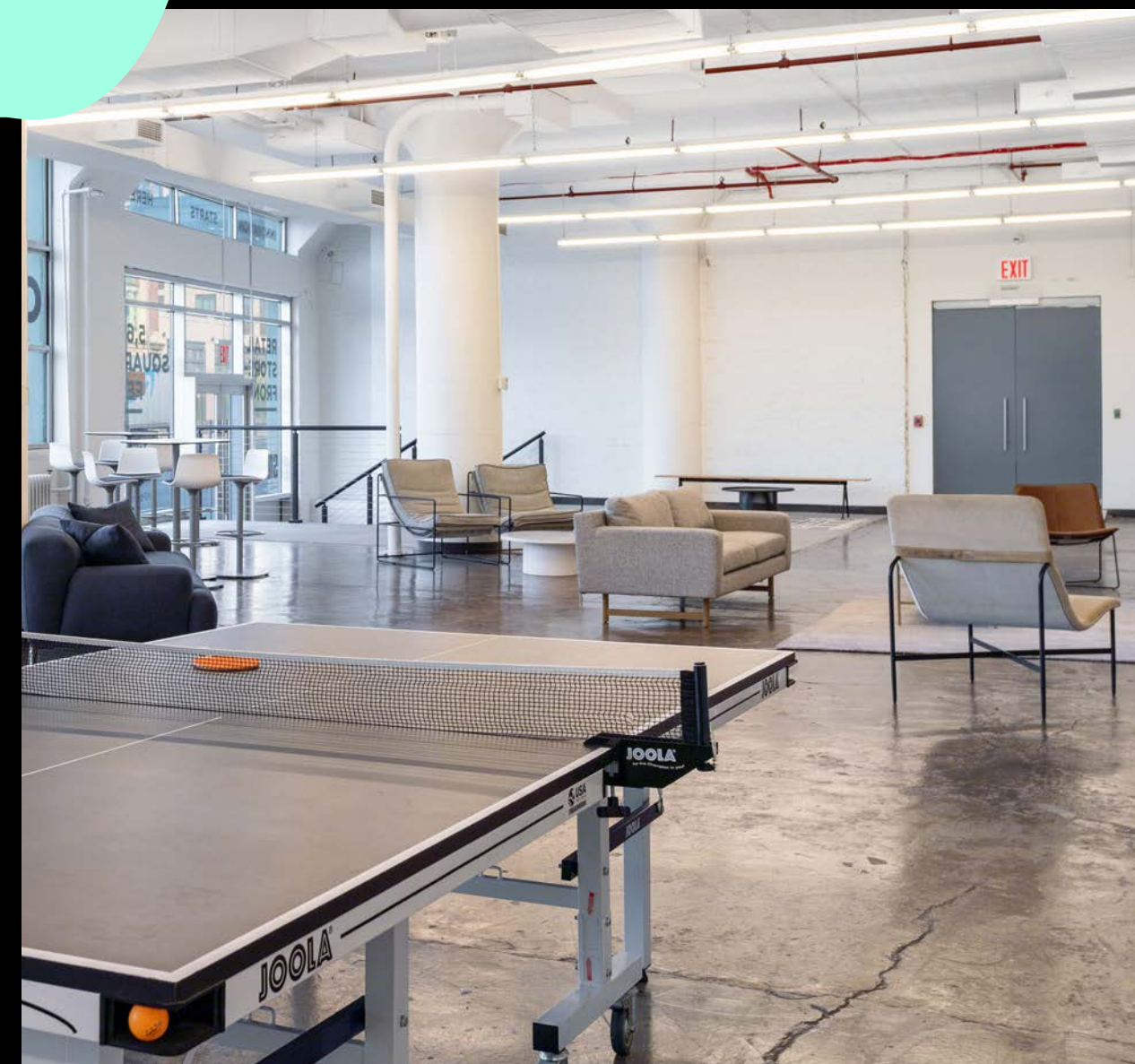
**SMP**

37-18 NORTHERN BLVD  
LONG ISLAND CITY





EXCLUSIVE ON-SITE  
TENANT LOUNGE



THE STANDARD LOUNGE

# RELAX WHERE YOU WORK

Tenants enjoy the convenience of an on-site lounge,  
perfect for hosting meetings, events, or casual gatherings.

AVAILABLE TO ALL SMP  
TENANTS

ACCOMMODATES UP TO  
74 GUESTS

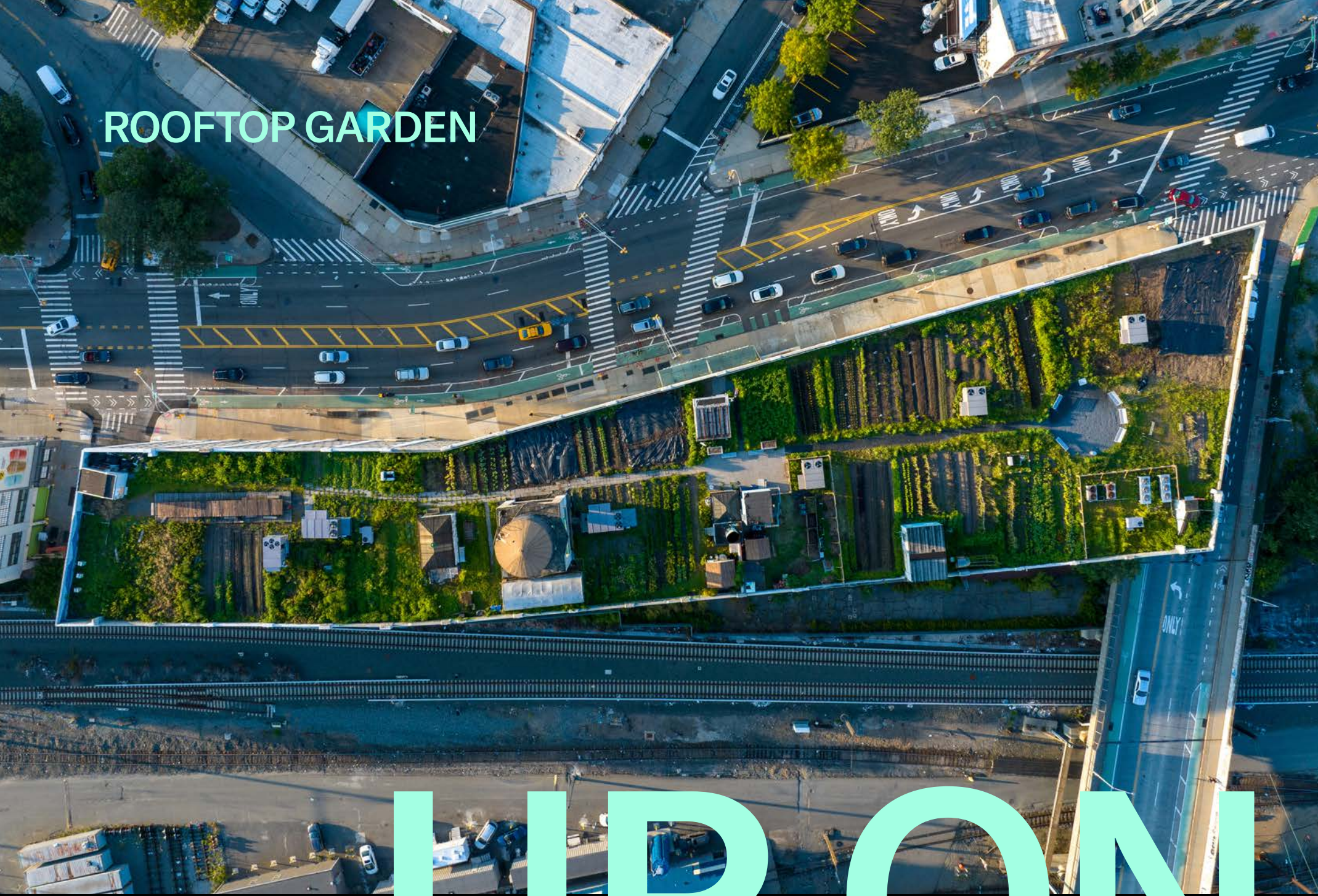
FLAT SCREEN TV AND  
GAMING AVAILABLE

OPEN: M-F, 9AM - 5PM  
EXTENDED AVAILABILITY  
UPON REQUEST

**SMP**

37-18 NORTHERN BLVD  
LONG ISLAND CITY

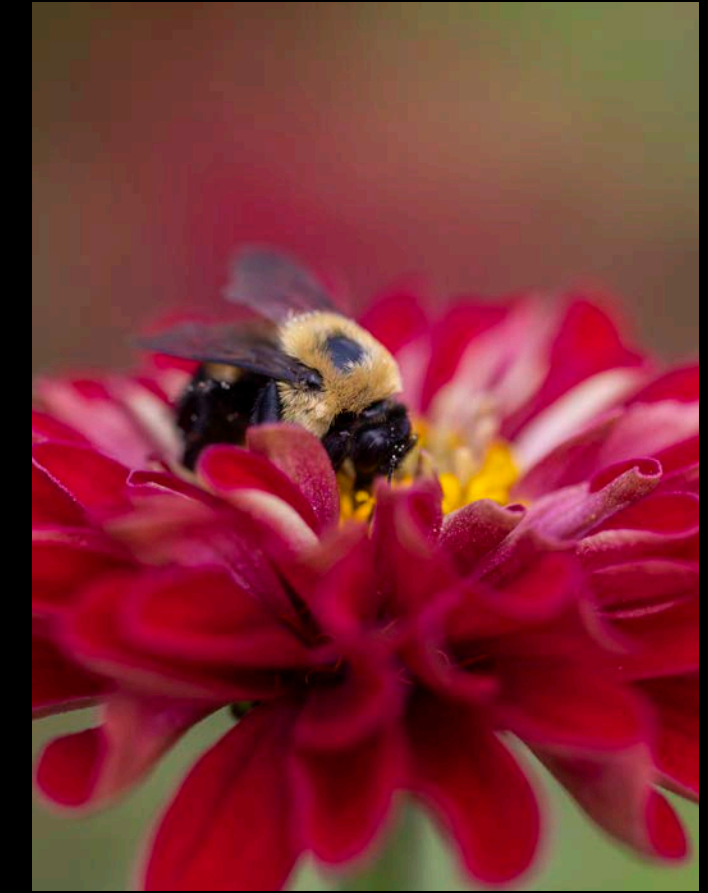




ROOFTOP GARDEN



FRESH LOCAL PRODUCE



FRESH HONEY FROM THE GARDEN

ONE ACRE WORKING FARM

# UP ON THE ROOF

Brooklyn Grange Farm is a top rooftop farming and green roofing company in New York City. They turn urban rooftops into thriving gardens that grow fresh, local produce and improve the environment. Their work promotes sustainable living and delivers fresh food to the SMP community at a weekly farmers market.



BROOKLYN GRANGE FARM



SUNSET ON THE ROOFTOP



37-18 NORTHERN BLVD  
LONG ISLAND CITY



NEIGHBORHOOD MAP

# LONG ISLAND CITY



**FOOD & DRINK**

- 1. NO5NYC
- 2. Arepas Café
- 3. Astoria Seafood
- 4. Psari
- 5. Tacuba
- 6. Ma'Ple Thai Eatery
- 7. Starbucks
- 8. Café Olé
- 9. Mama's Empanadas
- 10. Snowdonia
- 11. El Mero Mero
- 12. Beija Flor
- 13. Pig Beach BBQ



**PLACES OF INTREST**

- 1. Museum of the Moving Image
- 2. Regal UA Kaufman Astoria Theater
- 3. Melrose Ballroom
- 4. Flux Factory
- 5. Crossfit Unleashed Gym
- 6. Kaufman Astoria Studios



**TRANSPORT**

Nearby access to 6 different subway lines (M, R, N, W) along with easy access to the LIRR and 15-minute connection to and from Midtown Manhattan



**SMP**  
37-18 NORTHERN BLVD  
LONG ISLAND CITY



NEIGHBORHOOD



SAVOR A MORNING COFFEE



DISCOVER THE UNEXPECTED



ENJOY AFTER WORK DRINKS AT THE DIVE BAR LIC

# FEEL THE VIBE

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.

FIRE UP YOUR APPETITE AT PIG BEACH BBQ



GREAT FOOD MEETS EVEN BETTER COMPANY



WANDER THROUGH ASTORIA

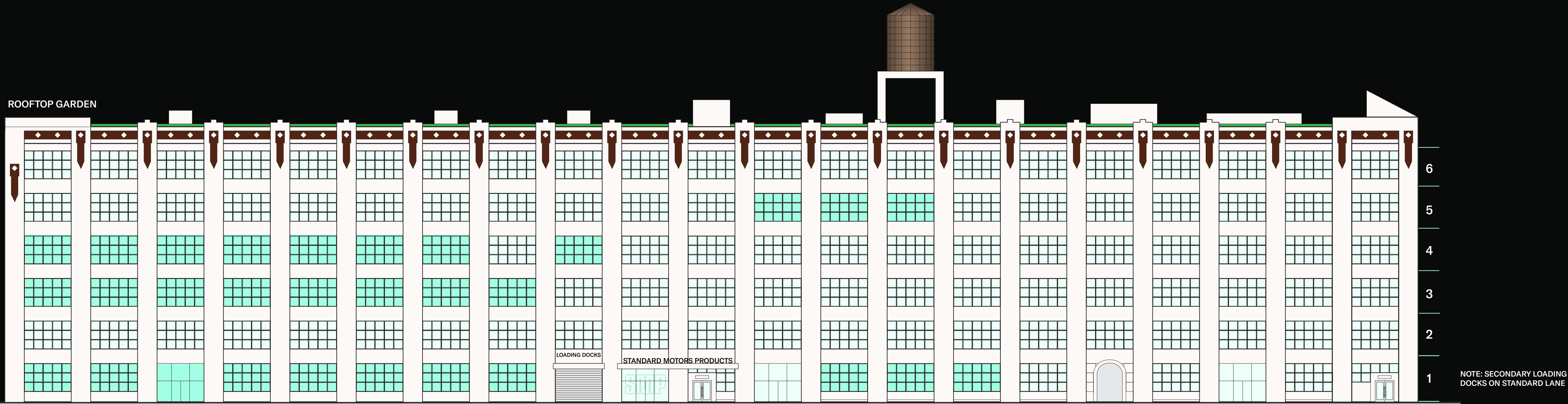
**SMP**  
37-18 NORTHERN BLVD  
LONG ISLAND CITY



AVAILABILITIES

# SPACE TO INNOVATE & GROW

FLOOR	SUITE	AREA	RSF	AVAILABILITY	CONDITION
GROUND FLOOR RETAIL			5,624	IMMEDIATE	WHITE BOX
GROUND FLOOR RETAIL			26,568	IMMEDIATE	WHITE BOX
1	107	PARTIAL	3,826	ARRANGED	2 <sup>ND</sup> GENERATION
3	311	PARTIAL	1,752	IMMEDIATE	PRE-BUILT
3	324	PARTIAL	16,427	IMMEDIATE	CORE AND SHELL
4	412	PARTIAL	1,953	IMMEDIATE	2 <sup>ND</sup> GENERATION
4	420	PARTIAL	14,706	IMMEDIATE	PRE-BUILT
5	501	PARTIAL	6,356	IMMEDIATE	WHITE BOX
5	512	PARTIAL	4,329	IMMEDIATE	2 <sup>ND</sup> GENERATION
5	519	PARTIAL	2,050	IMMEDIATE	2 <sup>ND</sup> GENERATION

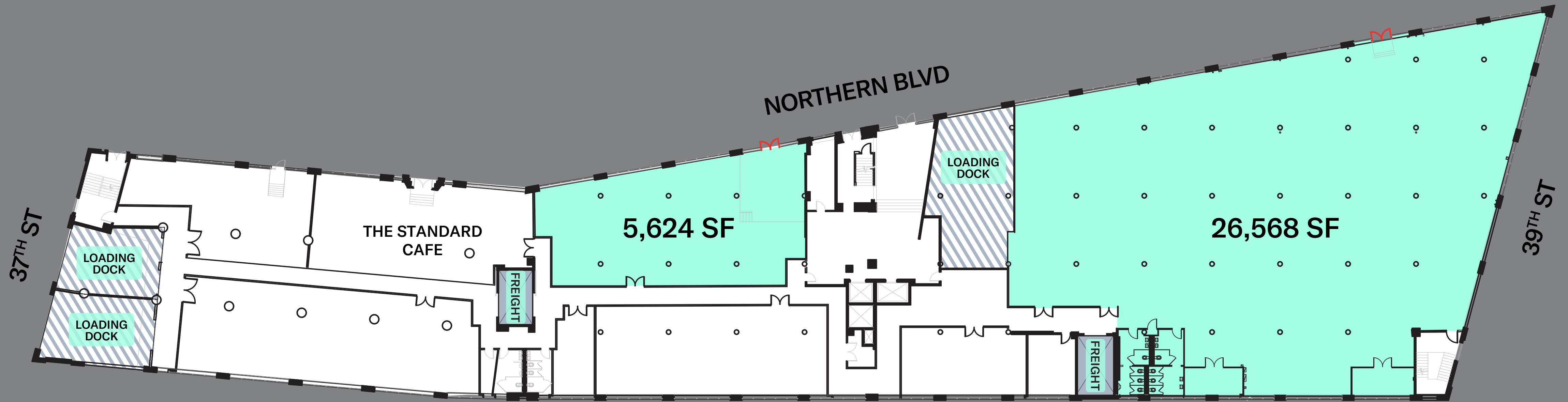


37-18 NORTHERN BLVD  
LONG ISLAND CITY



# FIRST FLOOR

## 32,192 RSF





## BUILDING

# SPECIFICATIONS

### BUILT

1919

### RENOVATED

2010

### LOBBY RENOVATED

2015

### \$14M RENOVATION

Modernized lobby and elevators, Energy efficient windows and light fixtures, New mechanical, electrical, plumbing, life safety systems, Façade improvement

### WINDOWS

Expansive windows of 8'6"x18'6", Abundant light, Sweeping views of Manhattan

### CEILING HEIGHTS

12'4" - 14'

### BUILDING SIZE

7 floors including lower level

### SQ FT PER FLOOR

Approx. 43,000 RSF per floor

### ACCESS

24/7 Building Access and Security

### ELEVATORS

2 passenger elevators, 2 manual-operation freight elevators, 24/7 accessibility to all elevators

### BATHROOMS

All floors have two sets of ADA compliant men's and women's bathrooms

### HVAC

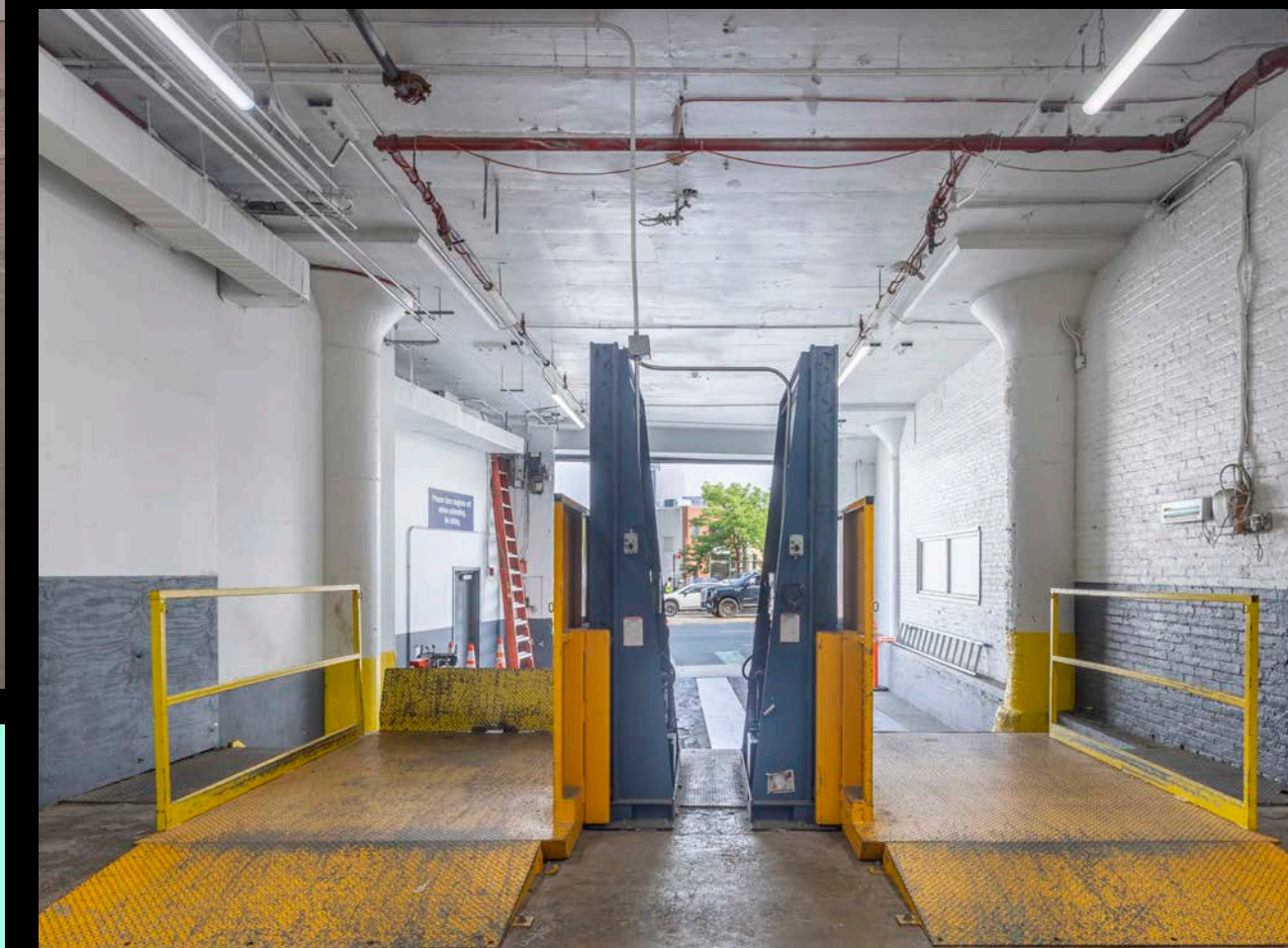
Tenants are responsible for providing and maintaining their air conditioning and mechanical ventilation systems. Most tenant spaces are cooled by small capacity, split DX system air conditioners, where the condensers exhaust through wall vents. Tenants can control their own climate and their units are separately sub-metered

### HEATING

Base building heat through a central oil-fueled steam boiler and associated distribution components. Tenants can turn individual radiators on or off

### ELECTRICAL CAPACITY

3 major switch rooms on site rated, 2,500 amps (2 panels) and 3,000 amps (1 panel), 240/480 volts, Private submeters track individual tenant power usage, Sub-power and lighting panels between 200 and 400 amps, 120/208 volt power receptacles and lighting fixtures



ORIGINALLY BUILT IN 1919 AS THE  
KARPEN FURNITURE FACTORY



37-18 NORTHERN BLVD  
LONG ISLAND CITY



SMPBUILDING.COM

# JOIN THE SMP COMMUNITY

**ANDREW ACKERMAN**

aackerman@rxr.com

212.444.3821

**WALTER ROONEY**

wrooney@rxr.com

212.715.6122

**HEIDI STEINEGGER**

hsteinegger@rxr.com

212.444.3792

**SMP**

37-18 NORTHERN BLVD  
LONG ISLAND CITY

**RXR**