

ALTA⁺

29-22 | NORTHERN
BOULEVARD
LONG ISLAND CITY
RETAIL



29-22 | NORTHERN BOULEVARD LONG ISLAND CITY RETAIL

PROPERTY HIGHLIGHTS



GROUND FLOOR

SPACE A: 5,299 - 15,722 sf

LEASED ~~4,375 sf~~

LEASED ~~1,695 sf~~

(ceiling heights 21-22 ft)



SECOND FLOOR

~~7,185 sf~~ LEASED

(ceiling heights 14-21 ft)



LOWER LEVEL

~~13,896 sf~~ LEASED

(ceiling heights 10-12 ft)



SECOND FLOOR TERRACE

~~1,920 sf~~ LEASED

Frontage

111 ft

Possession

Immediate

Building

ALTA⁺

Base of **467** unit luxury rental tower

Ollie operates **169** coliving microsuits totaling over **422** beds

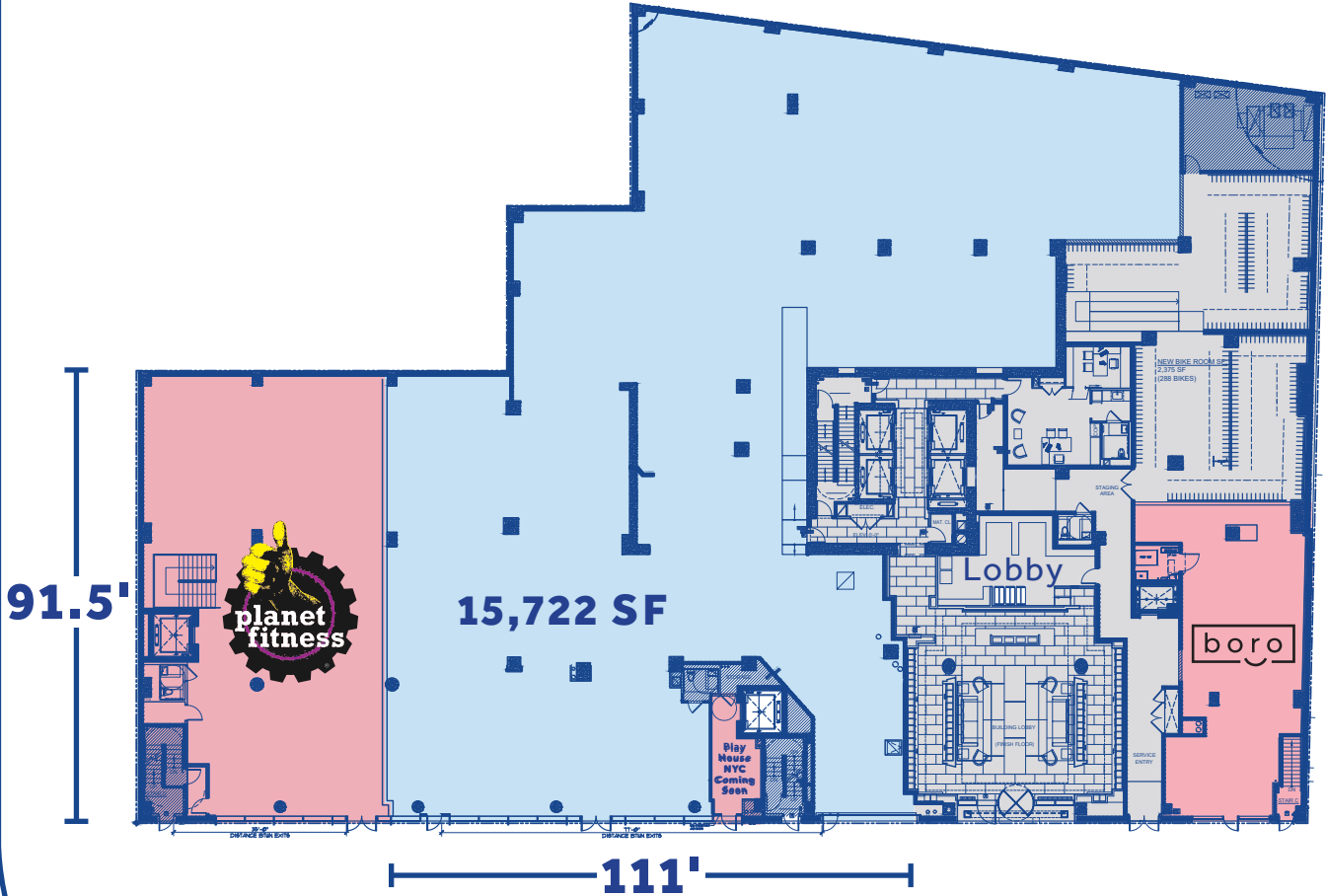
Neighbors

Planet Fitness, Play House NYC, JetBlue, MetLife, New York City Dept. of Health, WeWork, New York City Dept. of Education, Hilton Garden Inn, Macy's / Bloomingdale's, City Acres

Retailers

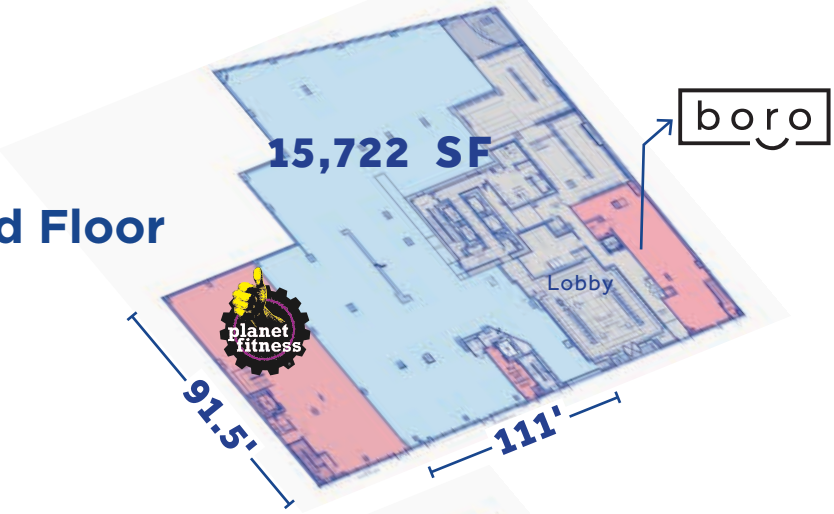
Ideal for gourmet market, pharmacy, fitness, apparel, cafe, restaurant, education, medical & retail

Ground Floor

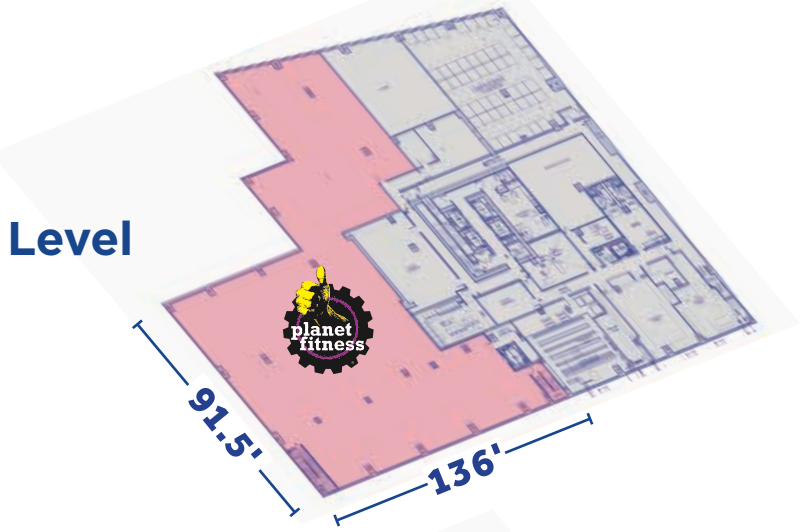


Northern Blvd

Ground Floor



Lower Level

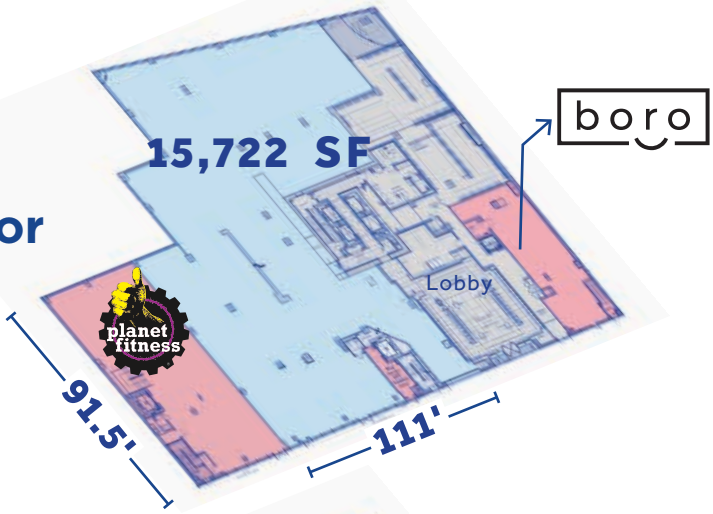


Second Floor

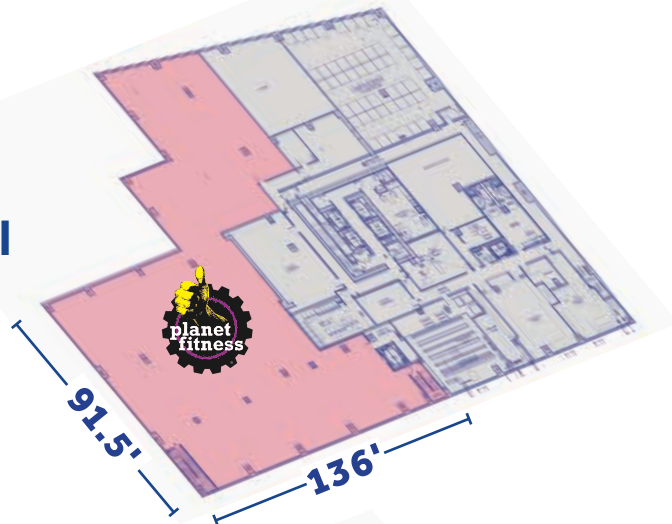


Ground Floor Potential Divisions

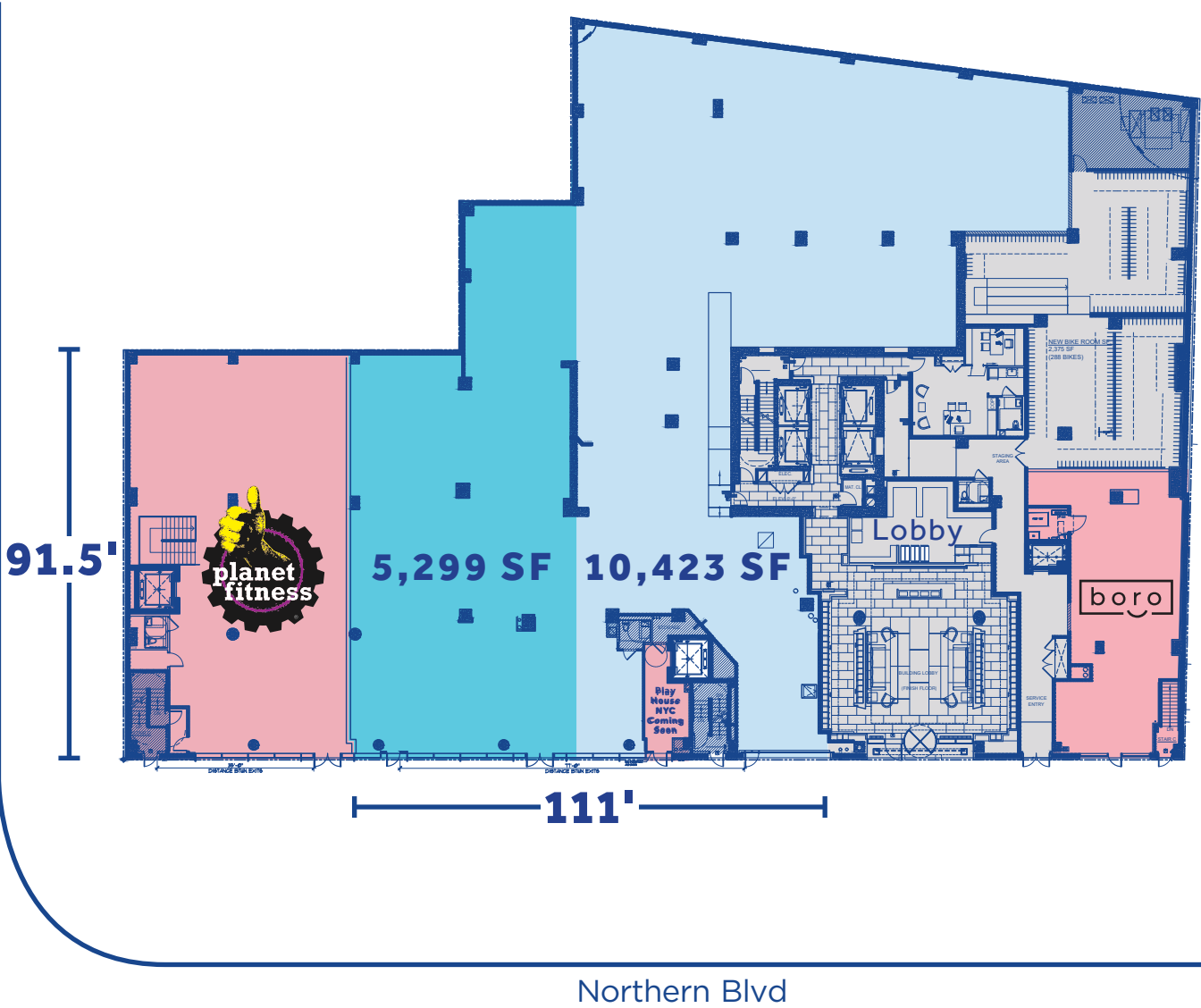
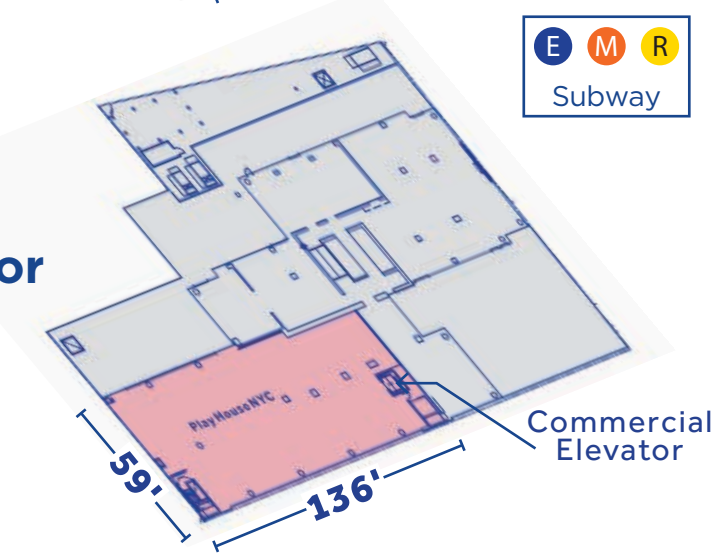
Ground Floor



Lower Level



Second Floor



TRANSIT MAP

Unparalleled Connectivity To Manhattan & Brooklyn

E F G M N R W 7

Long Island City Markets - Queens Plaza, Court Square, Hunters Point includes 8 subway lines transporting residents to and from Manhattan, Brooklyn, and Queens along with easy connections to LaGuardia and John F. Kennedy Airports. The area also has 13 bus lines connecting riders to NYC.

Key Destinations

Subway	F R	• 59th & Lexington	5 min.
	E	• 7th Ave. & 53rd St.	8 min.
	F M	• Rockefeller Center	8 min.
	7	• Grand Central Terminal	10 min.
	N R W	• 50th St.	10 min.
	E	• 42nd & 8th Ave.	12 min.
	N R W	• 49th & 7th Ave.	12 min.
	E	• Penn Station	14 min.
Railways	R	• Wall St. & Broadway	25 min.
Railways		• Stamford, CT	55 min.
		• Westchester	30 min.
Driving		• LaGuardia Airport	13 min.
		• JFK Airport	20 min.
		• Wall St. & Broadway	30 min.





MARKET OVERVIEW

	EXISTING Q1 2019		IN CONSTRUCTION / PLANNED		TOTAL BY 2021	
RESIDENTIAL	19,680	UNITS	10,500	UNITS	30,180	UNITS
HOTELS	32	HOTELS	47	HOTELS	79	HOTELS
	3,300	ROOMS	6,480	ROOMS	9,780	ROOMS
OFFICE	8.5M SF	OFFICE SPACE	4.8M SF	OFFICE SPACE	13.3M SF	OFFICE SPACE
RETAIL	488K SF	RETAIL SPACE	466K SF	RETAIL SPACE	954K SF	RETAIL SPACE

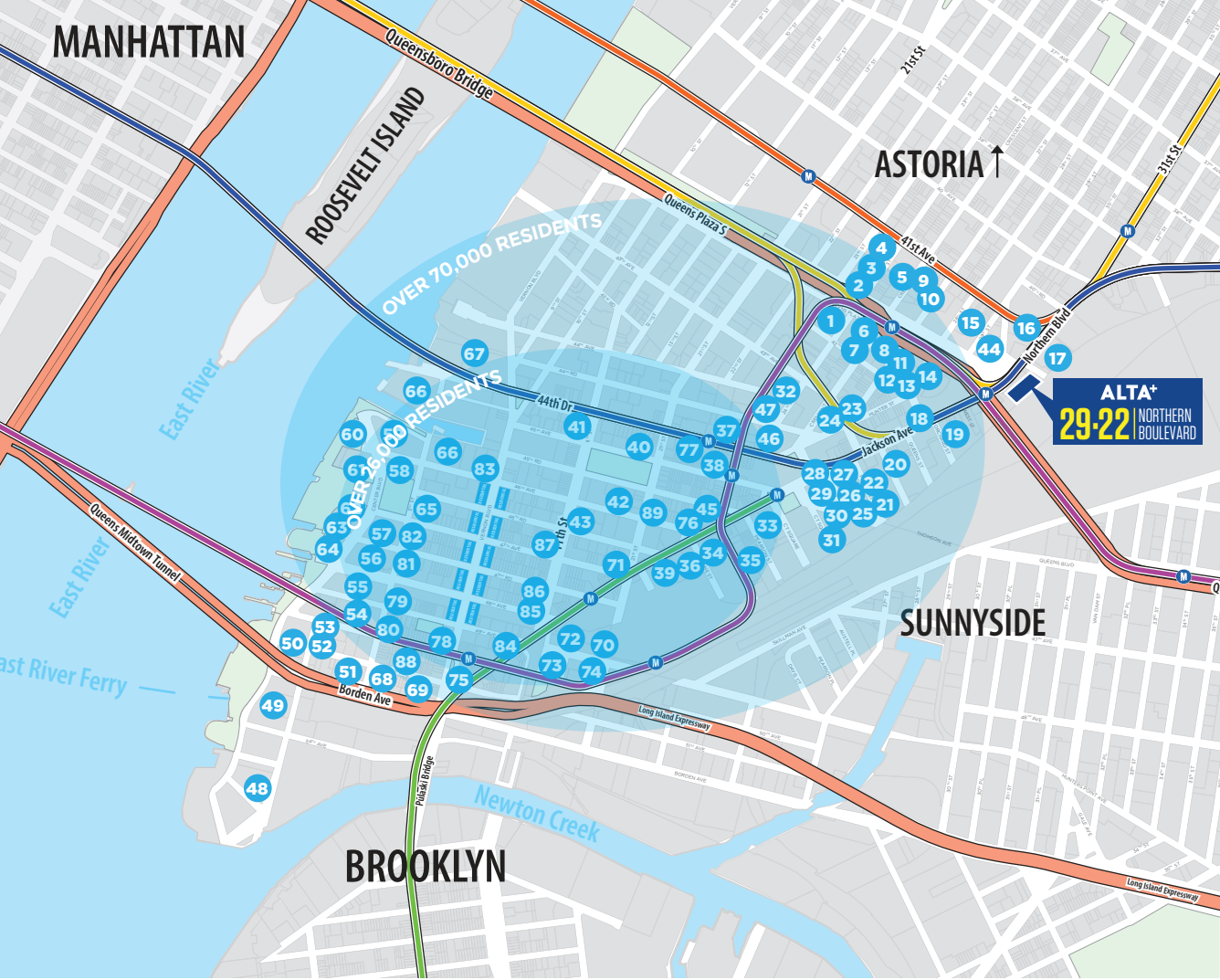
LIC TODAY

6,600+	BUSINESSES	8	SUBWAY LINES
115,000+	EMPLOYEES	15	BUS LINES
50,000+	HIGHER EDUCATION STUDENTS AT CUNY LAW & LAGUARDIA COMMUNITY COLLEGE	74	CITIBIKES
150+	RESTAURANTS, BARS AND CAFÉS	4	BRIDGES TO LIC
40+	ARTS AND CULTURAL INSTITUTIONS AND VENUES		

RESIDENTIAL MAP

1	23-10 QUEENS PLAZA SOUTH	391 UNITS
2	QLIC	421 UNITS
3	41-18 24TH STREET	87 UNITS
4	Q41	117 UNITS
5	PACKARD SQUARE	227 UNITS
6	24-16 QUEENS PLAZA SOUTH	117 UNITS
7	42-14 CRESCENT STREET	48 UNITS
8	42-15 CRESCENT STREET	124 UNITS
9	41-17 CRESCENT STREET	130 UNITS
10	QUEENS PLAZA CONDOS	66 UNITS
11	ONE QUEENS PLAZA	110 UNITS
12	42-20 27TH STREET	195 UNITS
13	27 ON 27TH	142 UNITS
14	28 ON 28TH	477 UNITS
15	41-21 28TH STREET	166 UNITS
16	LIC CLOCKTOWER	800 UNITS
17	29-26 NORTHERN BLVD	467 UNITS
18	48-02 42ND ROAD	184 UNITS
19	48-02 42ND ROAD	1,789 UNITS
20	ELECTRIC EAGLE TOWER	783 UNITS
21	PURVES STREET CONDOS	57 UNITS
22	44-15 PURVES STREET	48 UNITS
23	DUTCH LIC	86 UNITS
24	LINC LIC	709 UNITS
25	HALO LIC	284 UNITS
26	44-26 PURVES STREET	270 UNITS
27	26-14 JACKSON AVENUE	98 UNITS
28	43-25 HUNTER STREET	974 UNITS
29	WATERMARK COURT SQUARE	168 UNITS
30	27-21 44TH DRIVE	120 UNITS
31	ARRIS LOFTS	237 UNITS
32	43-30 24TH STREET	921 UNITS
33	5 COURT SQUARE	73 UNITS
34	SPOINTZ	1,100 UNITS
35	THE PEARSON COURT SQUARE	197 UNITS

36	22-22 JACKSON AVENUE	175 UNITS
37	21-45 44TH DRIVE	76 UNITS
39	22-18 JACKSON AVE CONDOS	182 UNITS
40	ONE MURRAY PARK	45 UNITS
41	10-44 44TH DRIVE	100 UNITS
42	44-35 11TH STREET	24 UNITS
43	46-09 11TH STREET	59 UNITS
44	AURORA	132 UNITS
45	22-43 JACKSON AVENUE	70 UNITS
46	COURT SQUARE CITY VIEW	1,000 UNITS
47	STAWSKI	921 UNITS
48	HUNTER'S POINT SOUTH DEV	3,000 UNITS
49	HUNTER'S POINT SOUTH DEV	1,200 UNITS
50	HUNTER'S POINT SOUTH DEV	925 UNITS
51	THE FOUNDRY	57 UNITS
52	POWERHOUSE CONDOS	177 UNITS
53	GANTRY PARK LANDING	199 UNITS
54	AVALON RIVERVIEW	372 UNITS
55	CITY LIGHTS BUILDING	572 UNITS
56	AVALON RIVERVIEW NORTH	602 UNITS
57	4705 CENTER BLVD	395 UNITS
58	4615 CENTER BLVD	367 UNITS
59	4545 CENTER BLVD	820 UNITS
60	4540 CENTER BLVD	345 UNITS
61	4610 CENTER BLVD	584 UNITS
62	THE VIEW	184 UNITS
63	4720 CENTER BLVD	498 UNITS
64	HUNTER'S POINT LIBRARY	
65	THE MAXIMILIAN	188 UNITS
66	PLAXALL	5,000 UNITS
67	TF CORNERSTONE	1,000 UNITS
68	MURANO	76 UNITS
69	1 HUNTER POINT	150 UNITS
70	11-55 49TH AVENUE	194 UNITS
71	11-51 47TH AVENUE	53 UNITS



72	48-15 11TH STREET	73 UNITS
73	11-62 49TH AVE	123 UNITS
74	4902 21ST STREET	30 UNITS
75	10-17 JACKSON AVENUE	33 UNITS
76	22-43 JACKSON AVENUE	71 UNITS
77	21-30 44TH DRIVE	85 UNITS

78	4918 VERNON BLVD	15 UNITS
79	5-15 49TH AVENUE	47 UNITS
80	5-03 50TH AVENUE	12 UNITS
81	47-33 5TH STREET	14 UNITS
82	47-09 5TH STREET	15 UNITS
83	PARAGON PAINT FACTORY	344 UNITS

84	10-63 JACKSON AVENUE	41 UNITS
85	47-28 11TH STREET	20 UNITS
86	47-34 11TH STREET	20 UNITS
87	10-55 47TH AVENUE	44 UNITS
88	5-21 51ST AVENUE	27 UNITS
89	21-01 48TH AVENUE	8 UNITS

HOTEL | OFFICE | ATTRACTIONS MAP

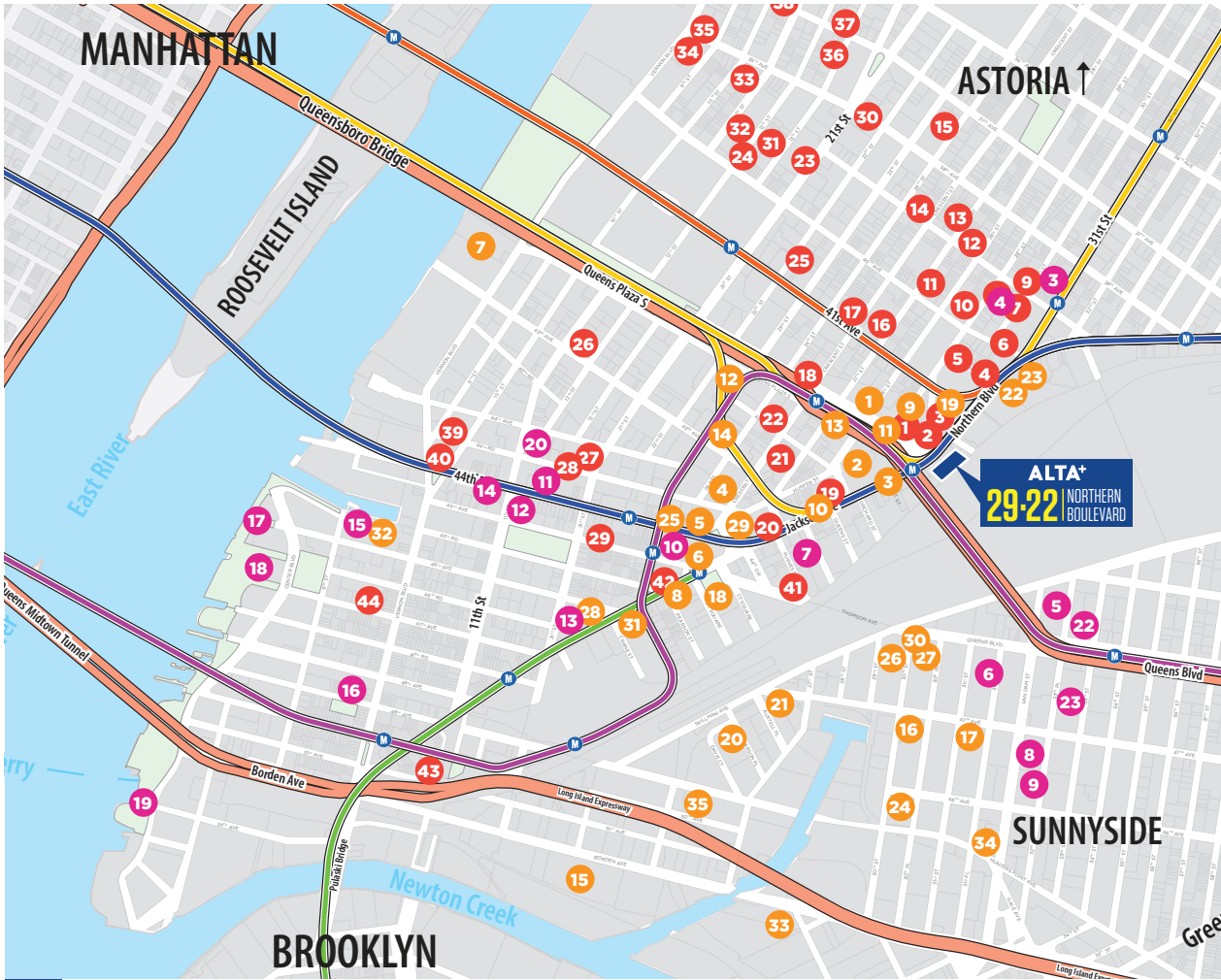
HOTEL

- 1 Q4 HOTEL120 KEYS
- 2 COURTYARD MARRIOTT HOTEL ..160 KEYS
- 3 HILTON GARDEN INN.....183 KEYS
- 4 FAIRFIELD INN BY MARRIOTT152 KEYS
- 5 29-12 40TH AVENUE 76 KEYS
- 6 QUALITY INN48 KEYS
- 7 HOME 2 SUITES BY HILTON.....115 KEYS
- 8 HOLIDAY INN136 KEYS
- 9 HOTEL VETIVER 63 KEYS
- 10 NESVA HOTEL.....32 KEYS
- 11 HOTEL VETIVER 79 KEYS
- 12 FOUR POINTS BY SHERATIN 88 KEYS
- 13 THE BORO HOTEL.....116 KEYS
- 14 RAMADA INN80 KEYS
- 16 40-40 27TH STREET.....70 KEYS
- 17 COUNTRY INN & SUITES.....133 KEYS
- 18 41-08 CRESCENT STREET243 KEYS
- 19 A LOFT HOTEL176 KEYS
- 20 HYATT PLACE HOTEL.....108 KEYS
- 21 CROWNE PLAZA224 KEYS
- 22 COMFORT INN80 KEYS
- 24 HOWARD JOHNSON INN.....100 KEYS
- 25 40-47 22ND STREET.....74 KEYS
- 26 Z HOTEL100 KEYS
- 27 44-04 21ST STREET.....89 KEYS
- 28 THE LOCAL.....37 KEYS
- 29 21-12 44TH DRIVE.....70 KEYS
- 39 DREAM HOTEL.....199 KEYS
- 40 WYNDHAM GARDEN128 KEYS
- 41 28-27 THOMPSON AVENUE 87 KEYS
- 42 TOKYO INN1,260 KEYS
- 43 38-42 11TH STREET133 KEYS
- 44 5-35 47TH AVENUE.....28 KEYS

OFFICE

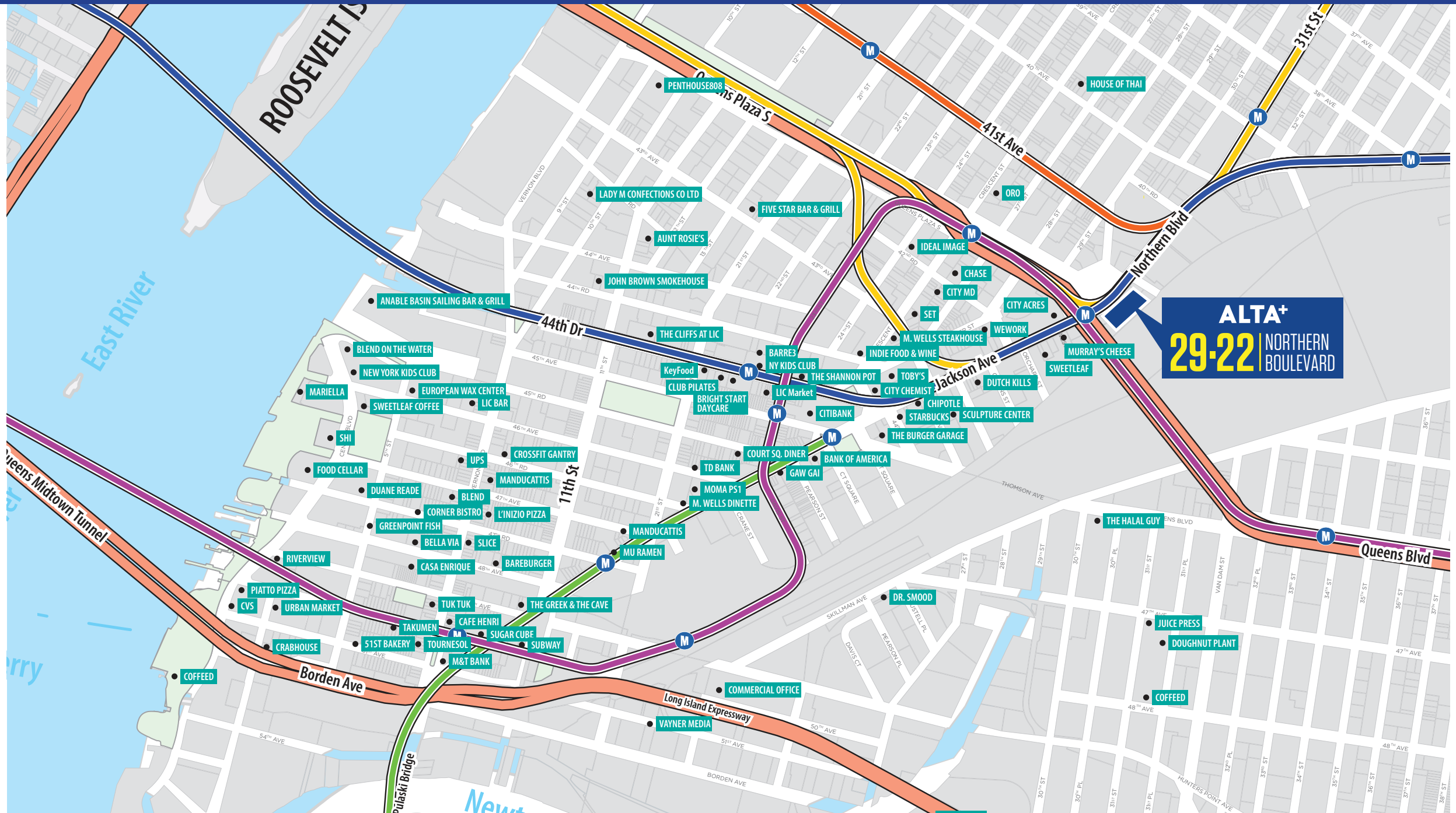
- 1 1 METLIFE PLAZA700,000 SF
- 2 TWO GOTHAM CENTER662,000 SF
- 3 1 & 3 GOTHAM CENTER1,100,000 SF
- 4 UN FEDERAL CREDIT UNION275,000 SF
- 5 TWO COURT SQUARE.....441,000 SF
- 6 CITI 11,500,000 SF
- 7 SILVERCUP WEST.....1,000,000 SF
- 8 23-20 JACKSON AVENUE80,000 SF
- 9 DEPARTMENT OF EDUCATION200,000 SF
- 10 27-35 JACKSON AVENUE.....50,000 SF
- 11 27-14 QUEENS PLAZA SOUTH.....30,000 SF
- 12 SILVERCUP3,000 daily visitors
- 13 PUBLICIS.....100,000 SF
- 14 22-15 43RD AVENUE
- 15 FRESH DIRECT SITE276,000 SF
- 16 FACTORY BUILDING.....1,000,000 SF
- 17 FALCHI BUILDING658,029 SF
- 18 QUEENS SUPREME COURT85,000 visitors
- 19 LIC CLOCK TOWER.....51,870 SF
- 20 ZIPPER BUILDING60,670 SF
- 21 47-37 AUSTELL PLACE.....120,000 SF
- 22 30-20 NORTHERN BLVD315,621 SF
- 23 APPLE BUILDING.....430,000 SF
- 24 THE BINDERY150,000 SF
- 25 COURT SQUARE CITY VIEW.....100,000 SF
- 26 LGA COMMUNITY COLLEGE
- 27 MAYO STUDIOS
- 28 PSI.....150,000 annual visitors
- 29 CUNY SCHOOL OF LAW500 students
- 30 NY DESIGNS
- 31 CRANE STREET STUDIOS
- 32 GREENPOINT MANUFACTURING DESIGN CENTER
- 33 ROXY STUDIO
- 34 TESLA MOTORS QUEENS SERVICE
- 35 23-02 49TH AVENUE.....656,000 SF

ATTRACTIONS



- 1 THALIA SPANISH THEATRE
- 2 MUSEUM OF THE MOVING IMAGES
- 3 FLUX FACTORY
- 4 FISHER LANDAU CENTER FOR ART
- 5 CITYVIEW RACQUET CLUB
- 6 LGA PERFORMING ARTS CENTER
- 7 SCULPTURE CENTER
- 8 INDOOR EXTREME SPORTS LIC
- 9 CITY OF ICE PAVILION
- 10 QUEENS BOROUGH PUBLIC LIBRARY
- 11 THE CLIFFS AT LIC
- 12 DORSKY GALLERY
- 13 MOMA PSI
- 14 BRICKHOUSE CERAMIC ART CENTER
- 15 LIC FLEA & FOOD
- 16 THE CHOCOLATE FACTORY
- 17 PEPSI CO. SIGN
- 18 GANTRY PLAZA STATE PARK
- 19 LIC LANDING
- 20 LOCAL PROJECT
- 21 MUSEUM FOR AFRICAN ART
- 22 YMCA
- 23 MOMA QNS
- 24 QUEENS COUNCIL ON THE ARTS

RETAILERS MAP



29-22 | NORTHERN BOULEVARD

LONG ISLAND CITY

RETAIL

For more information, please contact our exclusive agents:

Steven E. Baker, President
212.792.2636
stevenb@winick.com

Thomas Galo
212.792.2602
tgalo@winick.com

Spencer Planit
212.792.2604
splanit@winick.com

WINICK

Winick Realty Group LLC, Licensed Real Estate Brokers
655 Third Avenue, 17th Floor | New York, NY 10017
T 212.792.2600 | F 212.792.2660 | winick.com

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