



# Sven™

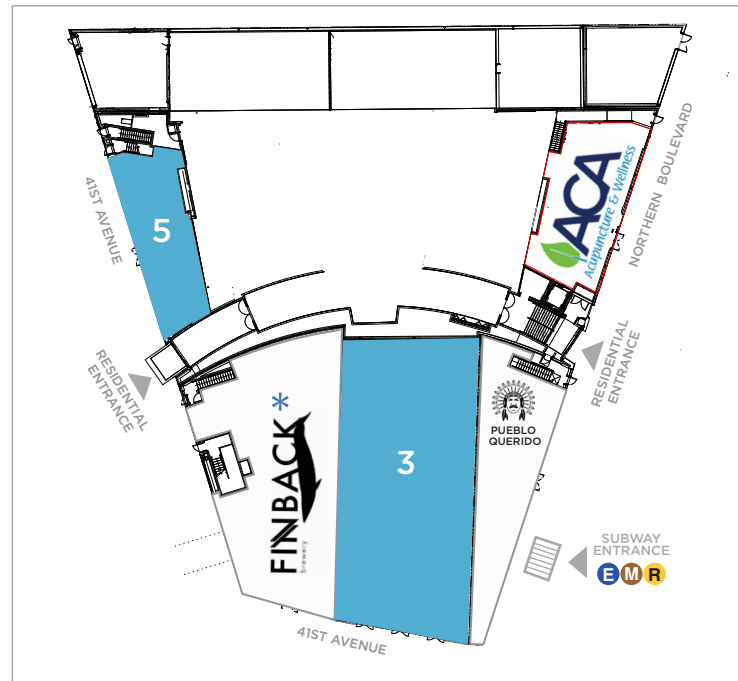
## RETAIL AT 29-27 QUEENS PLAZA NORTH

NORTHERN BOULEVARD & 41ST AVENUE



Situated below 958 luxury residential rentals and directly across from Queensboro Plaza, Sven's retail offers unbeatable visibility, a high-income customer base, and unmatched access to subway and bus lines.

Each of the five retail spaces presents a unique opportunity. 1, 2, 4 and 5 are newly constructed with expansive storefronts, tall ceilings, and direct adjacency to Sven's residential lobbies. Retail 3, located in the lobby of the newly restored landmarked Clocktower Building, will be a hallmark space with soaring ceilings, historical detailing, and unequaled character.



6,111 SF OF GROUND FLOOR  
RETAIL SPACE AVAILABLE

### Space 3

4,719 SF

### Space 5

1,392 SF

(includes: Ground,  
Mezz & Basement)



SVEN Northern Park - privately controlled public space that can be utilized by commercial Tenants

Dutch Kills Green - directly facing 1.5-Acre park



Front door access to E,M,R subway lines at Queens Plaza, and two blocks from 7,N,W subway lines at Queensboro Plaza



Developed by The Durst Organization and designed by Handel Architects





# RETAIL SPACE 1

Adjacent to residential lobby

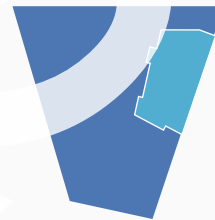
Steps from entrance to Queens Plaza Subway Station

Frontage:  
Approx. 80' along  
Northern Boulevard

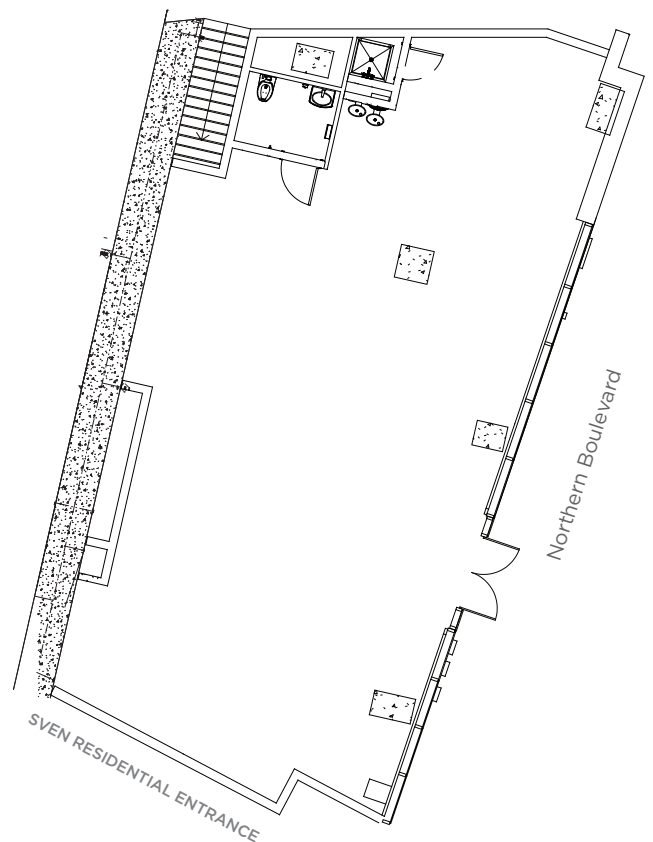
Ceiling Heights:  
17'-10"

Uses:  
All uses considered

Possession:  
Immediate



1,803 SF





# RETAIL SPACE 2

Corner of Northern Boulevard & 41st Avenue

Steps from entrance to Queens Plaza Subway Station

Adjacent to residential lobby

Frontage:  
Approx. 105' along  
Northern Boulevard

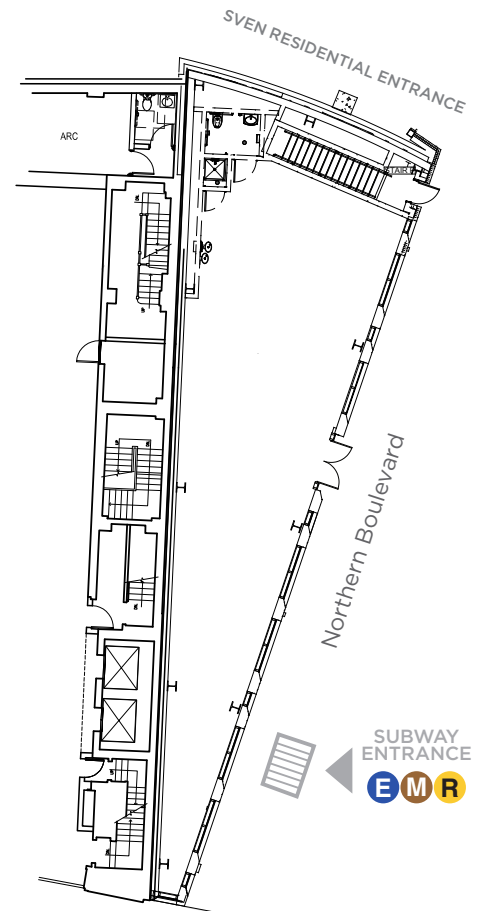
Ceiling Heights:  
17'-5.5"

Uses:  
All uses considered

Possession:  
Immediate



1,912 SF





# RETAIL SPACE 3 CLOCKTOWER LOBBY

Steps from Queens Plaza Subway Station

Dramatic double-height space  
with mezzanine

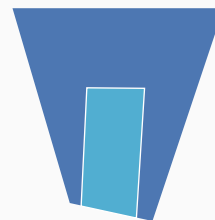
Perfectly suited for a lounge or other  
hospitality-focused operator

Frontage:  
Approx. 30' along  
41st Avenue

Ceiling Heights:  
29'-1"

Uses:  
All uses considered

Possession:  
Q2 2022



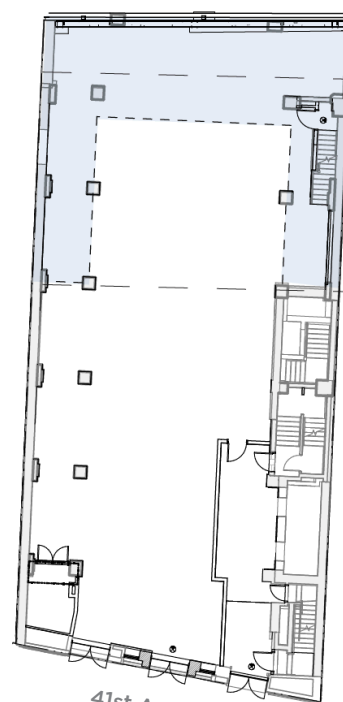
GROUND

**4,057 SF**

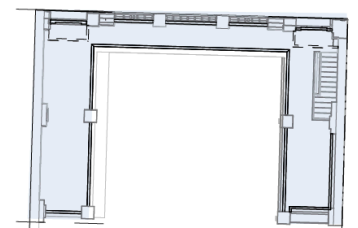
MEZZANINE

**662 SF**

GROUND FLOOR



MEZZANINE





# RETAIL SPACE 4

Corner exposure across from Dutch Kills Green Park

Steps from Queens Plaza Subway Station

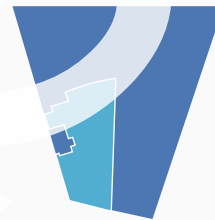
Adjacent to residential lobby

Frontage:  
Approx. 80' along  
41st Avenue

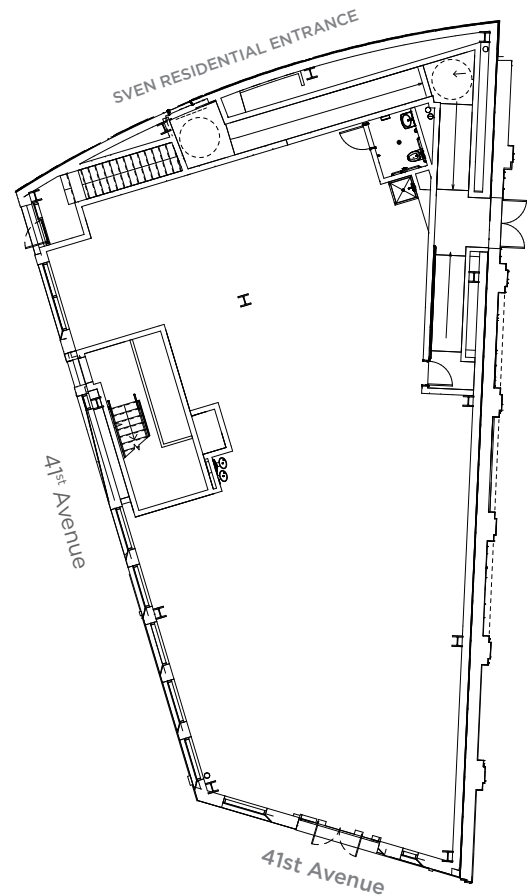
Ceiling Heights:  
20'-11.5"

Uses:  
All uses considered

Possession:  
Immediate



3,832 SF





# RETAIL SPACE 5

Steps from Queens Plaza Subway Station

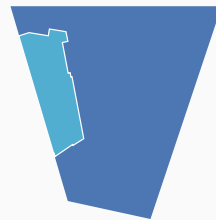
Adjacent to residential lobby

Frontage:  
Approx. 100' along  
41st Avenue

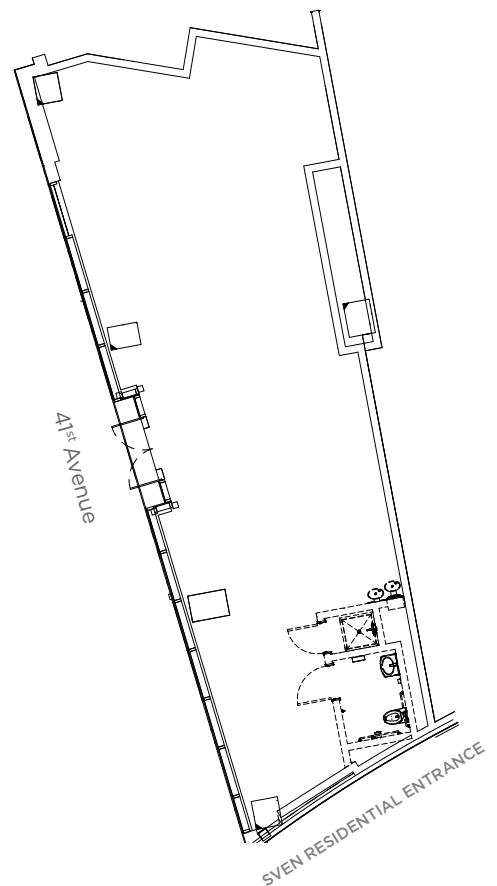
Ceiling Heights:  
21'-2"

Uses:  
All uses considered

Possession:  
Immediate



1,392 SF



# AREA MAP



Situated directly across from Queensboro Plaza, the building's central location offers easy access to bus and subway lines, including front door access to the E, M, and R trains.

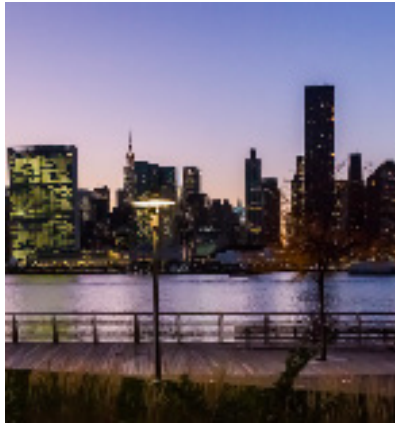
- Developments
- Green Spaces/Parks
- Points of Interest

1	Planet Fitness	6	Bright Horizons	11	Chipotle	16	City MD Urgent Care	19	Dunkin'
2	Playhouse NYC	7	Hudson Food Market	12	City Chemist	17	Starbucks	20	Checkers
3	City Acres Market	8	Dutch Kills Bar	13	Levante	18	The Beast Next Door	21	Chase Bank
4	Murray's Cheese Bar	9	SAPPS	14	Partners Coffee				
5	SweetLeaf	10	Starbucks	15	The Sculpture Center				

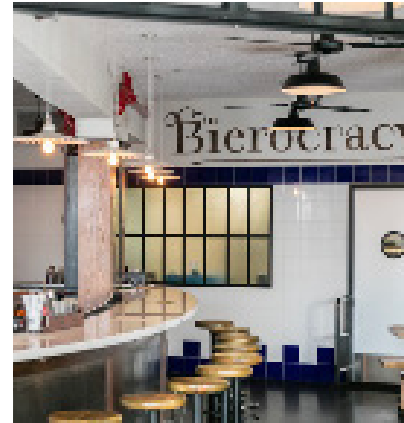


# AREA DEMOGRAPHICS

12,000+  
RESIDENTIAL UNITS



22,050+  
PLANNED UNITS



28+  
HOTELS WITH  
2,700  
ROOMS



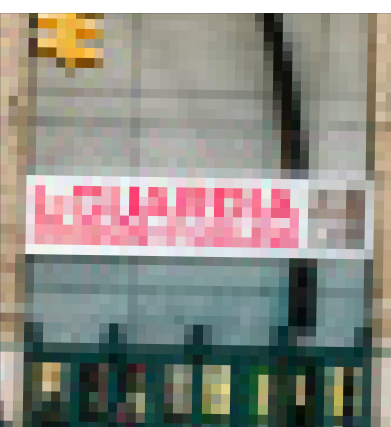
36  
HOTELS IN DEVELOPMENT  
5,000+  
FUTURE ROOMS



6,300+  
BUSINESSES WITH  
93,000+  
EMPLOYEES



60,000+  
HIGHER EDUCATION  
STUDENTS



39+  
ARTS & CULTURAL  
INSTITUTIONS & VENUES



150+  
RESTAURANTS  
BARS AND CAFÉS

FOR MORE INFORMATION, PLEASE CONTACT:

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