



**1,000 - 65,400 SF for Lease**

**All Divisions and  
Uses Considered**

**3,600 SF LEASED**

- [Address: 45-01 Northern Blvd, Long Island City NY 11101](#)
- Block: 705 Lot: 1
- 1,000 SF - 65,400 SF for Lease (3 floors)
- 19,400 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: Ground Fl. 14' - 14.6' /// 2nd Fl. 11.9'
- 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**  
**718-216-6626**  
**Brian@Jaffe-Realty.com**



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

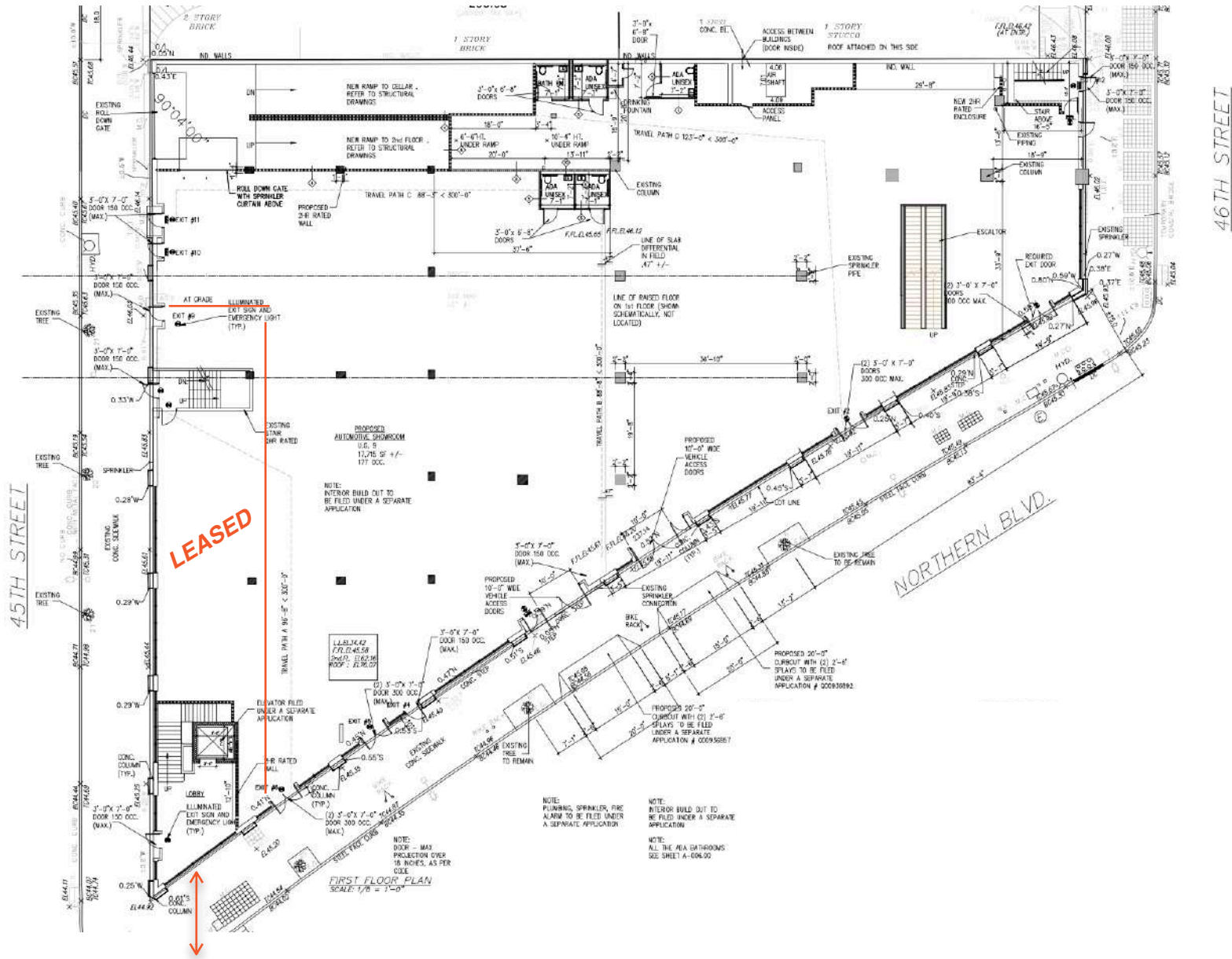
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**1,000 - 65,400 SF SubLease**

**All Divisions and  
Uses Considered**



**3,600 SF of GROUND  
FLOOR LEASED**



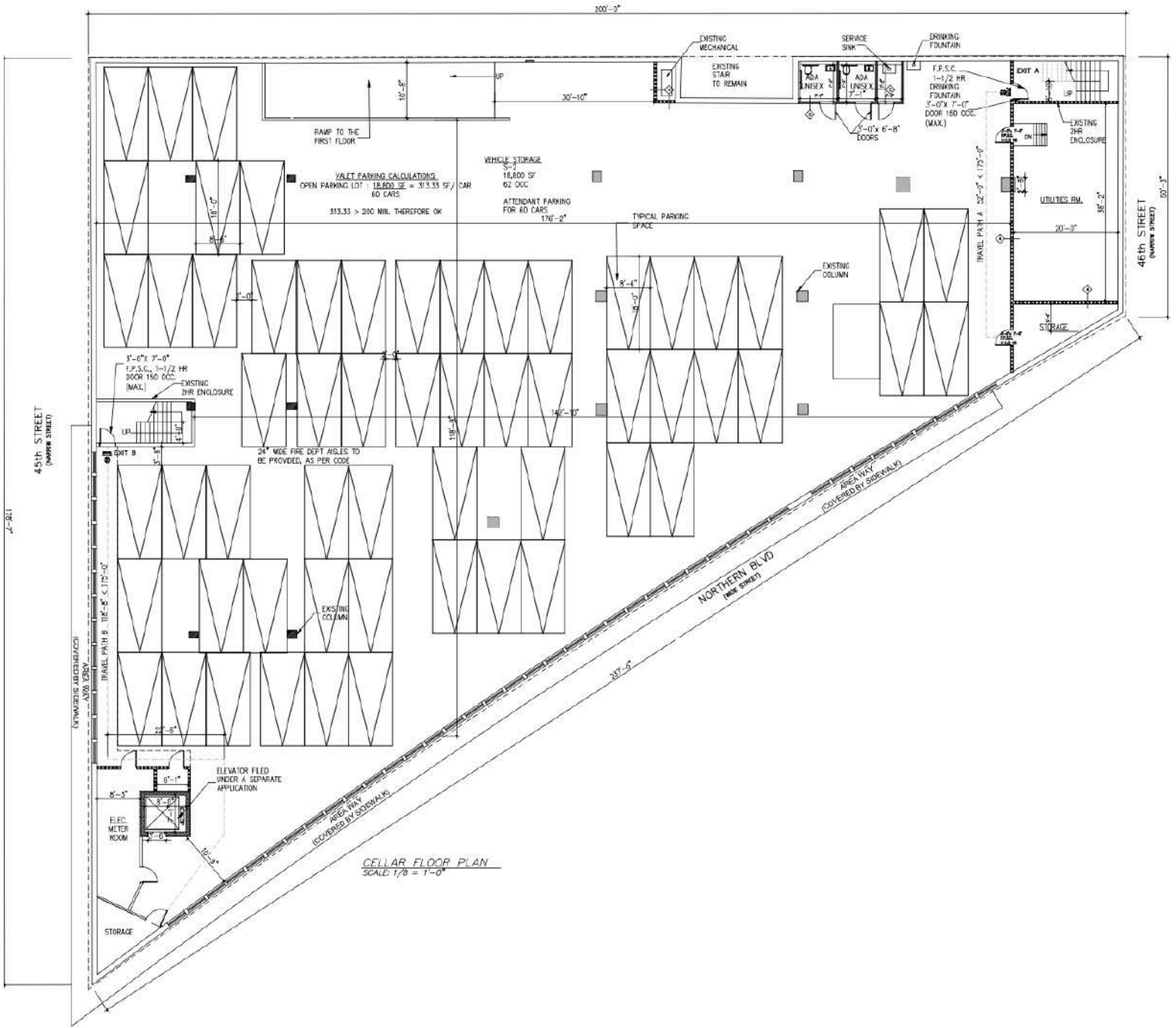
**COMMON ENTRANCE**

**GROUND FLOOR**

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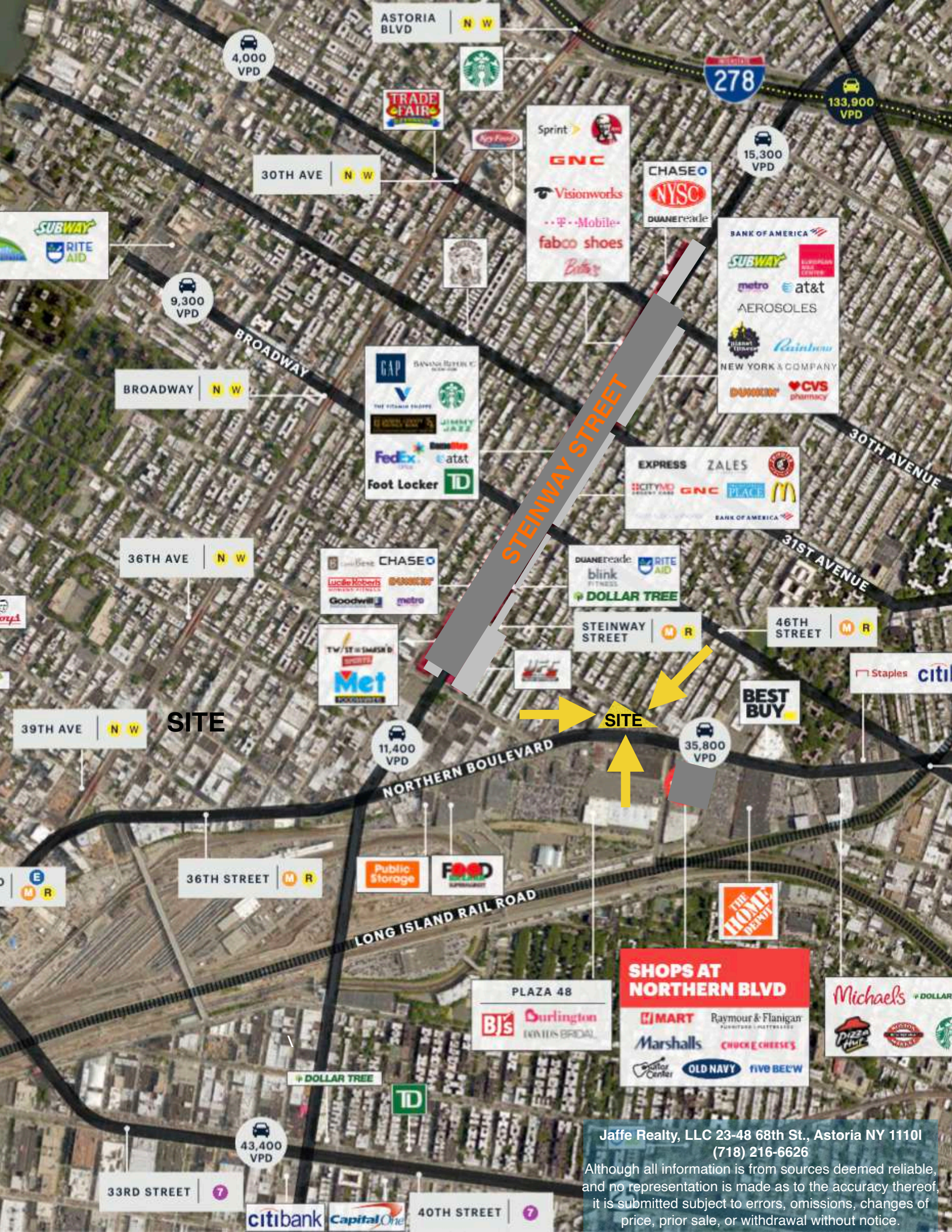
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# LOWER LEVEL





**SITE**

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Jaffe Realty, LLC has been retained as the Exclusive Broker to Sublease 45-01 Northern Blvd. This 65,400 SF building can be leased to one tenant or on divisions. Ranging from 1,000 SF and up, all options will be considered. Each floor plate is 23,000 SF and offers vehicle access to all three floors. Loading for this building fronts on 45th Street along with two curb cuts fronting on Northern Blvd.

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 delivers opened natural light throughout the entire space.

Directly across the street is a brand new 13 story residential development project nearing completion which is just one of many new projects reflecting neighborhood growth. This immediate area is home to big box retail while sharing a large range of other retail businesses and restaurants.

## 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**

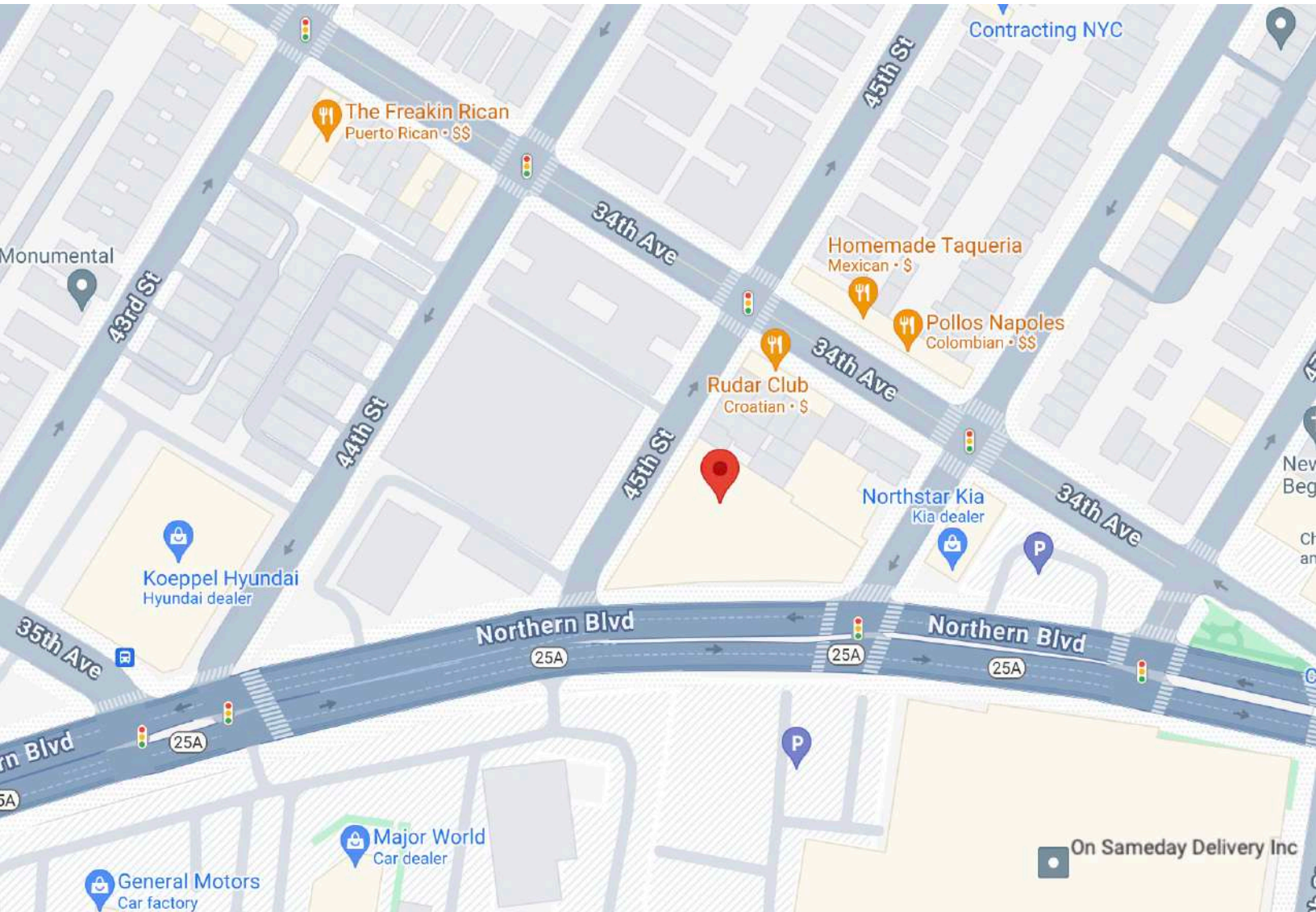
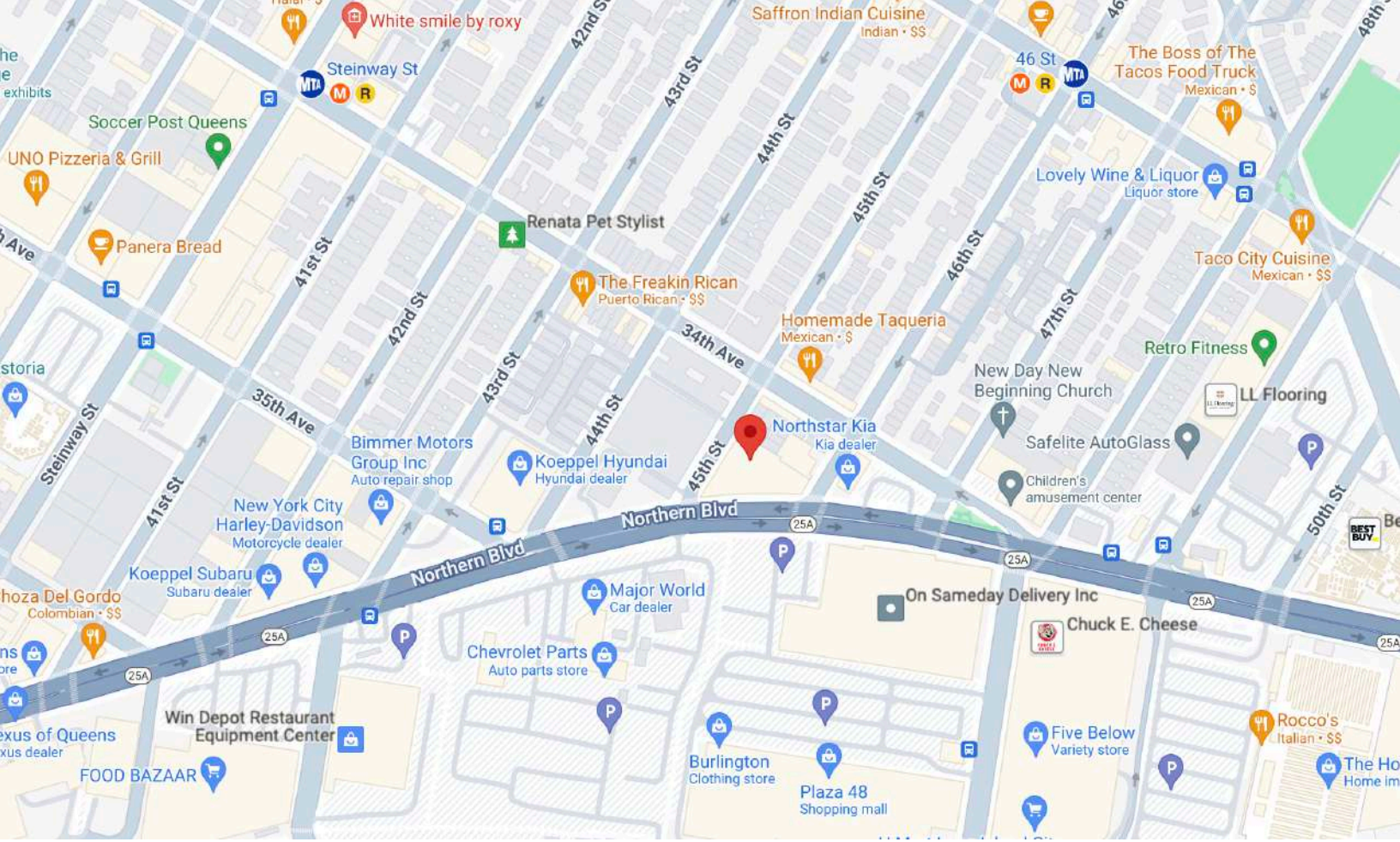
JUST NAMING A FEW LOCAL BUSINESSES..



**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

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# 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  
Taxes \$330,000

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**JAFFE REALTY**  
— INDUSTRIAL - COMMERCIAL —

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