



**MODERNSPACES**  
Commercial + Investment Division

**17,842 SQUARE FOOT CORNER RETAIL CONDOMINIUM**

ASKING PRICE: \$13,800,000



**27-28 THOMSON AVENUE, LONG ISLAND CITY, NY 11101**

**EVANDANIELRE.COM**

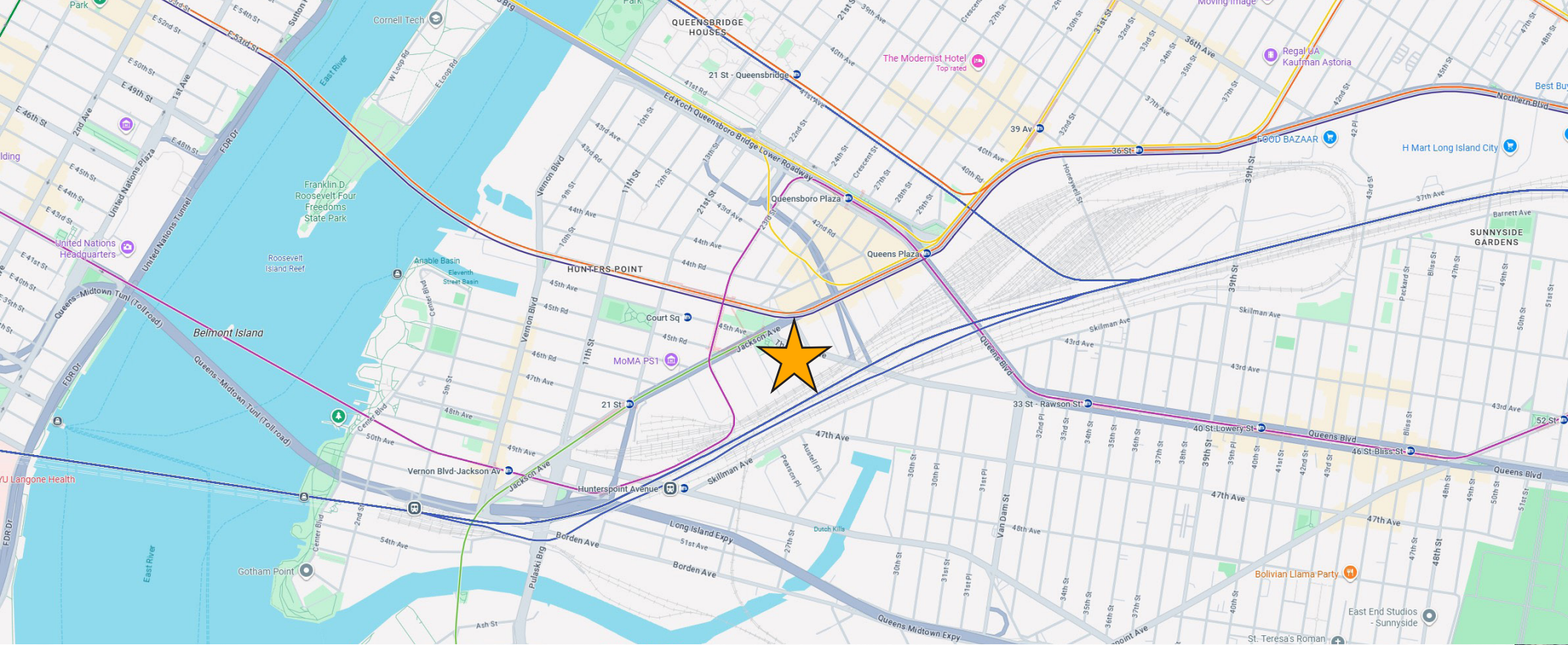


# 17,842 Square Foot Retail Condominium for Sale

Asking Price: \$13,800,000

## SPACE INFORMATION

- Building Address: 27-28 Thomson Avenue, L.I.C., NY 11101
- Block / Lot: 82 / 1001
- Unit Size: 17,842 S.F. (Approx.)**
- Ground Floor Retail: 16,500 S.F. (Approx.)
- Below-Grade Storage: 1,342 (Approx.)
- Gross Income: \$736,250
- Net Operating Income: \$679,558
- Nearby Subway Lines: 7, E, M, R, F, G, N, W & LIRR
- Taxes ("25"/"26): \$243,380.52



Modern Spaces Commercial + Investment Division has been exclusively retained to handle the disposition of the retail condominium at Arris Lofts. Located within the iconic Arris Lofts at 27-28 Thomson Avenue, this unique commercial condominium presents a rare opportunity to own space in one of Long Island City's most established and architecturally distinctive loft buildings. The 17,842 square foot space offers approximately 433 square feet of corner frontage facing Court Square.

Positioned at the nexus of Court Square and Queens Plaza, the property benefits from one of the most transit-rich and rapidly evolving corridors in New York City. This prime location offers immediate access to multiple subway lines, providing seamless connectivity to Midtown Manhattan—just one stop away—as well as Brooklyn and Queens.

This retail condominium offers an excellent opportunity for an investor seeking turnkey cashflow from credit tenants in the Long Island City market.



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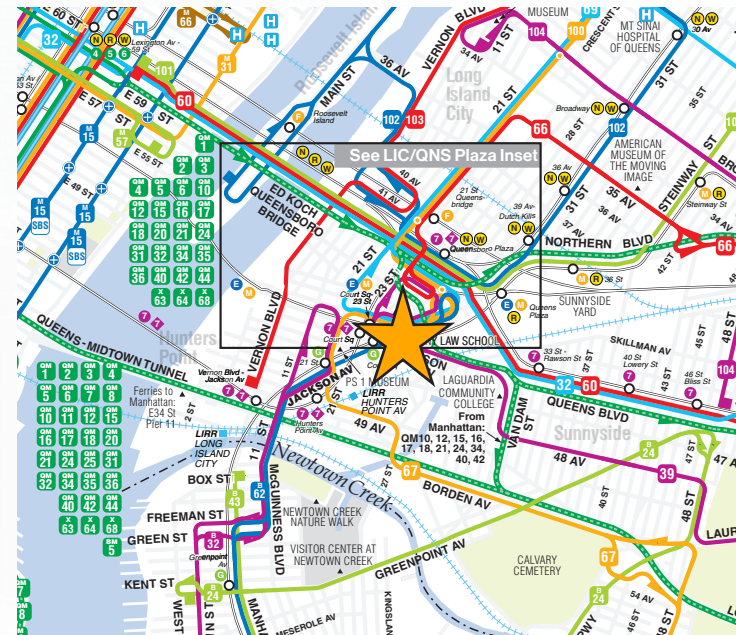
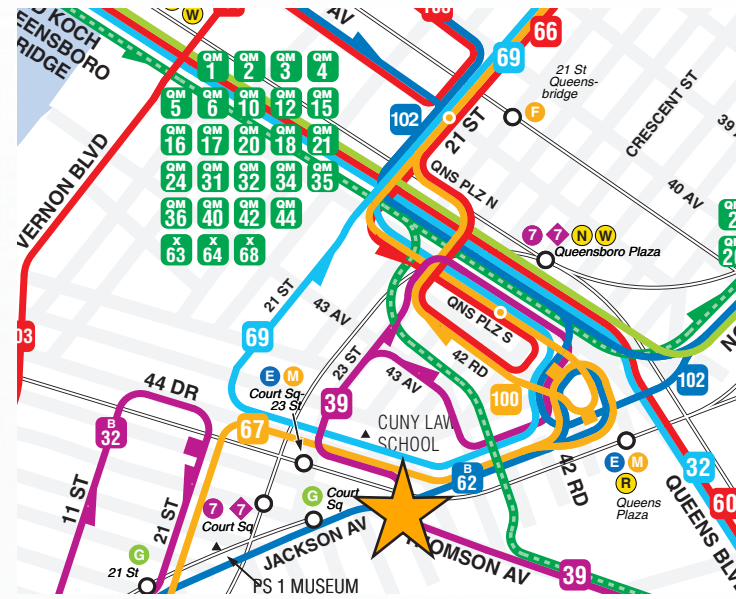
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## PROPERTY HIGHLIGHTS

- Trophy corner retail location with approximately 433' of frontage facing Court Square.
- 17,842 square feet of space split between 16,500 square feet of ground floor retail space and 1,342 square feet of below-grade storage.
- In-place annual net income of \$679,558 from community service and credit tenancy.
- Immediate transit access to Court Square subway station, with nearby Queens Plaza station just blocks away.
- Queens Midtown Tunnel, Long Island Expressway and Brooklyn-Queens Expressway just minutes away from property.



4 27-28 THOMSON AVE., LONG ISLAND CITY, NY 11101



27-28 Thomson Avenue





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PROPERTY FINANCIALS

| Space                        | S.F.   | P.P.S.F. | Rent             |
|------------------------------|--------|----------|------------------|
| The Learning Experience      | 13,500 | \$41.20  | \$556,250        |
| Own Your Future Outreach     | 3,000  | \$60.00  | \$180,000        |
| <b>Gross Monthly Income:</b> |        |          | <b>\$61,354</b>  |
| <b>Gross Annual Income:</b>  |        |          | <b>\$736,250</b> |

Expenses

|                                  |                 |
|----------------------------------|-----------------|
| Real Estate Taxes (25/26):       | \$243,381       |
| TLE Tax Reimbursement:           | (\$199,130)     |
| Common Charges:                  | \$68,423        |
| TLE Common Charge Reimbursement: | (\$55,982)      |
| <b>Total:</b>                    | <b>\$56,692</b> |

|                              |                   |
|------------------------------|-------------------|
| <b>Gross Annual Income:</b>  | <b>\$736,250</b>  |
| <b>Less Expenses:</b>        | <b>(\$56,692)</b> |
| <b>Net Operating Income:</b> | <b>\$679,558</b>  |



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FLOOR PLAN

| ROOM                                  | STATE REQUIRED SFZ OR SF. PER CHILD | NET SF.     | ACTUAL SF.  | RATIO CHILD PER SF. | # OF CHILDREN | # OF TEACHERS | TEACHER RATIO | AGE GROUP   |
|---------------------------------------|-------------------------------------|-------------|-------------|---------------------|---------------|---------------|---------------|-------------|
| INFANT                                | 400                                 | 400         | 460         | 1/50                | 9             | 2             | 1/4           | 6 MO-12 MO. |
| TODDLERS                              | 400                                 | 400         | 460         | 1/40                | 10            | 2             | 1/5           | 12-24 MO.   |
| THADDLERS A                           | 360                                 | 360         | 428         | 1/50                | 12            | 2             | 1/6           | 24-30 MO.   |
| THADDLERS B                           | 360                                 | 360         | 421         | 1/50                | 12            | 2             | 1/6           | 24-30 MO.   |
| PREPPERS A                            | 360                                 | 360         | 414         | 1/50                | 12            | 2             | 1/6           | 30-36 MO.   |
| PREPPERS B                            | 360                                 | 360         | 414         | 1/50                | 12            | 2             | 1/6           | 30-36 MO.   |
| PRE-SCHOOL #1                         | 350                                 | 350         | 348         | 1/50                | 11            | 2             | 1/50          | 3-5 YRS.    |
| PRE-SCHOOL #2                         | 600                                 | 600         | 621         | 1/50                | 20            | 2             | 1/52          | 4-5 YRS.    |
| PRE-SCHOOL #3                         | 450                                 | 450         | 463         | 1/50                | 15            | 2             | 1/52          | 4-5 YRS.    |
| PRE K-K1                              | 450                                 | 450         | 468         | 1/50                | 15            | 1             | 1/55          | 5-6 YRS.    |
| PRE K-K2                              | 450                                 | 450         | 468         | 1/50                | 15            | 1             | 1/55          | 5-6 YRS.    |
| PRE K-K3                              | 600                                 | 600         | 618         | 1/50                | 20            | 2             | 1/55          | 5-6 YRS.    |
| HAVE BELIEVE BOLLIVARD (PLAY VILLAGE) | 860                                 | 875         | 100         | 1/50                | 22            | 3             | 1/50          | VARIES      |
| <b>TOTALS</b>                         | <b>9780</b>                         | <b>9880</b> | <b>6281</b> | <b>---</b>          | <b>164</b>    | <b>25</b>     | <b>---</b>    | <b>---</b>  |

\* CALCULATED LESS BUILT-IN ITEMS  
INDOOR PLAY AREA 1272 SF.  
GROSS AREA 12281 SF.

**SPACE PLAN NOT FOR CONSTRUCTION**

SUBJECT TO FINAL VERIFICATION OF ALL FIELD CONDITIONS WHICH MAY WARRANT REVISIONS TO ACTUAL FINAL FLOOR PLAN CONFIGURATION AND DIMENSIONS.

APPROVED AND ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_



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LEASE ABSTRACT - THE LEARNING EXPERIENCE

|                    |  |
|--------------------|--|
| Tenant             | TLE at Queens-Long Island City, LLC, a Delaware Limited Liability Company  |
| Lease Commencement | December 16, 2015  |
| Rent Commencement  | November 1, 2016   |
| Rentable Area      | 13,500 Sq. Ft. (12,500 Sq. Ft. Interior + 1,000 Sq. Ft. Indoor Playground) |
| Lease Term         | 15 Years, 6 Months   |
| Lease Expiration   | June 16, 2031  |
| Option to Renew    | Two (2) Five (5) Year Options  |
| Lease Structure    | Triple Net   |

| Lease Period | Interior \$/Sq.Ft. | Playground \$/Sq.Ft. | Annual Total |
|--------------|--------------------|----------------------|--------------|
| Year 1 - 5   | \$37.50            | \$20.00              | \$488,750    |
| Year 6 -10   | \$42.50            | \$25.00              | \$556,250    |
| Year 11 - 15 | \$47.50            | \$30.00              | \$623,750    |



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INFO - THE LEARNING EXPERIENCE



The Learning Experience ("TLE") is a leading franchisor and operator of early childhood education schools with a rapidly growing network of more than 430 schools across the U.S. and U.K. TLE offers state-of-the-art facilities and a proprietary curriculum designed to develop core academic and life skills. On July 1, 2025, Harvest Partners, LP – an established private equity firm with over 40 years of experience and \$20B+ in assets under management – completed a majority acquisition of TLE, significantly enhancing the credit profile of this tenancy.

Company Site:

<https://www.thelearningexperience.com/>

INFO - OWN YOUR FUTURE OUTREACH dba ABOUT U



Own Your Future Outreach Inc. (dba About U) is a non-profit NYC-based organization providing academic instruction, physical preparation, sports-specific coaching, and social media marketing services to youth organizations and high school students. The organization's community-driven mission supports long-term tenancy and neighborhood integration.

Company Site:

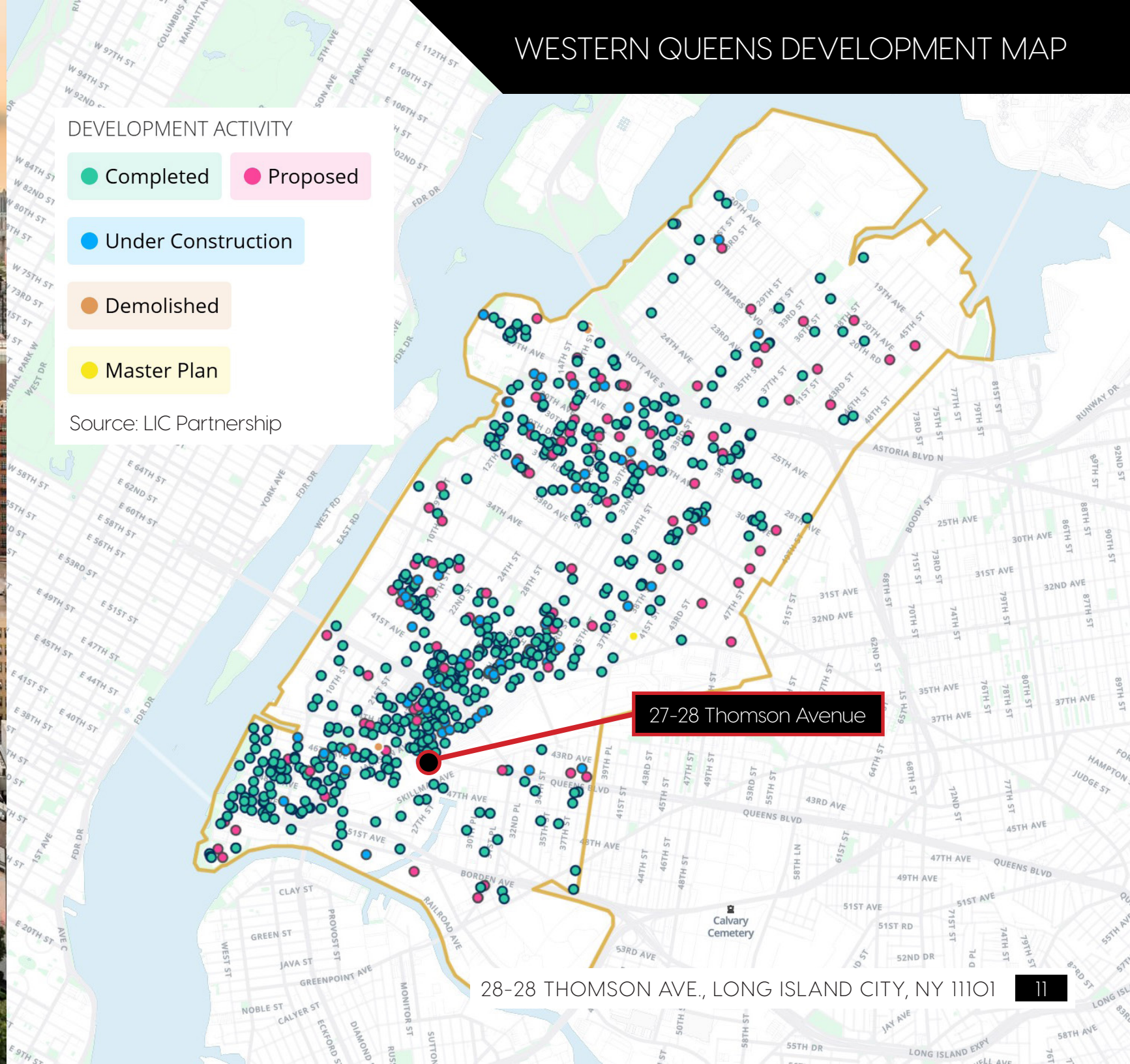
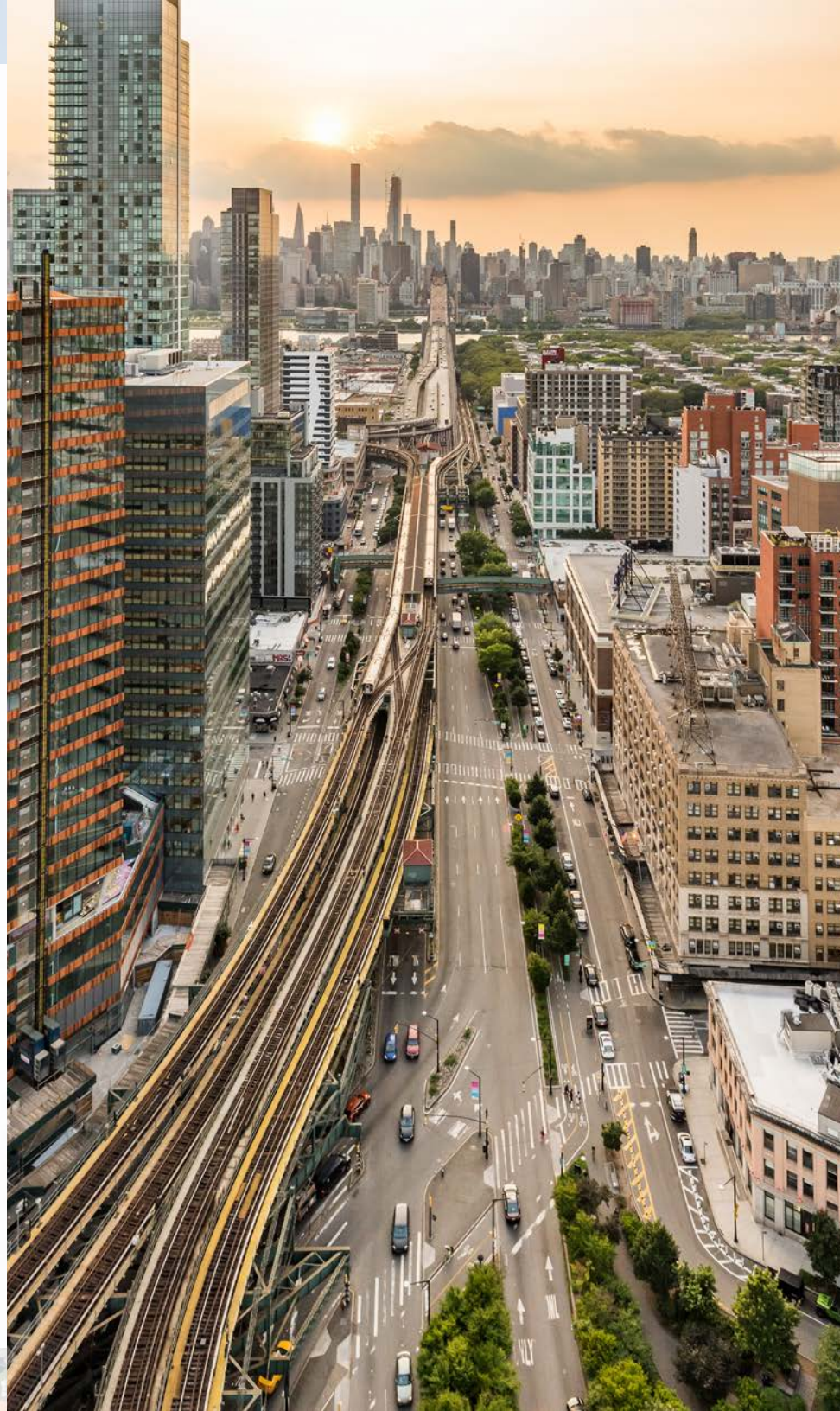
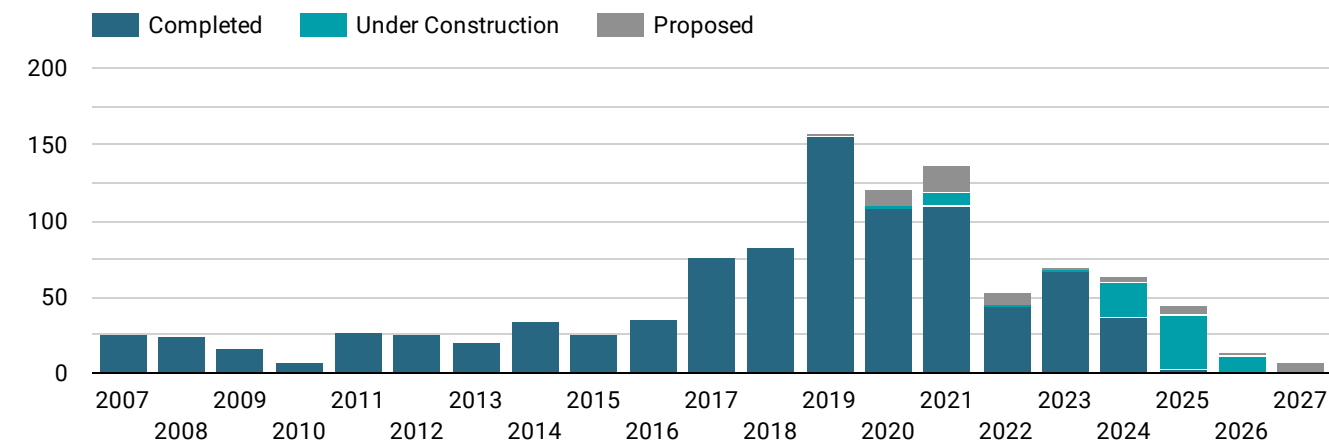
<https://www.aboutuoutreach.org/>

Development at a Glance

| Residential                    | Retail                             | Commercial & Industrial            | Hotels                         |                                 |
|--------------------------------|------------------------------------|------------------------------------|--------------------------------|---------------------------------|
| 34K Units<br>Completed         | 848K Sq. Ft.<br>Completed          | 10M Sq. Ft.<br>Completed           | 59 Hotels<br>Completed         | 7K Rooms<br>Completed           |
| 6K Units<br>Under Construction | 231K Sq. Ft.<br>Under Construction | 925K Sq. Ft.<br>Under Construction | 8 Hotels<br>Under Construction | 716 Rooms<br>Under Construction |
| 7K Units<br>Proposed           | 160K Sq. Ft.<br>Proposed           | 2M Sq. Ft.<br>Proposed             | 6 Hotels<br>Proposed           | 514 Rooms<br>Proposed           |

● Completed ● Proposed ● Under Construction

Projects by Year (Completed or Expected)





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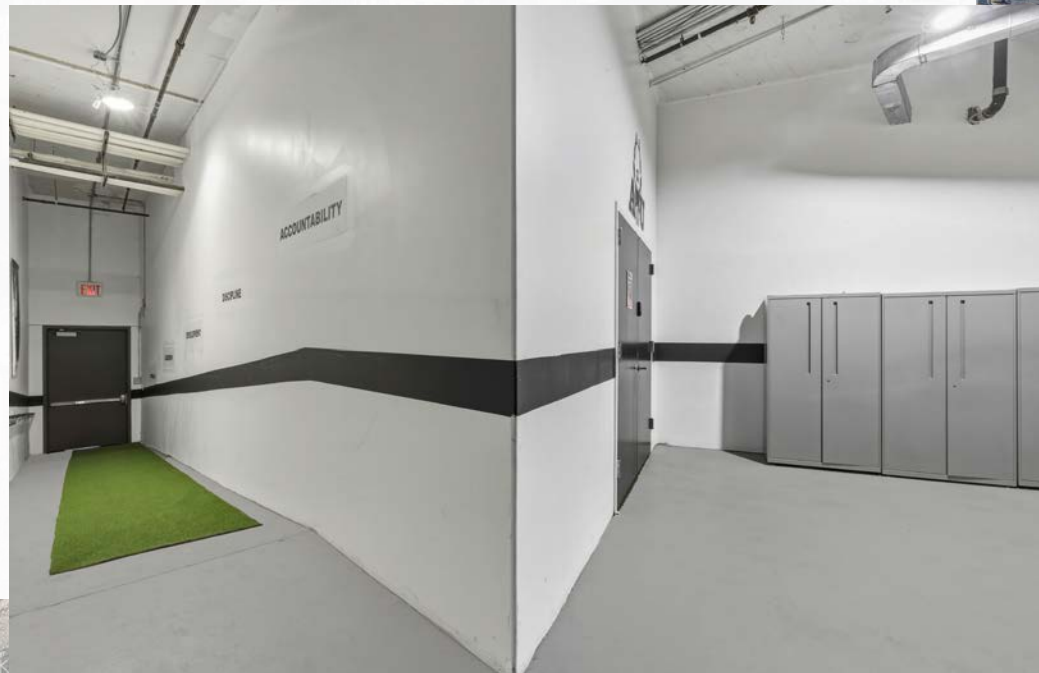




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10-27 46TH AVENUE  
LONG ISLAND CITY

**MODERN SPACES VERNON**  
47-42 VERNON BOULEVARD  
LONG ISLAND CITY

**MODERN SPACES DITMARS**  
29-20 23RD AVENUE  
ASTORIA

**MODERN SPACES NEW JERSEY**  
295 NEWARK AVENUE  
JERSEY CITY

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.