



# 35-18

## 37TH STREET

LONG ISLAND CITY | NEW YORK

**PRIME NEWLY RENOVATED  
LONG ISLAND CITY LOFT AVAILABLE  
FOR IMMEDIATE LEASE**

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7,000 SF - 3rd Floor

Divisions: 2,680 RSF & 4,320 RSF

Immediate occupancy

New bathrooms & windows

Natural light

One large freight elevator

One exterior loading dock

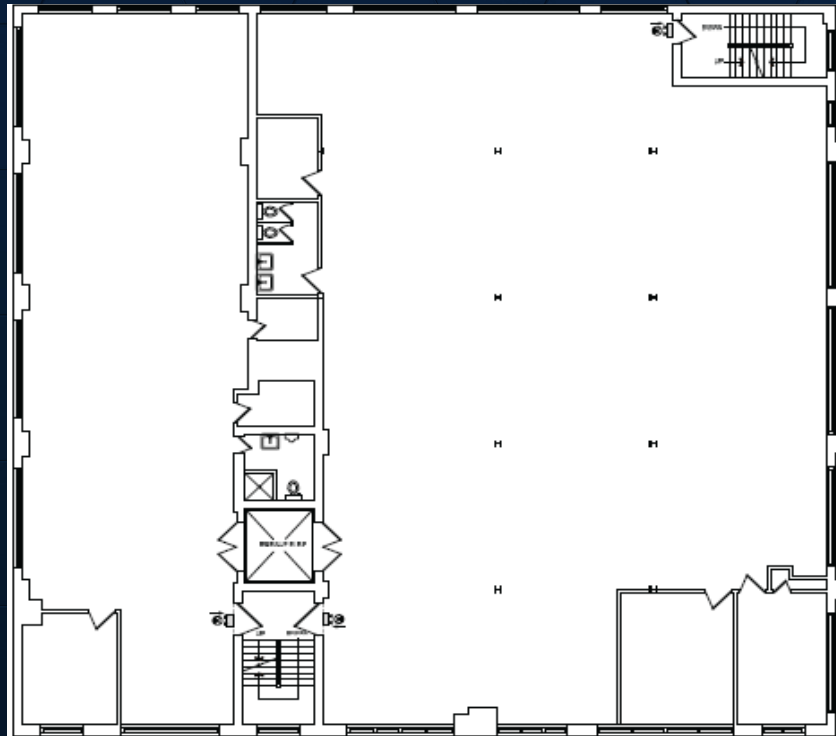
24/7 building access

Fully sprinklered

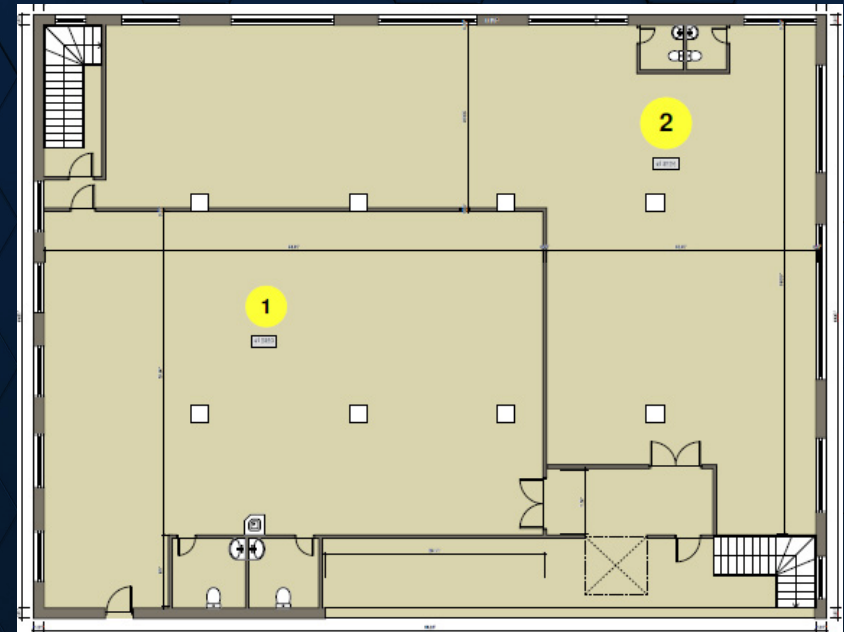
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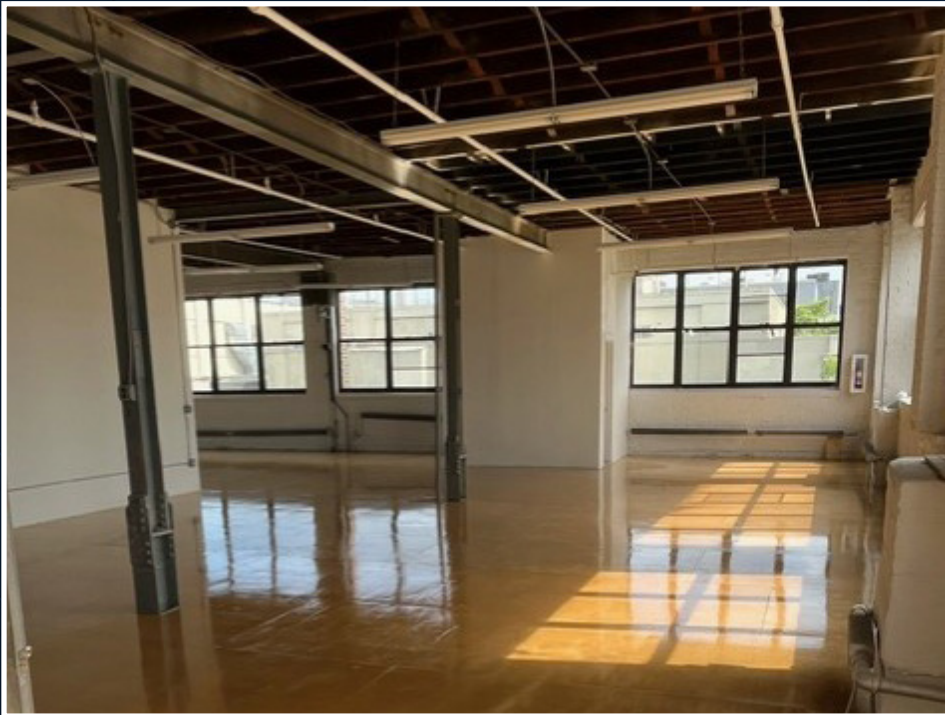
## TYPICAL FLOOR



## 3RD FLOOR - UNIT 1: 2,680 RSF & UNIT 2: 4,320 RSF



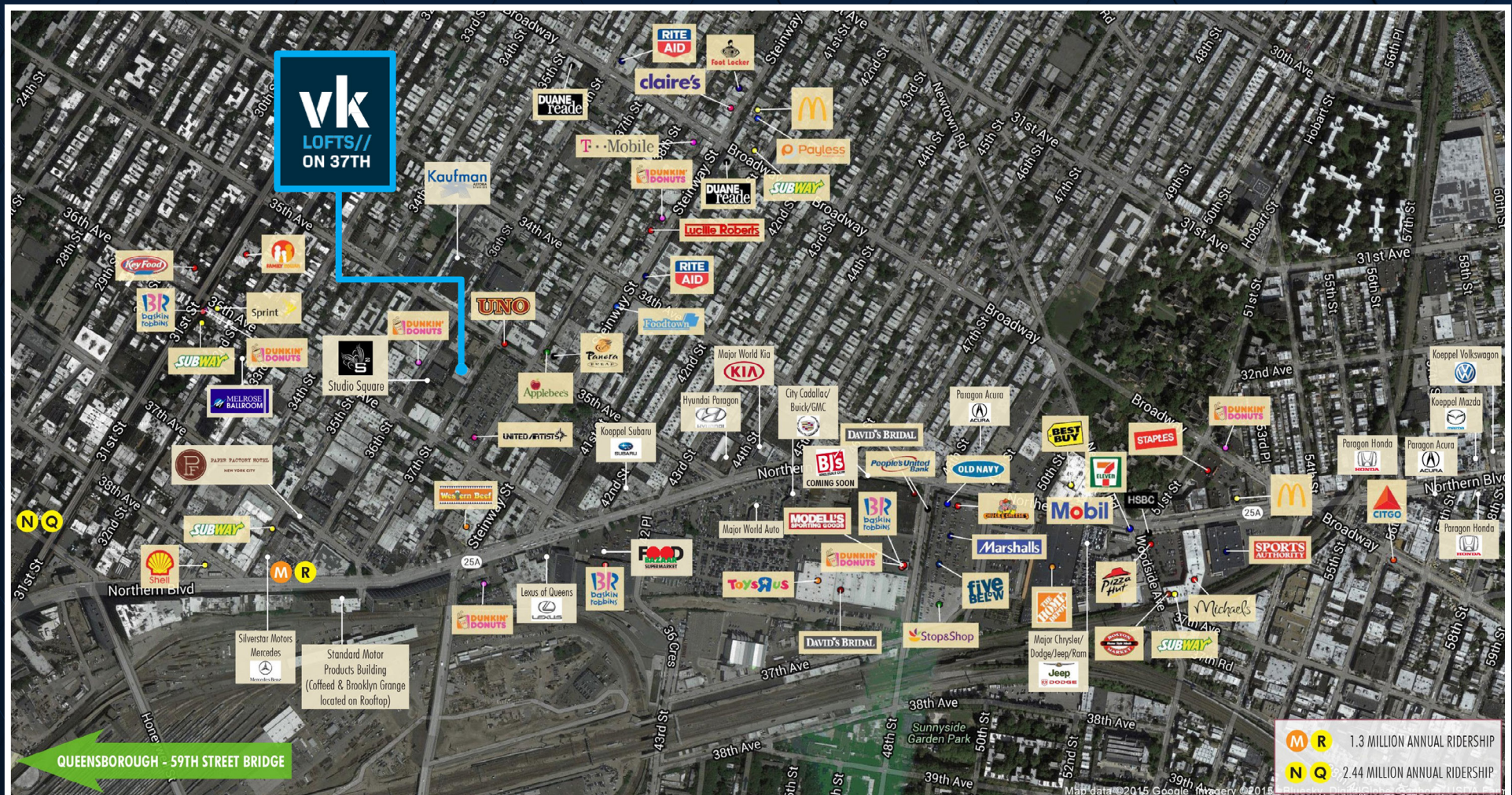
No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International CT.



# PROPERTY LOCATION OVERVIEW



This growing diverse neighborhood continues to have local, national and international interest, while end users pursue this type of availability in a market with limited inventory.



# MAJOR RENOVATIONS TO THE AREA'S SUBWAY STATIONS ARE ONGOING:



- Repainting of the elevated tracks throughout Queens Plaza
- The Queensboro Plaza station is currently being renovated by the NYMTA and is slated to ultimately become part of the LaGuardia Airport Access project, an important addition to New York City's infrastructure.
- The Court Square subway station has also been renovated to include new internal transfer infrastructure.

A new Long Island Rail Road station is slated to be built just a short subway ride from the Property. The new station is part of the LIRR East Side Access project, which will connect the LIRR to Grand Central Terminal. The massive infrastructure project is already underway, with many of the main tunnels already complete. The new station will further enhance the Property's outstanding transportation access.



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