



35-18

37TH STREET

LONG ISLAND CITY | NEW YORK

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

7,000 SF - 3rd Floor

Divisions: 2,680 RSF & 4,320 RSF

Immediate occupancy

New bathrooms & windows

Natural light

One large freight elevator

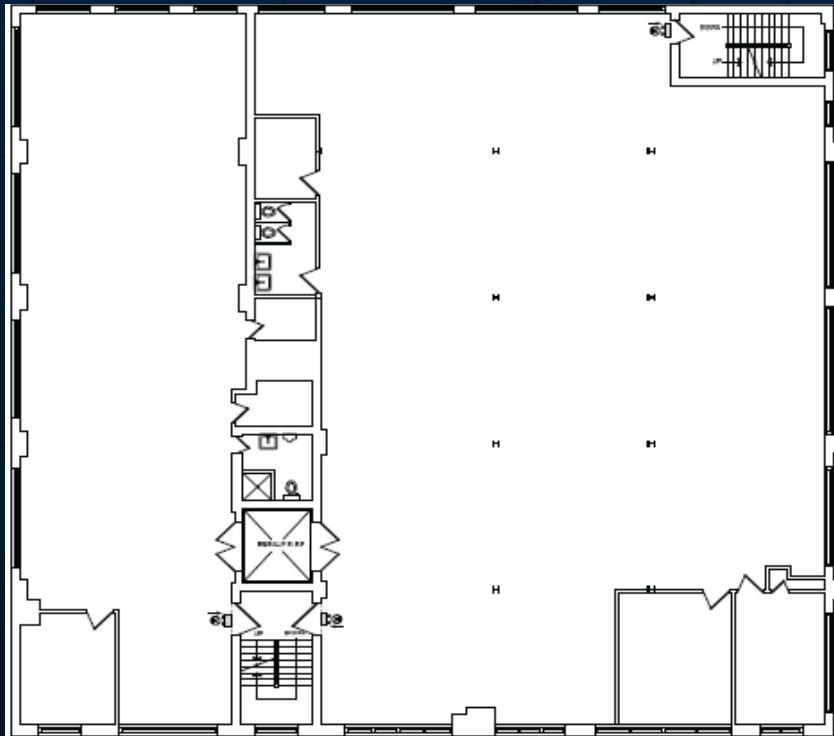
One exterior loading dock

24/7 building access

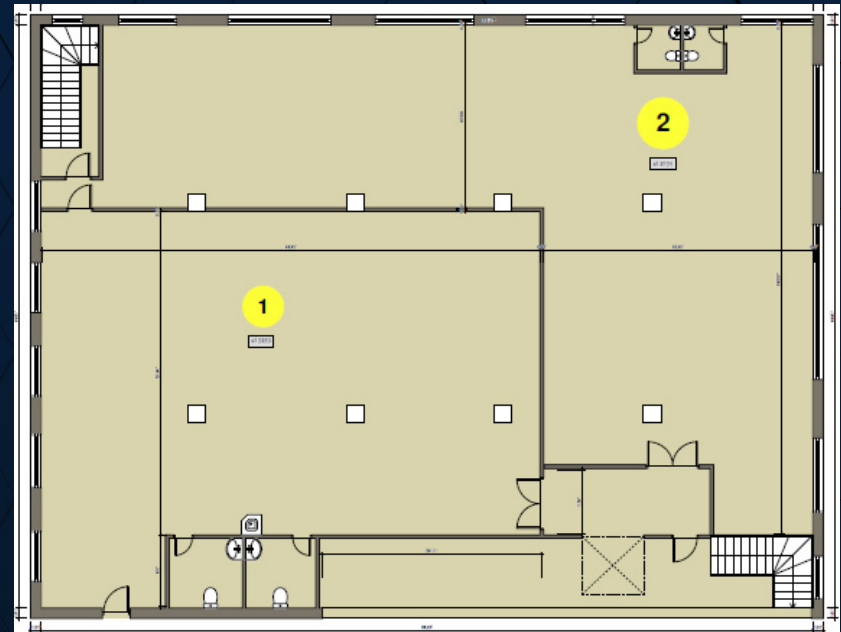
Fully sprinklered

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TYPICAL FLOOR



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



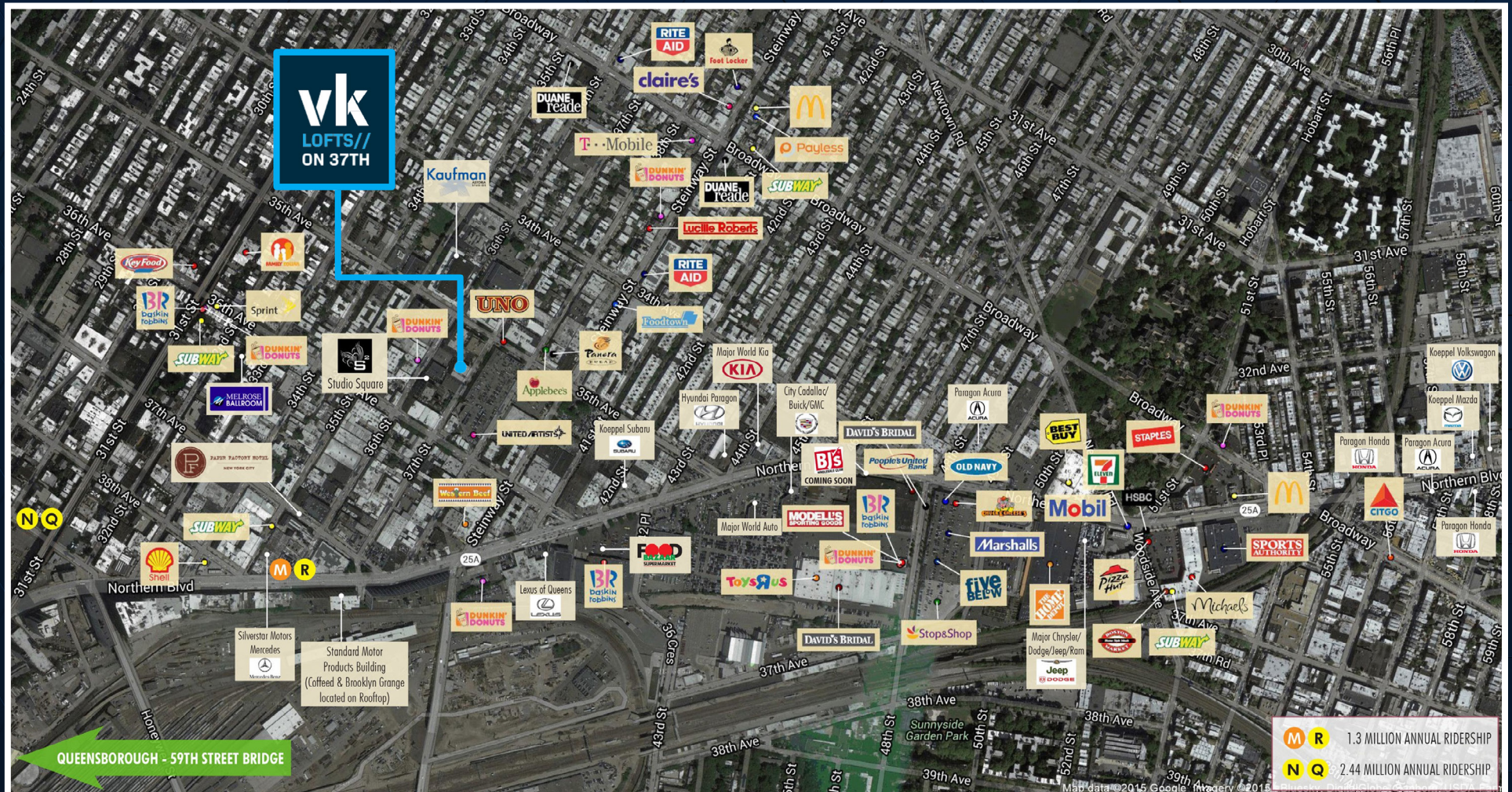
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PROPERTY LOCATION OVERVIEW



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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JOSHUA KLEINBERG

Executive Vice President

203 961 6568

joshua.kleinberg@colliers.com

Salesperson

SAMUEL ESSERY

Associate

401 864 0421

samuel.essery@colliers.com

Not a Licensed Salesperson

DANIEL MUNDLE

Associate

203 543 2872

daniel.mundle@colliers.com

Salesperson

LARS REMOLE

Senior Research Analyst

203 961 6565

lars.remole@colliers.com

Not a Licensed Salesperson

KAY BRICKHOUSE

Client Services Coordinator 203

961 6589

kay.brickhouse@colliers.com

Not a Licensed Salesperson

