

FOR LEASE / RETAIL

33-10 Queens Blvd

LONG ISLAND CITY, NY 11101

PRICING ON REQUEST

THE OPPORTUNITY

Ground Floor

2,200 USF · RETAIL

- 01** 33 St-Rawson St on the 7 train is 0.03 mi away; Queens Plaza (E, F, R) is 0.45 mi
- 02** 43,126 vehicles a day pass on Queens Blvd, 2019 count
- 03** LaGuardia Community College 0.2 mi away; Citibank, Capital One, TD Bank and CVS Pharmacy within 0.4 mi



LEASING OVERVIEW

The space

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Ground Floor	Ground	2,200 USF	On request, modified gross	Immediate	Existing office / training / retail build-out; grade change with a ramp to the rear; no gas; no venting.

ADDITIONAL RENT

RE taxes	Tenant pays 5% of any increase in real estate taxes over a 2026/2027 base year.
CAM	None

LEASE TERMS

Escalations	3% per annum
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.
Prohibited uses	Coffee shops, delis, chicken and burger concepts, physical therapy and cannabis uses are excluded.

PREMISES OVERVIEW

The space

CURRENT LAYOUT

Built out as office, training and a retail component. Grade change with a ramp into the rear of the space.

CONDITION STATUS

Built out as office, training and a retail component.

GAS

No gas

VENTING AND EXHAUST

No venting

HVAC

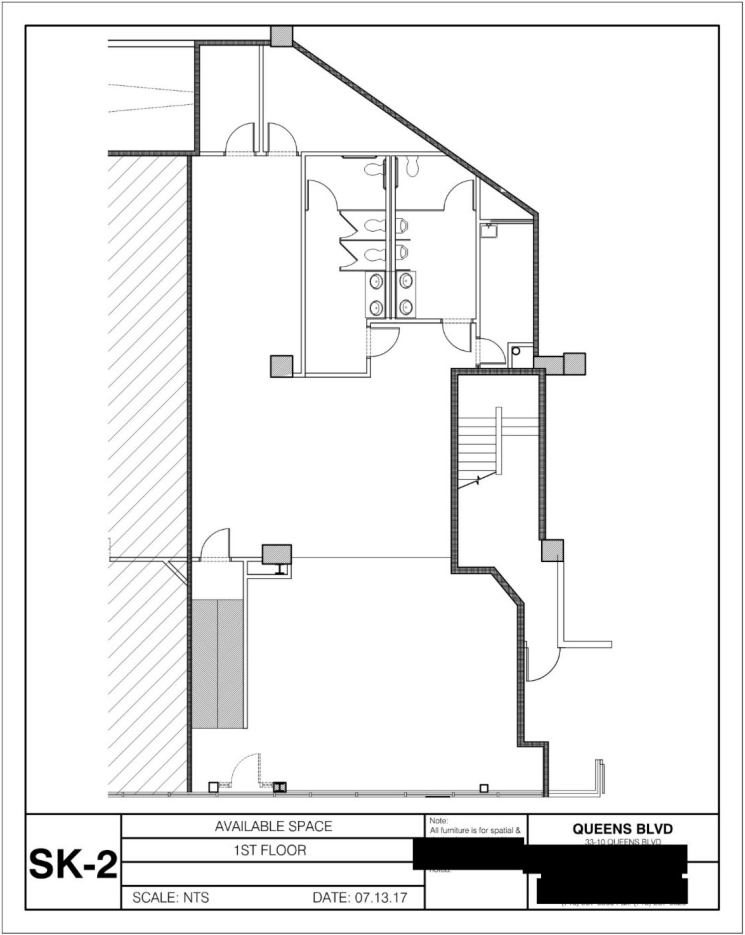
HVAC work permitted in 2019.

SPRINKLERS

Sprinklered

FLOOR PLAN

Floor plan



PHOTOGRAPHS

The space





THE SETTING

The building

ADDRESS

33-10 Queens Blvd, Long Island City, NY 11101. Block 247, Lot 30

BLOCK

247

LOT

30

BUILDING CLASS

Office With Comm - 1 to 6 Stories (O5)

GROSS BUILDING AREA

50,000 SF

YEAR BUILT

1940

ZONING

M1-4

LOT FRONTAGE

200 ft on the street, 100 ft deep



A map of Queens Blvd from Van Dam Street to Skillman Avenue. The route is highlighted in pink. Bus stop icons are numbered 1 through 8. Landmarks include Citi Field (labeled 'citi'), TD Bank, and a red heart icon. A blue location pin is placed near stop 7. Street names shown include Van Dam Street, 32nd Place, 33rd Street, 34th Street, 35th Street, 36th Street, 37th Street, 38th Street, 39th Street, 40th Street, 41st Street, 42nd Street, 43rd Street, 44th Street, 45th Street, Skillman Avenue, and 47th Avenue. A scale bar indicates 1/4 mile. The bottom right corner contains copyright information: OpenFreeMap © OpenMapTiles © OpenStreetMap contributors.

Straight-line distances. Information from sources deemed reliable.

LONG ISLAND CITY, QUEENS

Around the block

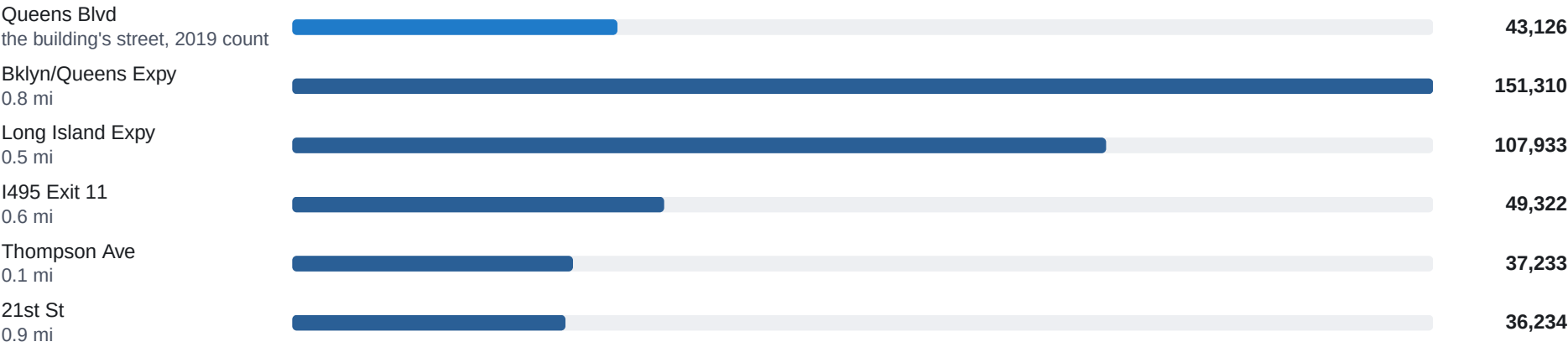
BANK BRANCHES, 1/2-MILE RADIUS

3 bank branches within half a mile

SHOPPING CENTERS

33-26 Vernon Boulevard, big box, 93,044 SF, 1.7 mi; 42-02 Northern Boulevard, shopping center, 74,637 SF, 0.8 mi

TRAFFIC, VEHICLES A DAY



LONG ISLAND CITY, QUEENS

The people

	HALF MILE	1 MILE	3 MILES
Population	11,891	72,176	1,144,058
Households	5,544	34,844	535,224
Workers by day	25,485	99,202	
Median household income	\$84,348	\$107,350	\$120,496
Median age	41	37	39

WHO LIVES HERE

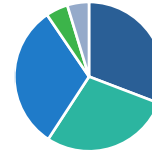
Half mile
 1 mile
 3 miles



Census tracts counted whole where their center falls inside each ring.

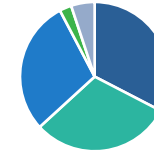
RESIDENTS BY GROUP

Half mile



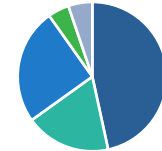
White	31%
Asian	28%
Hispanic or Latino	31%
Black	4.8%
Other	4.7%

1 mile



White	33%
Asian	31%
Hispanic or Latino	29%
Black	2.6%
Other	5.1%

3 miles



White	47%
Asian	19%
Hispanic or Latino	25%
Black	4.6%
Other	5.2%

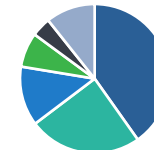
LANGUAGE AT HOME

Half mile



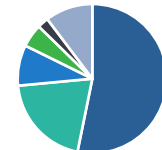
English only	38%
Spanish	26%
Other Indo-European	18%
Chinese	2.9%
Other Asian	5.2%
Other	10%

1 mile



English only	40%
Spanish	25%
Other Indo-European	13%
Chinese	7.5%
Other Asian	4.2%
Other	11%

3 miles

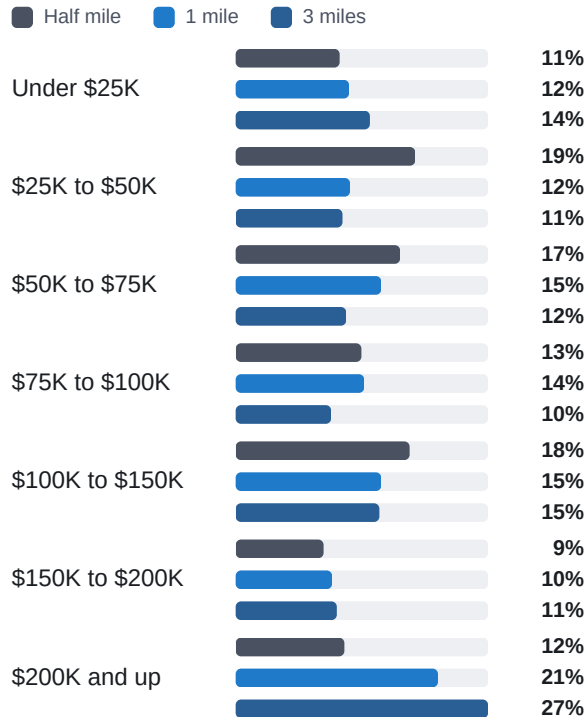


English only	53%
Spanish	20%
Other Indo-European	8.8%
Chinese	5.0%
Other Asian	2.4%
Other	10%

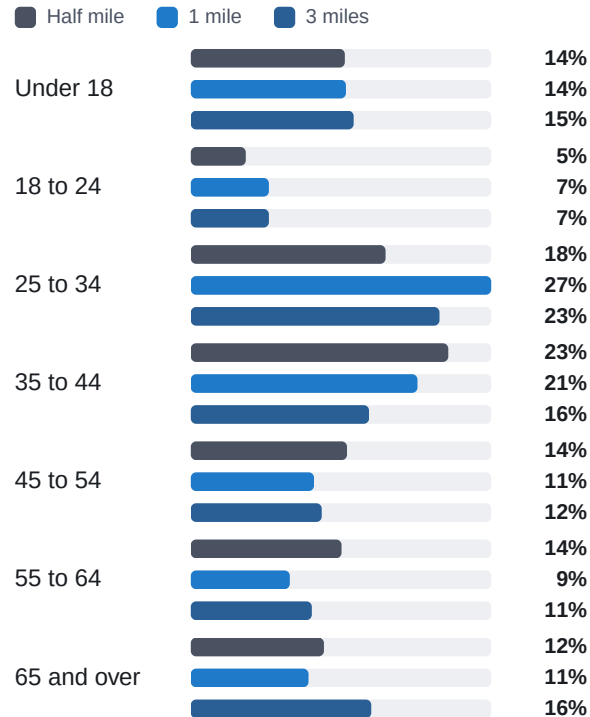
LONG ISLAND CITY, QUEENS

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

Half mile



1 mile



Census tracts counted whole where their center falls inside each ring. Workers by day are the jobs whose workplace is in the ring.

ABOUT ORIGIN CRE

Precision in deal making.

Origin CRE is a commercial real estate brokerage in New York. Our team represents owners and tenants across New York City and Long Island.

Every inquiry answered the same day with the brochure and next steps.

Showings confirmed the day of.

Pricing backed by closed comps.

MICHAEL WANG

CEO



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Scan or click to send your details.

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Something to add or correct? Tell us: [Suggestions](#)

DISCLAIMER

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