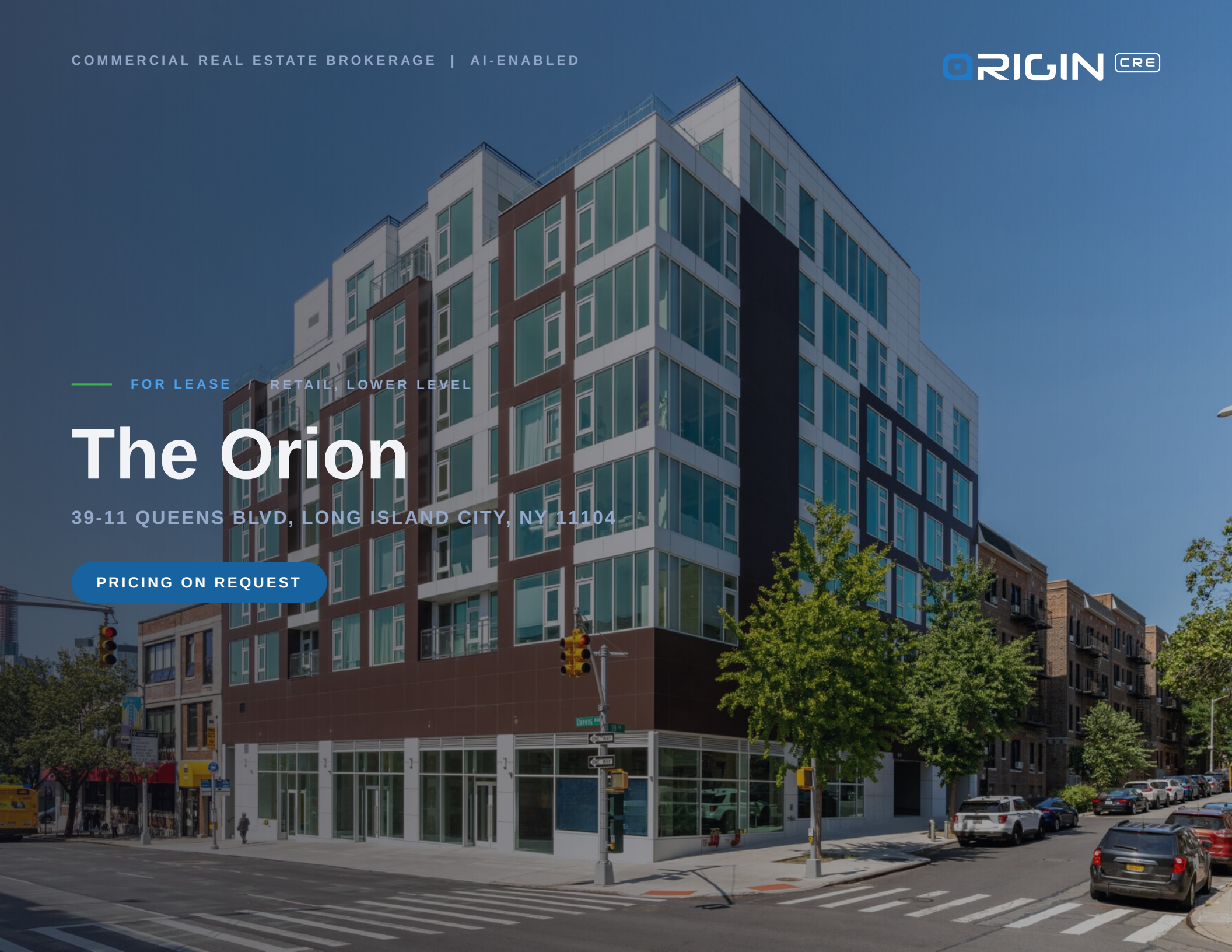
COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

ORIGIN CRE



FOR LEASE / RETAIL, LOWER LEVEL

The Orion

39-11 QUEENS BLVD, LONG ISLAND CITY, NY 11104

PRICING ON REQUEST

THE OPPORTUNITY

39-11 Queens Blvd

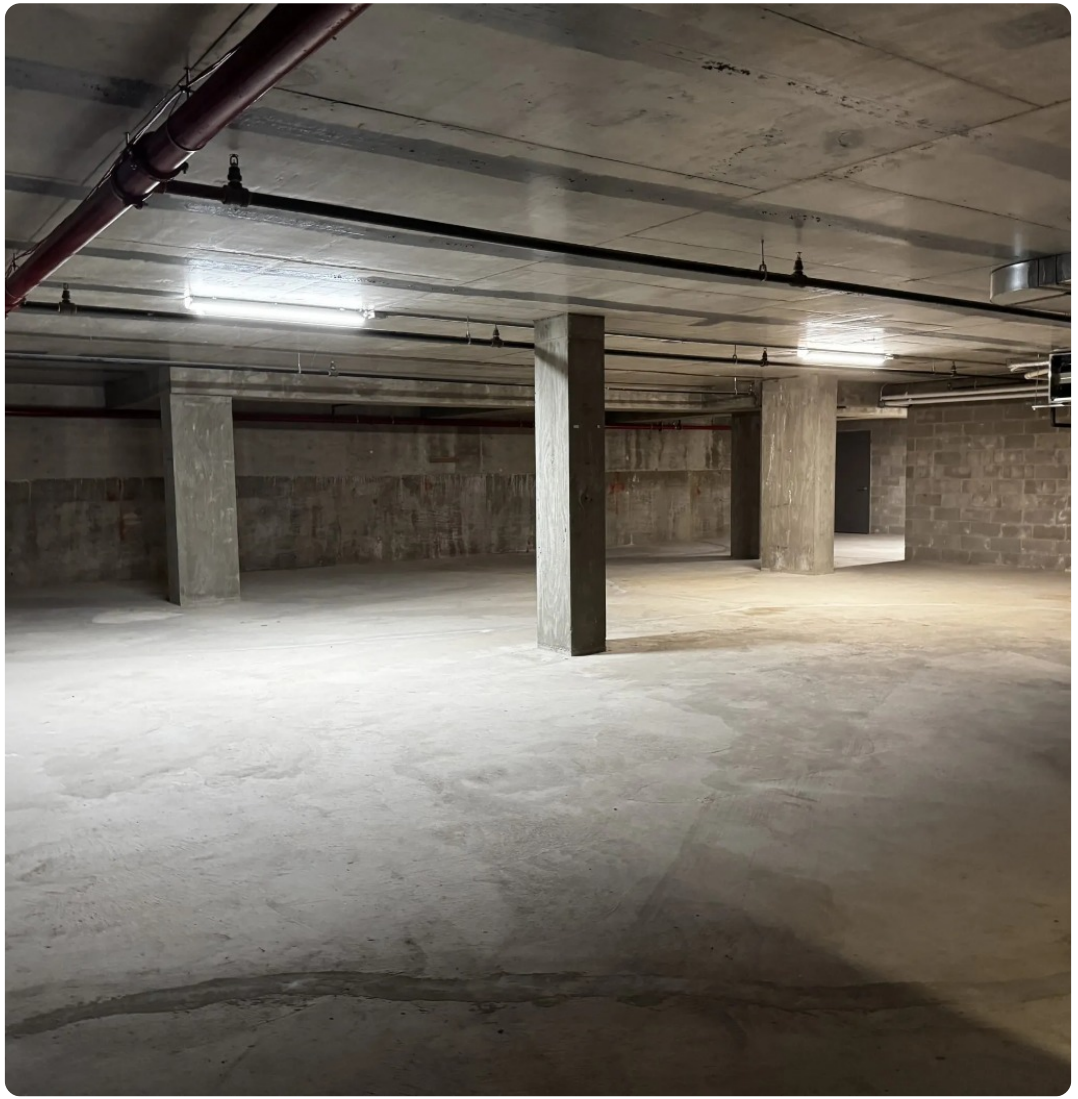
RETAIL, LOWER LEVEL

01 One block from the 40 St-Lowery St 7 train

02 Co-tenants F45 and Tropical Smoothie Cafe, with Dollar Tree, TD Bank, Capital One and CVS nearby

03 Private elevator from the Queens Blvd lobby down to the lower level

04 123,442 vehicles a day on Queens Blvd at the site



LEASING OVERVIEW

Commercial Retail A

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Commercial Retail A	Cellar	2,765 RSF	**On request, modified gross**	Immediate	Negotiable

ADDITIONAL RENT

RE taxes	Tenant pays pro rata share of RE tax increases over base year.
CAM	None.
Utilities	Tenant pays all utilities direct, separately metered.

LEASE TERMS

Term	5 to 10 years.
Escalations	3% per annum.
Options	Negotiable.
Free rent	Negotiable.
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.
Prohibited uses	Cannabis.

Asking rent on request.

PREMISES OVERVIEW

Commercial Retail A

CURRENT CONDITION
Dark shell.

DELIVERY
Negotiable.

GAS
No gas.

VENTING AND EXHAUST
No venting.

ELECTRICAL SERVICE
New electrical service.

GREASE TRAP
No grease trap.

HVAC
Utilities and HVAC stubbed.

LOADING
No loading.

SPRINKLERS
Sprinklered, with standpipe and fire alarm.

PARKING
Parking lot at the rear, with spaces available for rent to store managers and employees. None designated for customers, and tenants have priority over available spaces.

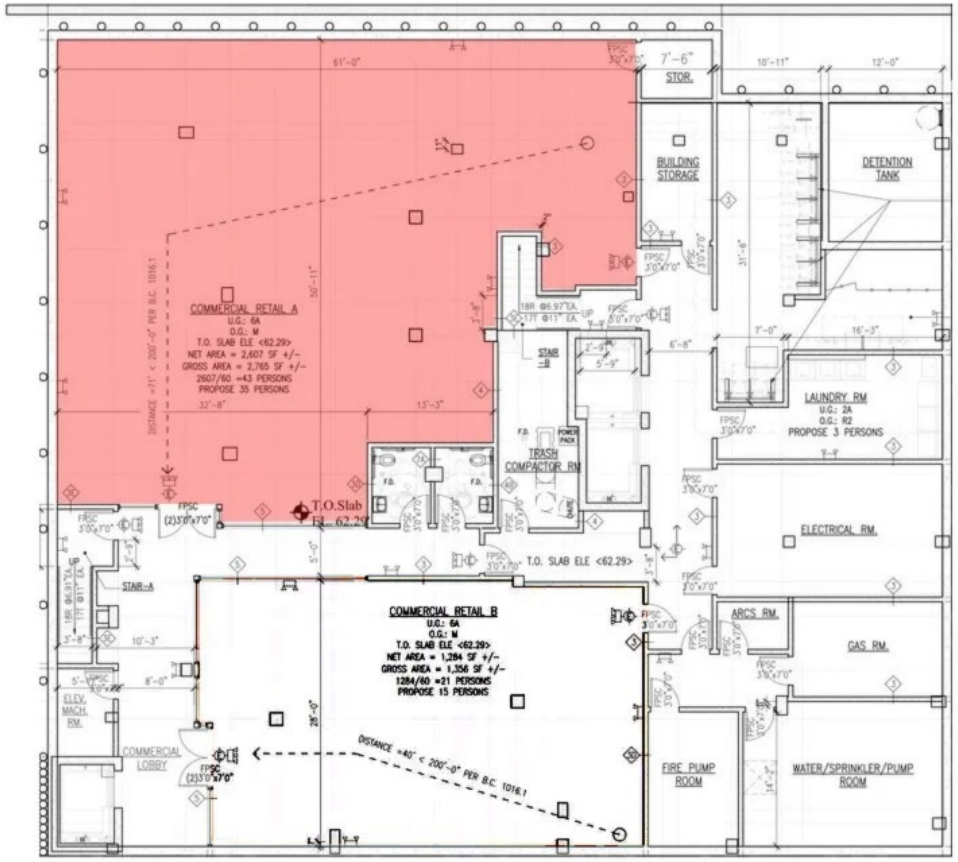
DIVISIBLE
No.

FLOOR PLAN

Floor plan

DIMENSIONS APPROXIMATE, TENANT TO VERIFY

Retail A



LEASING OVERVIEW

Commercial Retail B

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Commercial Retail B	Cellar	1,356 RSF	**On request, modified gross**	Immediate	Negotiable

ADDITIONAL RENT

RE taxes	Tenant pays pro rata share of RE tax increases over base year.
CAM	None.
Utilities	Tenant pays all utilities direct, separately metered.

LEASE TERMS

Term	5 to 10 years.
Escalations	3% per annum.
Options	Negotiable.
Free rent	Negotiable.
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.
Prohibited uses	Cannabis.

Asking rent on request.

PREMISES OVERVIEW

Commercial Retail B

CURRENT CONDITION
Dark shell.

DELIVERY
Negotiable.

GAS
No gas.

VENTING AND EXHAUST
No venting.

ELECTRICAL SERVICE
New electrical service.

GREASE TRAP
No grease trap.

HVAC
Stubbed.

LOADING
No loading.

SPRINKLERS
Sprinklered, with standpipe and fire alarm.

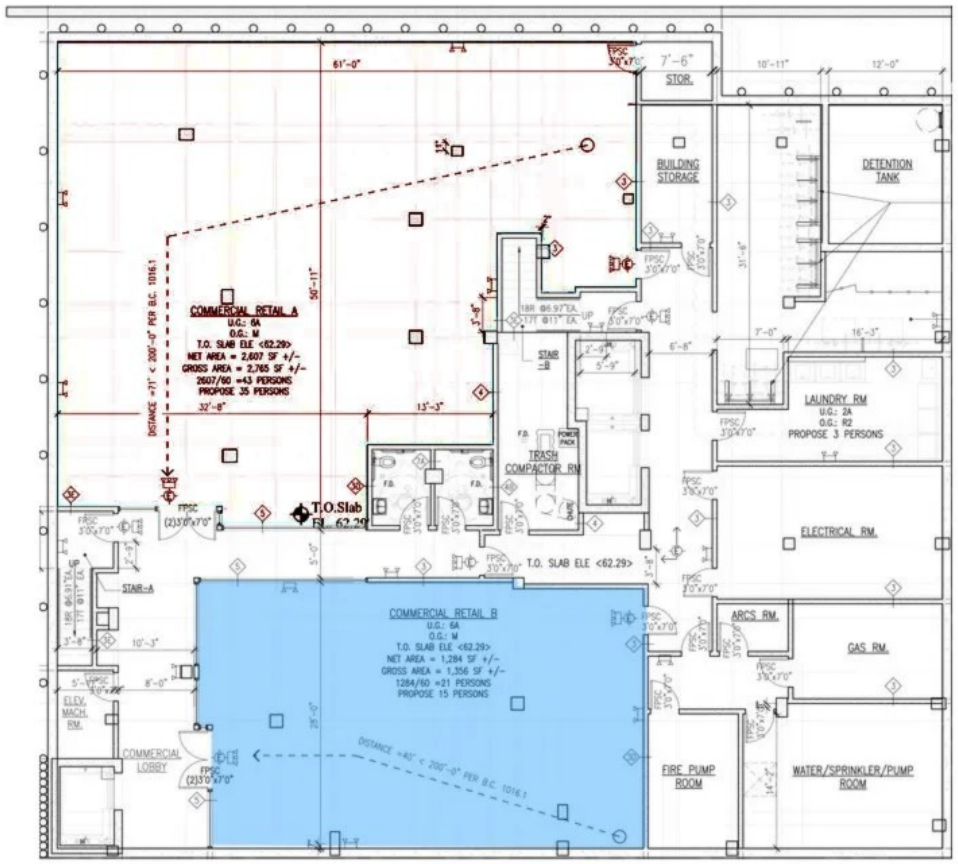
PARKING
Parking lot at the rear, with spaces available for rent to store managers and employees. None designated for customers, and tenants have priority over available spaces.

DIVISIBLE
No.

FLOOR PLAN

Floor plan

Retail B



Cellar, 1,284 USF, 1,356 RSF

PHOTOGRAPHS

Commercial Retail B



THE SETTING

The building

ADDRESS
39-11 Queens Blvd, Long Island City, NY 11104

BLOCK
191

LOT
44

BUILDING CLASS
Elevator Apt; Fireproof With Stores (D6)

GROSS BUILDING AREA
62,640 SF

YEAR BUILT
2019

ZONING
R7A with a C1-4 overlay

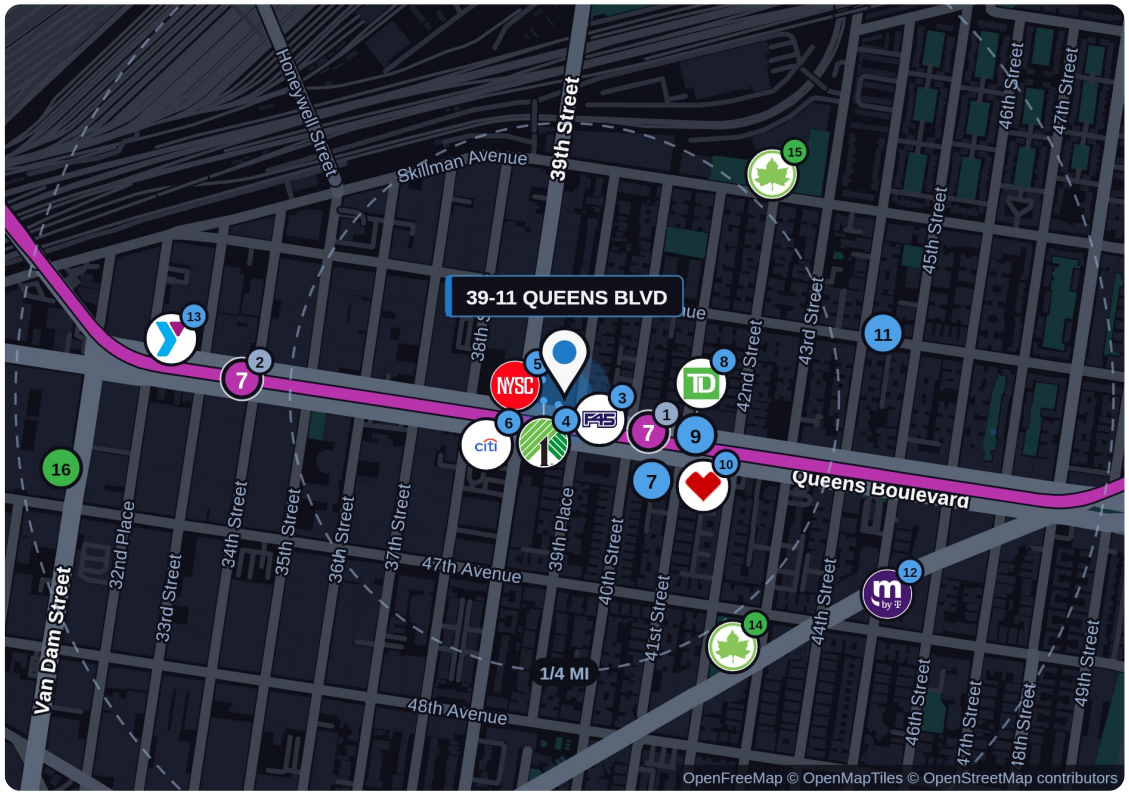
LOT FRONTAGE
100 ft on the street, 90 ft deep

COMMON AMENITIES
48 residential apartments above the retail. Co-tenants include F45 and Tropical Smoothie Cafe, with a parking lot in back.



LONG ISLAND CITY, QUEENS

The block



STRAIGHT-LINE DISTANCES

39-11 Queens Blvd

TRANSIT

1	40 St-Lowery St Subway 7 7,120 riders a weekday	3 min walk
2	33 St-Rawson St Subway 7 5,385 riders a weekday	7 min walk

NEARBY BUSINESSES

3	F45 Training Fitness	0.01 mi
4	Dollar Tree Retail	0.02 mi
5	New York Sports Club Fitness	0.03 mi
6	Citibank Bank	0.07 mi
7	Capital One Notable neighbor	0.1 mi
8	TD Bank Bank	0.1 mi
9	TD Bank Notable neighbor	0.1 mi
10	CVS Pharmacy Pharmacy	0.1 mi
11	Food Universe Supermarket	0.3 mi
12	Metro by T-Mobile Retail	0.3 mi
13	Long Island City YMCA Fitness	0.4 mi

LANDMARKS

14	Lance Corporal Thomas P Noonan Playground Park	0.3 mi
15	Torsney/Lou Lodati Playground Park	0.3 mi
16	LaGuardia Performing Arts Center College	0.5 mi

LONG ISLAND CITY, QUEENS

Around the block

CO-TENANCY

F45; Tropical Smoothie Cafe

NEIGHBORS

Nearby tenants: Dollar Tree, TD Bank, Capital One, CVS. Various F&B operators, national and local.

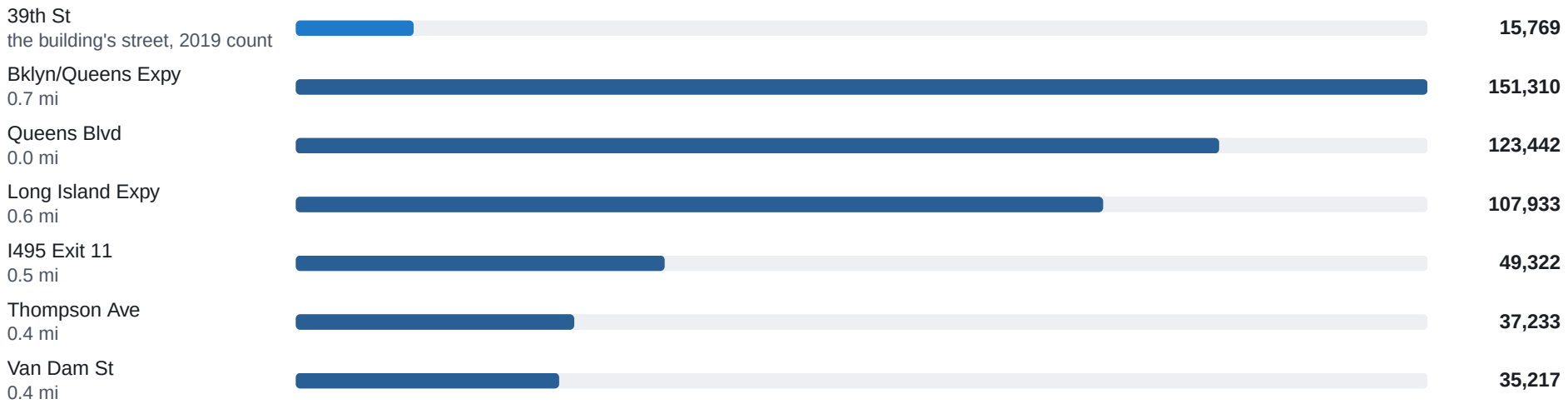
BANK BRANCHES, 1/2-MILE RADIUS

6 bank branches within half a mile

SHOPPING CENTERS

33-26 Vernon Boulevard, big box, 93,044 SF, 1.8 mi; 42-02 Northern Boulevard, shopping center, 74,637 SF, 0.6 mi

TRAFFIC, VEHICLES A DAY



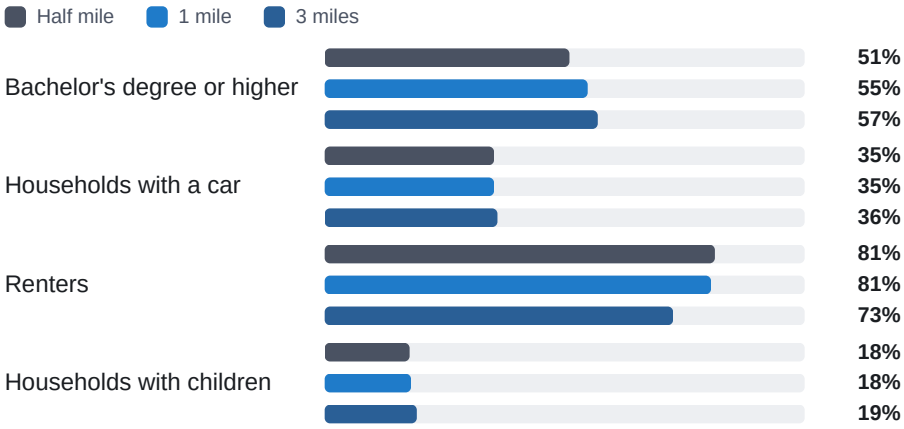
Straight-line distances. Information from sources deemed reliable.

LONG ISLAND CITY, QUEENS

The people

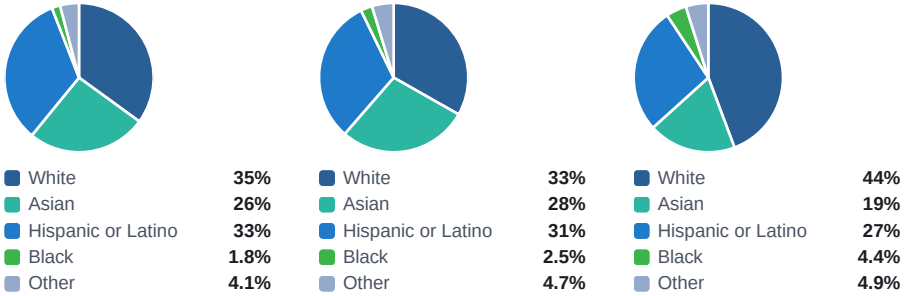
	HALF MILE	1 MILE	3 MILES
Population	29,656	79,795	1,105,032
Households	14,049	37,637	505,073
Workers by day	24,651	84,394	
Median household income	$84,009	$98,430	$117,069
Median age	40	37	39

WHO LIVES HERE

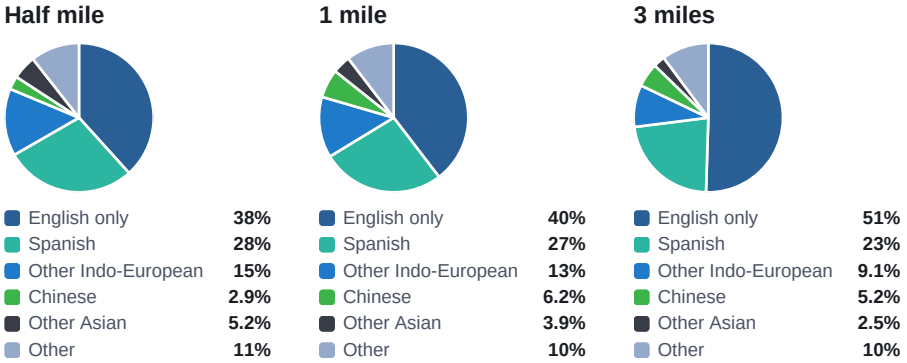


Census tracts counted whole where their center falls inside each ring.

RESIDENTS BY GROUP



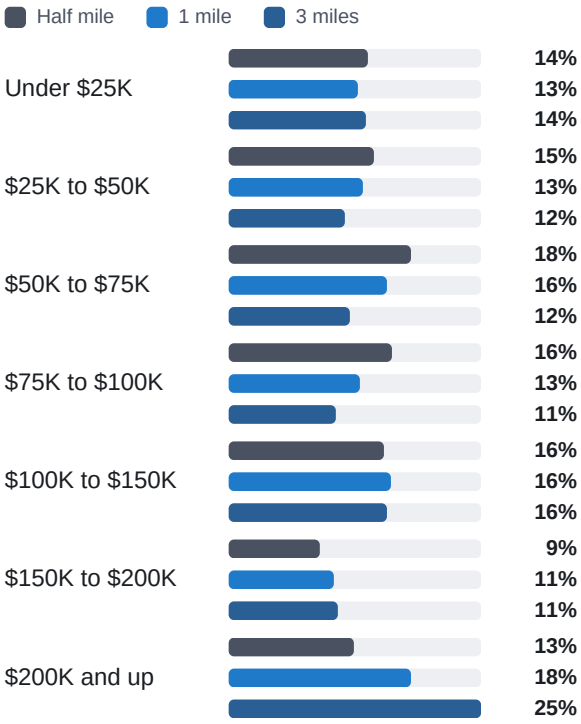
LANGUAGE AT HOME



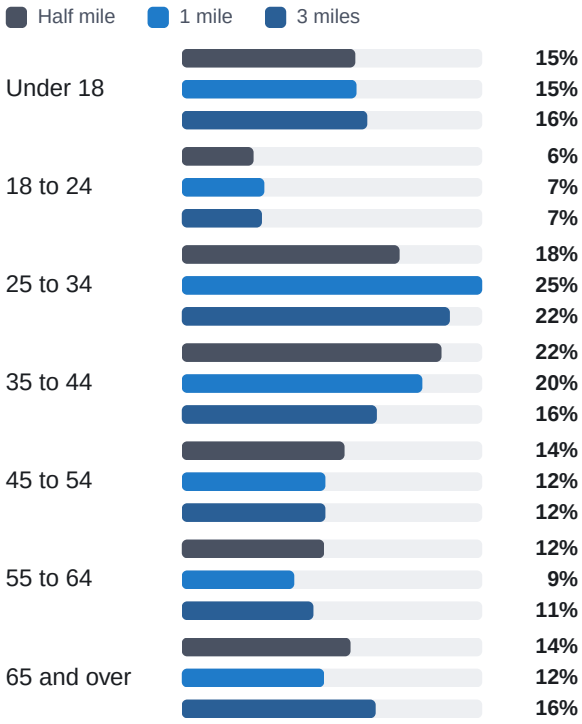
LONG ISLAND CITY, QUEENS

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

PRICING ON REQUEST

Scan or click to send your details.

origincre.ai/listing/39-11-queens-blvd-og12

ORIGIN CRE

COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

OFFICE

Origin CRE is a trade name of Project Queens LLC, Licensed Real Estate Broker.

Photos may be digitally enhanced. Renderings are marked.

28-07 Jackson Ave, Suite 09-131

Long Island City, NY 11101

inquiry@origincre.ai

(917) 661-8061

origincre.ai

Something to add or correct? Tell us: Suggestions

DISCLAIMER

This brochure is a summary of the premises and the leasing opportunity. Information herein is from sources deemed reliable but is not guaranteed and has not been independently verified by Origin CRE or the landlord; sizes are approximate. Prospective tenants and their advisors should confirm all information themselves. The landlord may change the terms or withdraw the space at any time, and any lease is subject to the landlord's approval and a signed lease agreement.