Situated below 958 luxury residential rentals and directly across from Queensboro Plaza, Sven’s retail offers unbeatable visibility, a high-income customer base, and unmatched access to subway and bus lines.

Each of the five retail spaces presents a unique opportunity. 1, 2, 4 and 5 are newly constructed with expansive storefronts, tall ceilings, and direct adjacency to Sven’s residential lobbies. Retail 3, located in the lobby of the newly restored landmarked Clocktower Building, will be a hallmark space with soaring ceilings, historical detailing, and unequaled character.

### Retail Space Availability

<table>
<thead>
<tr>
<th>Space</th>
<th>Size (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Space 1</td>
<td>1,803</td>
</tr>
<tr>
<td>Space 2</td>
<td>1,912</td>
</tr>
<tr>
<td>Space 3</td>
<td>4,719</td>
</tr>
<tr>
<td>Space 5</td>
<td>1,392</td>
</tr>
</tbody>
</table>

- **SVEN Northern Park** - privately controlled public space that can be utilized by commercial Tenants
- **Dutch Kills Green** - directly facing 1.5-Acre park
- **Front door access to E,M,R subway lines at Queens Plaza, and two blocks from 7,N,W subway lines at Queensboro Plaza**

Developed by The Durst Organization and designed by Handel Architects
RETAIL SPACE 1

Adjacent to residential lobby

Steps from entrance to Queens Plaza Subway Station

Frontage: Approx. 80’ along Northern Boulevard

Ceiling Heights: 17’-10”

Uses: All uses considered

Possession: Immediate
**RETAIL SPACE 2**

Corner of Northern Boulevard & 41st Avenue

Steps from entrance to Queens Plaza Subway Station

Adjacent to residential lobby

Frontage: Approx. 105’ along Northern Boulevard

Ceiling Heights: 17’-5.5”

Uses: All uses considered

Possession: Immediate

1,912 SF
RETAIL SPACE 3
CLOCKTOWER LOBBY

Steps from Queens Plaza Subway Station

Dramatic double-height space with mezzanine

Perfectly suited for a lounge or other hospitality-focused operator

Frontage:
Approx. 30' along 41st Avenue

Ceiling Heights:
29’-1”

Uses:
All uses considered

Possession:
Q2 2022

GROUND
4,057 SF
MEZZANINE
662 SF
**RETAIL SPACE 4**

Corner exposure across from Dutch Kills Green Park

Steps from Queens Plaza Subway Station

Adjacent to residential lobby

Frontage: Approx. 80’ along 41st Avenue

Ceiling Heights: 20’-11.5”

Uses: All uses considered

Possession: Immediate

3,832 SF
**RETAIL SPACE 5**

Steps from Queens Plaza Subway Station

Adjacent to residential lobby

Frontage: Approx. 100’ along 41st Avenue

Ceiling Heights: 21’-2”

Uses: All uses considered

Possession: Immediate
Situated directly across from Queensboro Plaza, the building’s central location offers easy access to bus and subway lines, including front door access to the E, M, and R trains.

Developments

Green Spaces/Parks

Points of Interest

1. Planet Fitness
2. Playhouse NYC
3. City Acres Market
4. Murray’s Cheese Bar
5. SweetLeaf
6. Bright Horizons
7. Hudson Food Market
8. Dutch Kills Bar
9. SAPPS
10. Starbucks
11. Chipotle
12. City Chemist
13. Levante
14. Partners Coffee
15. The Sculpture Center
16. City MD Urgent Care
17. Starbucks
18. The Beast Next Door
19. Dunkin’
20. Checkers
21. Chase Bank
### AREA DEMOGRAPHICS

<table>
<thead>
<tr>
<th>Category</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>12,000+</td>
</tr>
<tr>
<td>Planned Units</td>
<td>22,050+</td>
</tr>
<tr>
<td>Hotels</td>
<td>28+</td>
</tr>
<tr>
<td>Rooms</td>
<td>2,700</td>
</tr>
<tr>
<td>Hotels in Development</td>
<td>36</td>
</tr>
<tr>
<td>Future Rooms</td>
<td>5,000+</td>
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<tr>
<td>Businesses</td>
<td>6,300+</td>
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<tr>
<td>Employees</td>
<td>93,000+</td>
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<tr>
<td>Arts &amp; Cultural Institutions</td>
<td>39+</td>
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<tr>
<td>Institutions &amp; Venues</td>
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<tr>
<td>Higher Education Students</td>
<td>60,000+</td>
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<tr>
<td>Restaurants</td>
<td>150+</td>
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<tr>
<td>Bars and Cafés</td>
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</tbody>
</table>

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