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.

6,111 SF OF GROUND FLOOR RETAIL SPACE AVAILABLE

**Space 3**
4,719 SF
(includes: Ground, Mezz & Basement)

**Space 5**
1,392 SF

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
**BUILDING EXTERIOR RETAIL OPPORTUNITY**

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**PRIMARY LEASING CONTACT**: 
**ADDITIONAL LEASING CONTACTS**:  
durst.org

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**CORE & SHELL PLAN**

**RETAIL 1**  
1,803 SF

Queens Plaza Park Retail

The Durst Organization

One Bryant Park  
New York, NY 10036  
212.257.6600

**Leasing Group:** Lindsey Ravesloot  
**Primary Property Contact:** Eric Engelhardt  
212.667.8704  
EEngelhardt@durst.org

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**AVAILABILITY**

- Steps from Queens Plaza Subway Station
- 17'-10" ceiling heights
- Available May 2021

**PROPERTY FEATURES**

- Mixed-use development located in the vibrant neighborhood of Long Island City, Queens
- The sleek 67-story, 978,000 SF tower will house retail and office spaces, along with 958 residences – nearly 300 of which will be affordable units.

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**RETAIL SPACE 1**

**LEASED**

- 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

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**1,803 SF**
**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
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.
AREA DEMOGRAPHICS

12,000+ RESIDENTIAL UNITS

22,050+ PLANNED UNITS

28+ HOTELS WITH 2,700 ROOMS

36 HOTELS IN DEVELOPMENT 5,000+ FUTURE ROOMS

6,300+ BUSINESSES WITH 93,000+ EMPLOYEES

60,000+ HIGHER EDUCATION STUDENTS

39+ ARTS & CULTURAL INSTITUTIONS & VENUES

150+ RESTAURANTS, BARS AND CAFÉS

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.
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