



BREWSTER LIC

27-01 QUEENS PLAZA NORTH | LONG ISLAND CITY



current view



conceptual rendering

BRAUSE  REALTY

 LEE & ASSOCIATES



BREWSTER
LIC

UP TO 83,000 SF



- » *At the base of a 700,000 SF office building home to the JetBlue HQ*
- » *Perfect for a flagship supermarket, gym, restaurant or big box retail store*
- » *Can provide up to 42,000 SF of contiguous space (Space 215 + B108)*
- » *Fully built food hall and fully equipped commissary kitchen in place*
- » *At the entrance of the N, W, and 7 subway stop (Queensboro Plaza) and 2 blocks from the E, M, and R trains at Queens Plaza*
- » *Centrally located amongst 35,000 residential units*

conceptual rendering

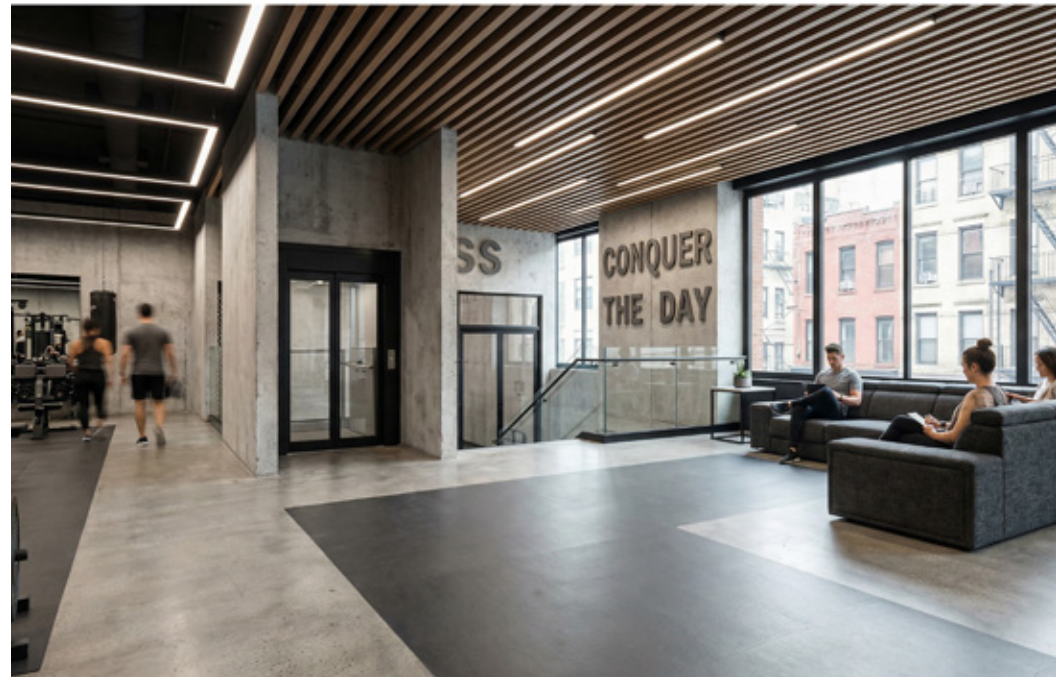
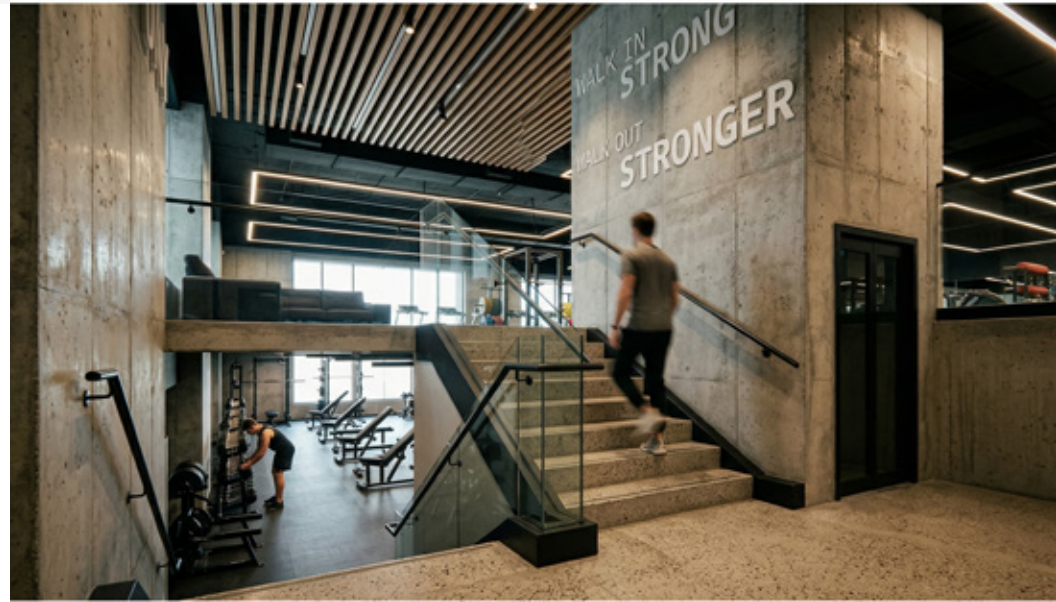
QUEENS PLAZA / 27TH STREET RETAIL ENTRANCE SPACE 225





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QUEENS PLAZA / 28TH STREET
BI-LEVEL RETAIL ENTRANCE
SPACE 215 & B108 (41,643 SF, DIVISIBLE)



GROUND FLOOR AVAILABILITIES

27TH STREET



ACCESSIBLE
ELEVATOR



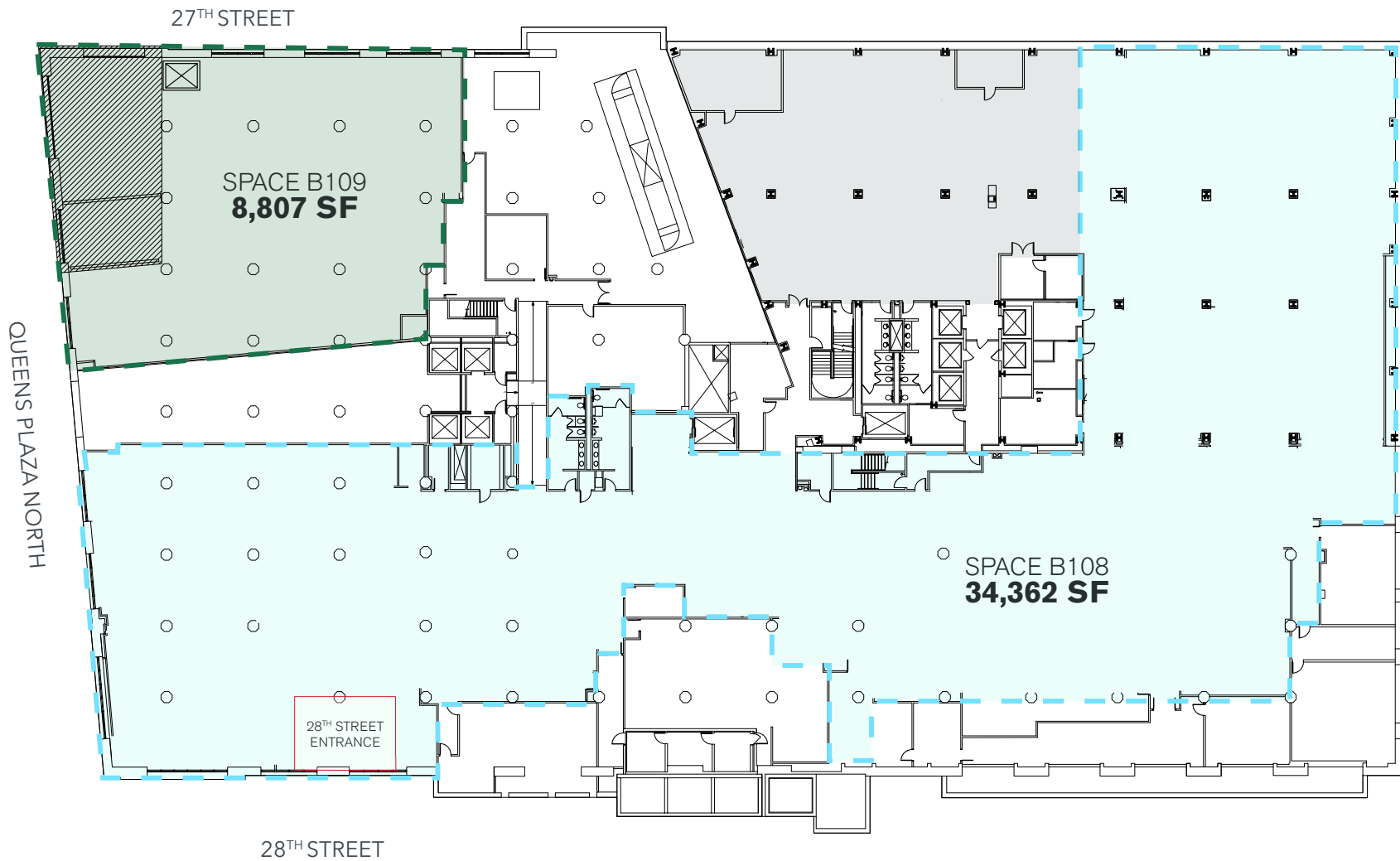
PROPOSED
FREIGHT
ELEVATOR

28TH STREET



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LOWER LEVEL AVAILABILITIES





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LIC

TWO TENANT SCENARIO

SPACE 225 AND B109

CROSS SECTION QUEENS PLAZA NORTH (AT 27TH STREET)



QUEENS PLAZA NORTH

NEIGHBORHOOD

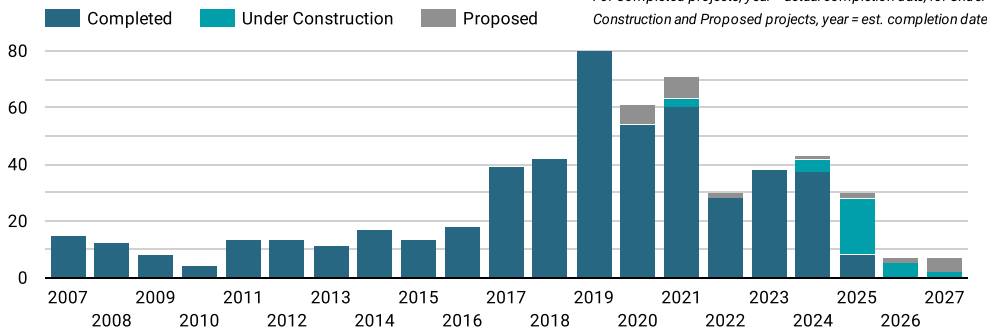
Development at a Glance

	Residential	Retail	Commercial*	Hotel		
Completed	30K Units (Rental)	8K Units (Condo)	2M Sq. Ft.	9M Sq. Ft.	49 Hotels	7K Rooms
Under Construction	4K Units (Rental)	777 Units (Condo)	166K Sq. Ft.	748K Sq. Ft.	7 Hotels	446 Rooms
Proposed	2K Units (Rental)	400 Units (Condo)	86K Sq. Ft.	2M Sq. Ft.	8 Hotels	692 Rooms

● Completed ● Under Construction ● Proposed

* Commercial includes office and industrial projects

Projects by Year



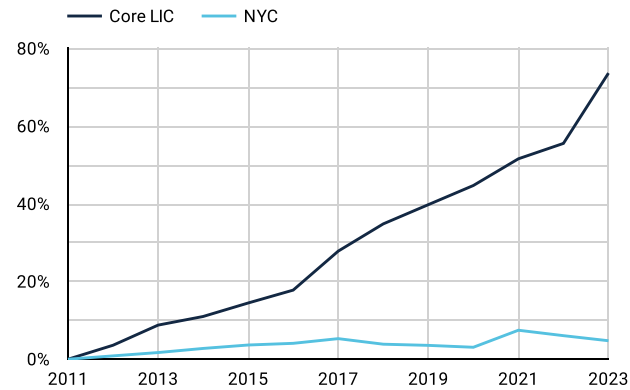
Rapidly Growing Neighborhood

Number of Residents

Year	Core LIC	% Change	Queens	% Change	NYC	% Change
2011	26,714	-	2,213,977	-	8,128,980	-
2023	46,395	73.67%	2,330,124	5.25%	8,516,202	4.76%

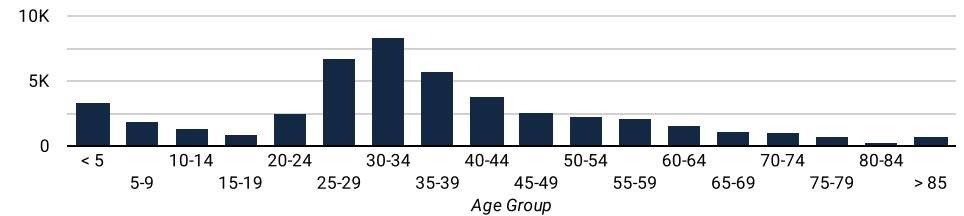
Data courtesy of the Long Island City Partnership

Population Growth



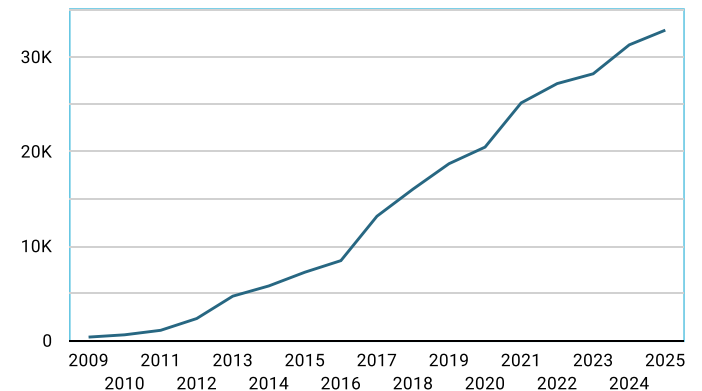
LIC's population skyrocketed by 74% between 2011 and 2023 —growing 15.5x faster than NYC and 14x faster than Queens! This vibrant, fast-growing community is powered by a strong and diverse young professional population, with the largest group aged 25–39.

Population by Age (Core LIC, 2023)

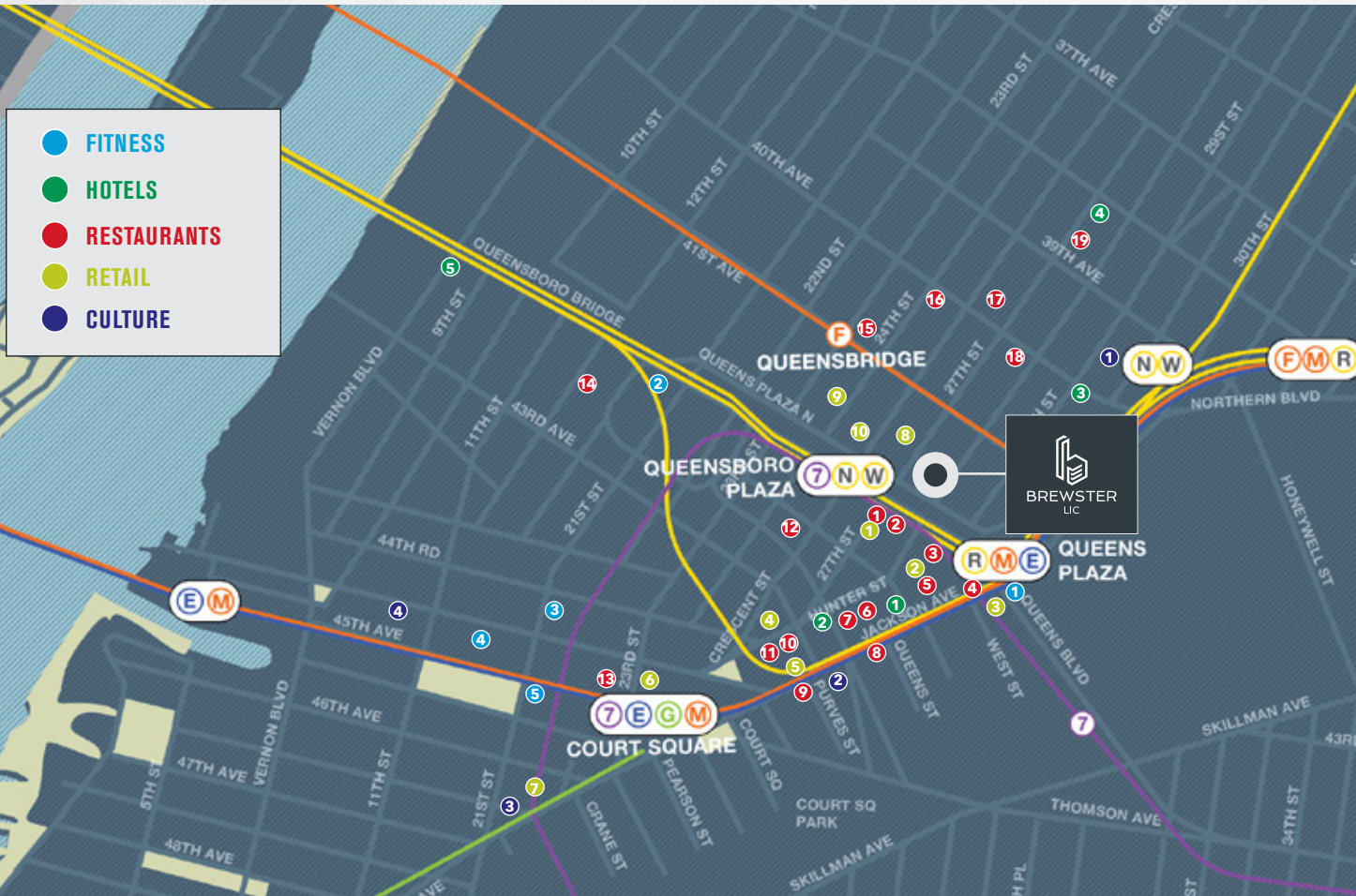


Since 2009, more than 30,000+ new residential units were built across the greater LIC area.

Residential Units Completed



NEIGHBORHOOD



FITNESS

- 1 planet fitness
- 2 court 16 LIC
- 3 nicely fit
- 4 the cliffs
- 5 orangetheory

RETAIL

- 1 S&A wines & spirits
- 2 city acres market
- 3 dozo dog
- 4 foodcellar market
- 5 book culture
- 6 target
- 7 trader joe's
- 8 everyone comics
- 9 t-mobile
- 10 citizen bank

DINING

- 1 starbucks
- 2 chip city
- 3 jaxc & co
- 4 serafina to go
- 5 sweetleaf coffee
- 6 jing li
- 7 no stress coffee
- 8 dutch kills
- 9 chipotle

- 10 tacombi
- 11 sweetgreen
- 12 ooi sushi & bar
- 13 meet fresh
- 14 lost in paradise
- 15 the huntress
- 16 the halal guys
- 17 carla
- 18 john brown bbq
- 19 vista skylounge

HOTELS

- 1 aloft
- 2 hyatt place lic
- 3 microtel inn
- 4 boro hotel
- 5 book culture

CULTURE

- 1 flux factory
- 2 sculpturecenter
- 3 moma ps1
- 4 brickhouse

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