

**CENTER** 3300 NORTHERN  
**BLDG** BOULEVARD

LONG ISLAND CITY, NEW YORK





# THE CENTER BLDG – HIGHLIGHTS



Makers of Durant Motors inspect vehicles produced at 3300 Northern Blvd - Circa 1921

## COMMENTS

Designed in 1912 by celebrated architect Albert Kahn, The Center Bldg has maintained its timeless character boasting large floor plates, exceptional ceiling heights, and onsite parking. Strategically located on one of Long Island City's busiest thoroughfares; the building is steps away from five different subway lines, minutes away from the LIE, BQE, 59th St Bridge, and Midtown Tunnel. The Center Bldg's unique features make this a desirable location for all warehouse, storage, logistics, and office uses.

<b>Building Size</b>	8 Floors + Basement, 559,000 SF
<b>Floor plates</b>	62,000 SF - 79,000 SF, 12'3" ceiling height
<b>Ceiling Heights</b>	12'3"
<b>Floor Loads</b>	Heavy (150 lbs PSF)
<b>Loading Docks</b>	3 on Northern Boulevard
<b>Parking</b>	On site (in basement)



## AVAILABLE SPACE

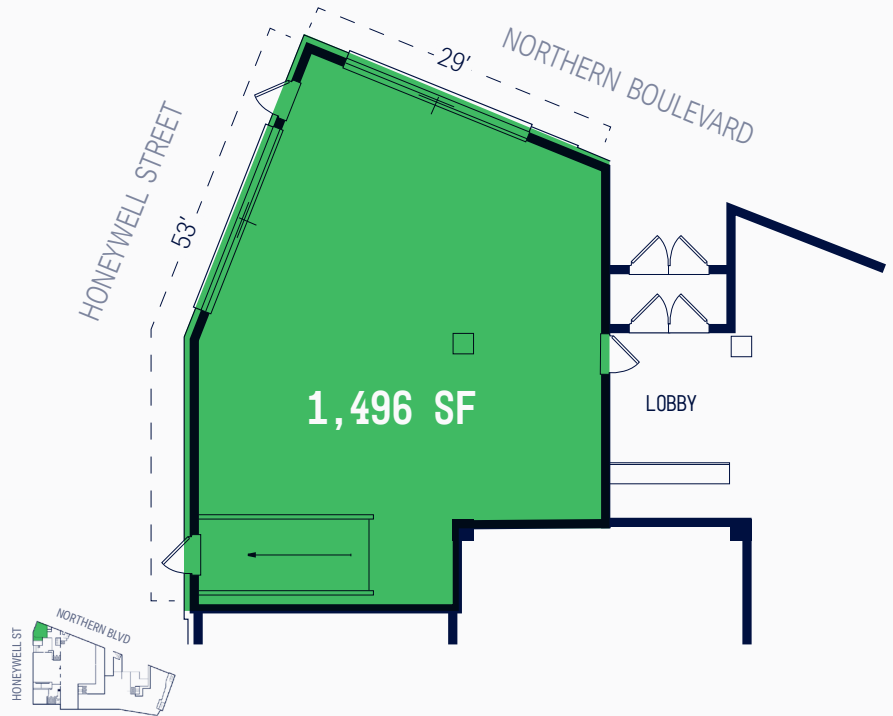
### CORNER RETAIL – 1,496 SF

#### HIGHLIGHTS

- **29'** Frontage on Northern Boulevard
- **53'** Frontage on Honeywell Street
- **10'8"** Ceiling heights
- **36th St** Subway stop (M & R) adjacent to property

#### SPACE SPECS

**Available SF:** 1,496  
**Zoning:** M1-5  
**Space Use:** Retail  
**Floor:** Ground  
**Parking:** On site  
**Access:** 24 hours



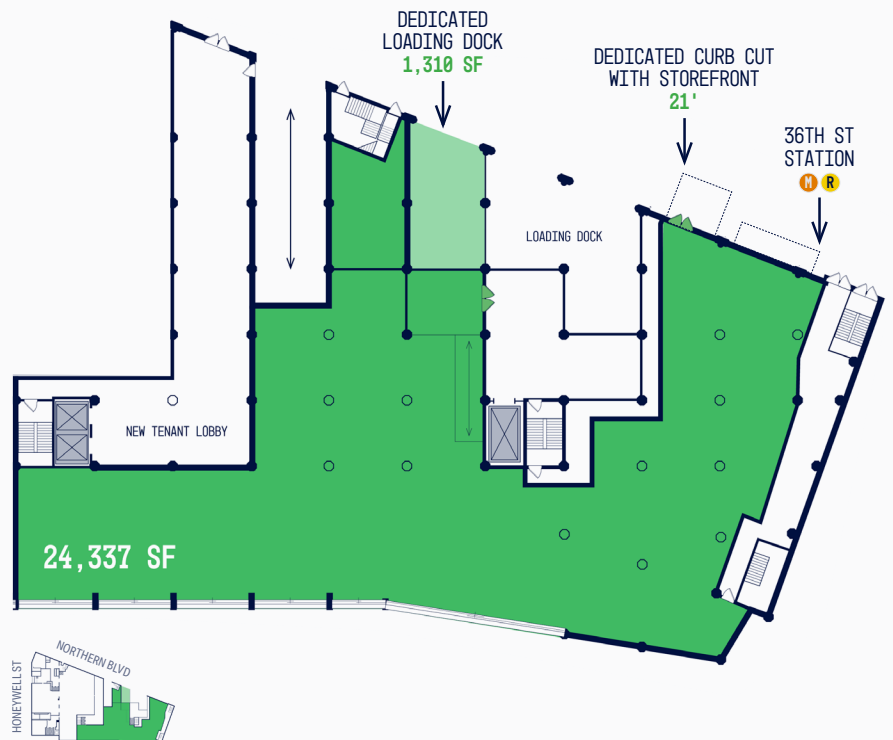
### SOLARIUM – 25,647 RSF

#### SOLARIUM HIGHLIGHTS

- **1,310 SF** Dedicated loading dock
- **32 Foot** Ceiling heights
- **36th St** Subway stop (M & R) adjacent
- **Signage** Opportunity adjacent to LIRR & Amtrak
- **21 Foot** Dedicated curb cut with storefront (ability to drive into space)

#### SPACE SPECS

**Available SF:** 25,647  
**Zoning:** M1-5  
**Space Use:** Industrial, storage, logistics  
**Floor:** Ground, at grade  
**Parking:** On site  
**Access:** 24 hours





# LOCATION

## TRANSPORTATION HIGHLIGHTS

- M & R subway stop (36th St) adjacent to the building
- Steps away from the N & W (36th Ave) subway stop
- Minutes away from LIE, BQE, 59th Street Bridge, & Midtown Tunnel
- Quick access to Bus line



36TH ST SUBWAY STOP ADJACENT TO THE CENTER BUILDING





## BUILDING SPECS



### THE SOLARIUM

#### ARCHITECT

Albert Kahn

#### YEAR BUILT

1915

#### BUILDING SIZE

559,000 SF, 8 Stories + Basement

#### FLOOR PLATES

62,000 SF - 79,000 SF

#### PARKING

On site (in basement)

#### ELEVATORS

5 Passenger, 2 Freight

#### LEED CERTIFICATION

Gold

#### LOADING DOCKS

3 on Northern Boulevard

#### CEILING HEIGHTS

12'3"

#### FLOOR LOADS

Heavy (150 Lbs PSF)

#### ACCESS

24/7

#### ZONING DISTRICT

M1-5

#### COLUMN SPACING

24'

#### ELECTRICAL CAPACITY

8,000 AMPS | 4,500 AMPS

#### HVAC

Boiler & Steam Radiators

Cooling Tower/Water Cooled Units for certain tenants, Air Packaged Units for certain tenants

#### RENOVATIONS

Modernize elevators, lobbies, and cooling systems Renovation Plan: in the near future, ownership plans on renovating the building's lobbies as well as modernizing the elevators and the cooling systems.



## AS OF RIGHT INCENTIVES

### NYC RELOCATION & EMPLOYMENT ASSISTANCE PROGRAM (REAP)

A 12-year tax credit (refundable in the first 5 years) of \$3,000 per job per year for each job relocated to Queens.

### COMMERCIAL EXPANSION PROGRAM (CEP)

CEP provides property tax benefits for qualified new, renewal, and expansion leases in commercial offices and industrial/manufacturing spaces

### ENERGY COSTS SAVINGS PROGRAM (ESCP)

The City's Energy Cost Savings Program (ECSP) provides a discount of as much as 45% on the distribution portion of electric costs.

### COMMERCIAL RENT TAX (CRT)

All taxpayers are granted a 35% base rent reduction, which reduces the effective tax rate to 3.9%. In addition, you are allowed a tax credit if your annualized base rent before the 35% rent reduction is between \$250,000 and \$300,000.

#### 2ND FLOOR OFFICE SPACE







## CONTACT

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