

BREWERIES/DISTILLERIES/RESTAURANT/BAR/EVENT SPACE

43-22 QUEENS STREET

Located off Jackson Avenue, frontage along Dutch Kills Street

LONG ISLAND CITY

QUEENS | NY

Approx.
14,500 SF
Available for Lease



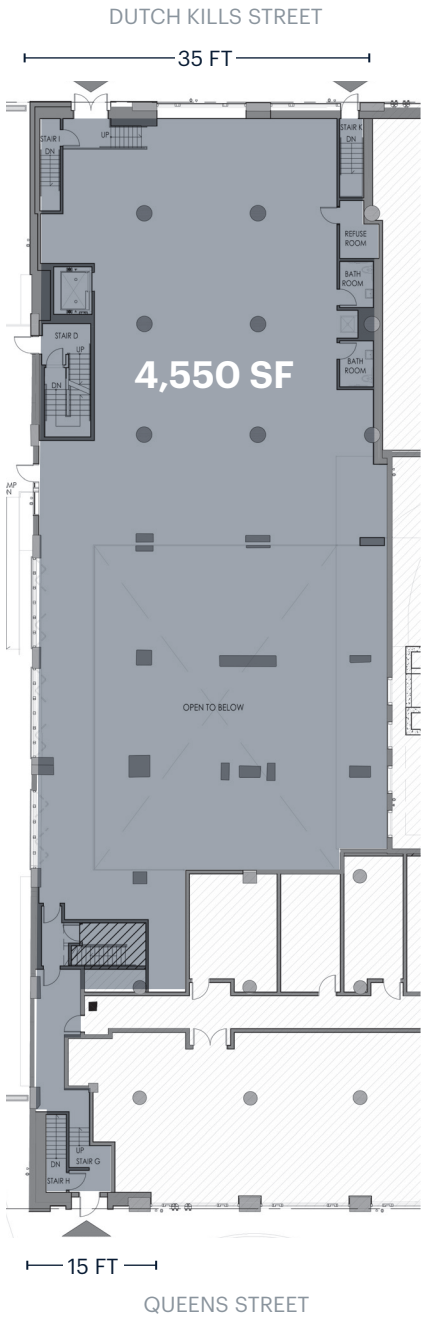
ARTIST'S RENDERING

RIPCO
REAL ESTATE

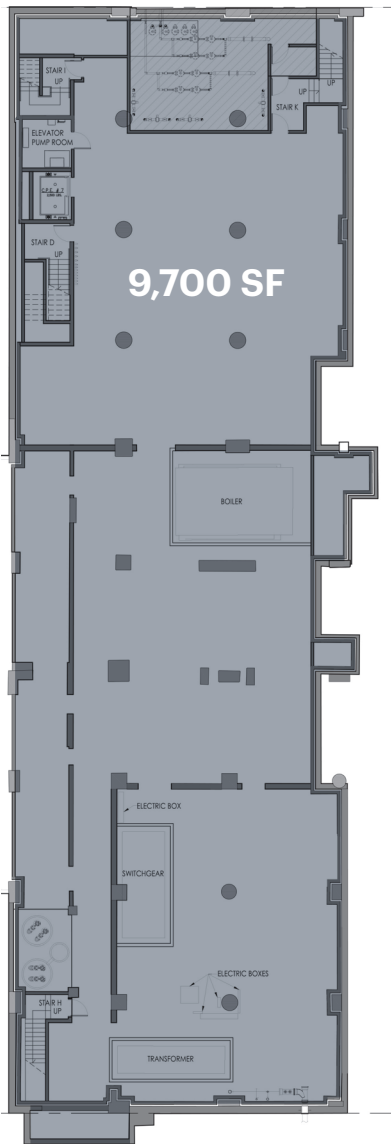
ROCKROSE

SPACE DETAILS

GROUND FLOOR



LOWER LEVEL



LOCATION

Block thru space spanning
Dutch Kills and Queens Streets

SIZE

Ground Floor	Approx. 4,550 SF
Lower Level	Approx. 9,700 SF
Outdoor Space	Approx. 2,500 SF

FRONTAGE

Dutch Kills Street	35 FT
Queens Street	15 FT

CEILING HEIGHTS

Ground Floor	10 FT
Lower Level	10-25 FT

ASKING RENT

Upon request

POSSESSION

Immediate

NEIGHBORS

Dutch Kills Bar, Ice & Vice,
X'ian Famous Foods, City
Chemist, Chipotle, Starbucks,
JACX Food Hall, M Wells

COMMENTS

Situated directly between Court
Square and Queensbridge Plaza
10,000+ new residential units
in immediate area
15,000+ office workers within
a 5 block radius
7-day a week presence for
businesses

TRANSPORTATION

2019 Ridership Report

Queens Plaza

Annual	4,334,290
Weekday	14,298
Weekend	12,799

E M R

Court Square

Annual	7,033,377
Weekday	23,600
Weekend	19,074

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AREA NEIGHBORS/ADDITIONAL PHOTOS



AREA DEMOGRAPHICS/RETAIL MAP



LIC DATA	EXISTING	IN CONSTRUCTION/ PROPOSED	TOTAL BY YEAR 2020+
Residential	20,678 Units	25,102 Units	45,780 Units
Hospitality	32 Hotels — 3,398 Rooms	47 Hotels — 6,405 Rooms	80 Hotels — 9,803 Rooms
Commercial	8.5M SF	4.8M SF	13.3M SF
Retail Space	488K USF	466 USF	954K USF

CONTACT EXCLUSIVE AGENT

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REAL ESTATE

ROCKROSE

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.