

LONG ISLAND CITY, NYC

SMP

37-18 NORTHERN BLVD

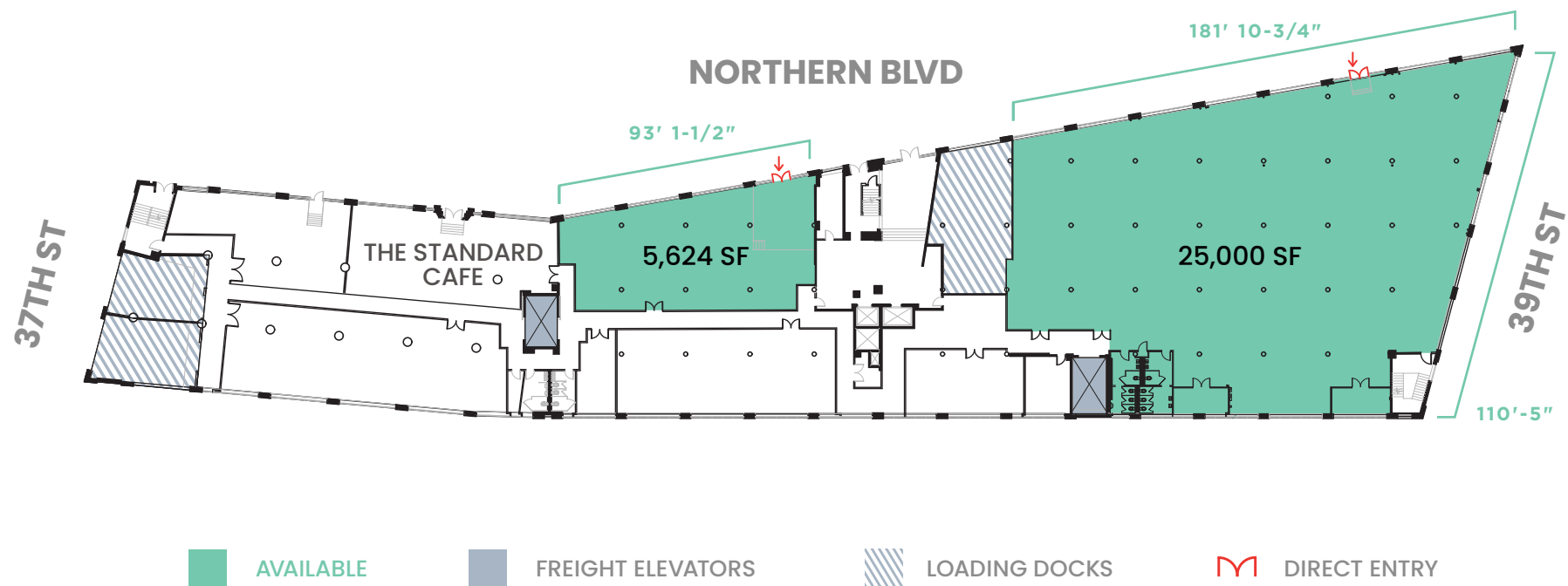
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SPACE AND BUILDING HIGHLIGHTS



- Flexible Terms
- 1,000 to 25,000 RSF spaces available
- White-boxed and pre-built spaces for offices, dressing rooms, hair and make-up rooms, wardrobe areas, prop storage, etc.
- Up to 14' Ceiling Heights
- Large column spacing
- Light filled windows
- Immediate access to 6 different subway lines (M, R, N, W) along with easy access to the LIRR and 12-minute connection to and from Midtown Manhattan
- Partnership with nearby parking lot and street parking available
- Ample power available about 10 watts per SF
- Floors loads exceeding 100 lbs. per RSF
- All major telecom providers available
- 2 loading docks with 2 truck bays in each
- 24-hour building and freight access
- Plentiful food and catering options
- Join several, high-profile production and support companies
- On-site complimentary amenity/catering space available for tenants

GROUND FLOOR – RETAIL AND ACCESS



HIS- TORY #1

Located in Long Island City, the Standard Motor Products (SMP) Building combines spacious modern design and authentic industrial origins. Since 1919, this iconic building has been the outpost for makers, visionaries and industrial innovators who helped to shape this city and the world.

Originally home to the Karpen Furniture Factory, this historic lightfilled space is now a modern, multi-tenant commercial office building where creators and innovators still do their best work.

TRANS- PORTATION #2

SMP is located along a prime stretch of Northern Boulevard. The East Side Access/Grand Central Madison project has created faster connections between Long Island City and Manhattan, serving 160,000 commuters per day.

SMP is connected to the best of New York City, at the convergence of LIC, Astoria, Sunnyside and Woodside. It's located close to six different subway lines (M, R, N, W) along with easy access to the LIRR and 15-minute connections to and from Midtown Manhattan.

5 minute walk to local eateries serving fresh seafood and homemade arepas.

10 minutes by train to Roosevelt Island.

20 minutes by train to Grand Central.

25 minutes by train to Downtown Brooklyn.

INCEN- TIVES #3

Tenants moving to SMP may be eligible for REAP, CEP, and ECSP programs.

RE- TAIL #4

Ground floor tenants contribute to the SMP building's unique atmosphere and amenities, which include rotating art exhibits and a seasonal farmstand in the lobby.

NEIGH- BORHOOD CULTURE #5

Located in Long Island City and on the cusp of Astoria's design district, SMP is brimming with new businesses as pioneering thinkers bring fresh perspectives and possibilities.

Neighbor to the future Innovation QNS that includes two acres of open space, 200,000 square feet of neighborhood serving shops, restaurants, and entertainment, and more than 3,000 residential units featuring new luxury.

With Cornell Tech's presence on Roosevelt Island, New York is emerging as a major technology hub. The nearby 12-acre campus houses approximately 2,000 full-time graduate students in computer science, business and entrepreneurship.



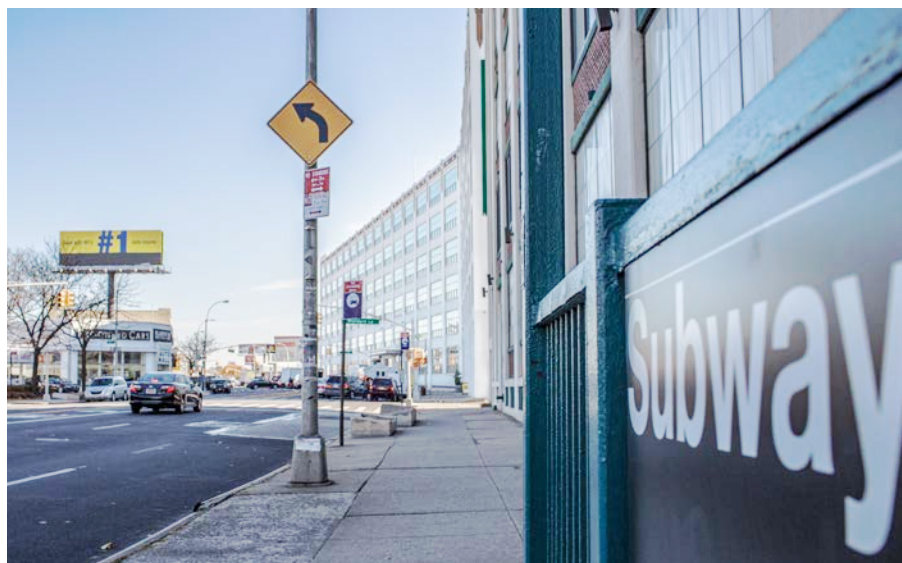
EST. 1919



R/M/E/N/W/7



CREATE HERE. CONNECT TO EVERY- WHERE.



**L.I.C. MEETS ASTORIA'S DESIGN DISTRICT.
A FOOD-CENTRIC HAVEN FOR CREATIVE MINDS**



FOOD AND DRINK

- | | | |
|-----------------------|----------------------|---------------------------|
| 1. PAPER FACTORY | 8. ICONYC BREWERY | 14. EL MERO |
| 2. AREPAS CAFÉ | 9. STARBUCKS | 15. MENU COFFEE BAR |
| 3. ASTORIA SEAFOOD | 10. CAFÉ OLE | 16. OLIVER'S ASTORIA |
| 4. PSARI | 11. MAMA'S EMPANADAS | 17. ASTORIA BIER & CHEESE |
| 5. TACUBA | 12. MAR'S | 18. BEIJA FLOR |
| 6. MA'PLE THAI EATERY | 13. SNOWDONIA | 19. PIG BEACH BBQ |
| 7. ASTORIA STUDIOS | | |

PLACES OF INTEREST

- | |
|--------------------------------|
| 20. MUSEUM OF THE MOVING IMAGE |
| 21. UA KAUFMAN ASTORIA CINEMA |
| 22. MELROSE BALLROOM |
| 23. FLUX FACTORY |
| 24. CROSSFIT UNLEASHED GYM |

RE- TAIL



Whether you're opening a showroom, event space, gallery, restaurant, or retail shop, SMP's three ground floor retail spaces present 25,000 RSF of pure opportunity.

Stand out with exterior branding and exposure to a high-traffic street, plus 14' ceilings and wide open spaces big enough for your boldest ideas.



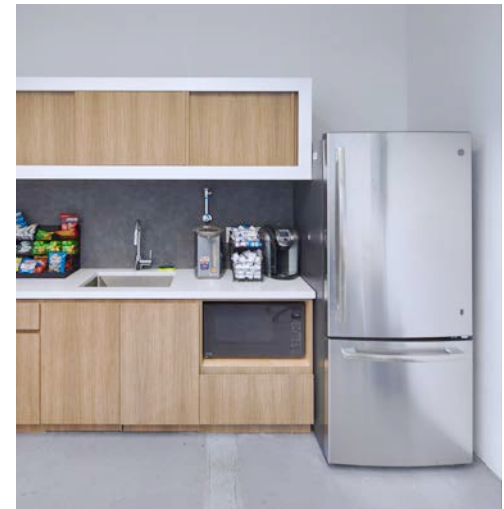
PRE-BUILTS



Select from pre-built office suites with abundant light, ample space and the pure potential to become anything you need them to be.

- 12'4"-14' ceilings
- Expansive 8'6" x 18'6" windows
- Modern office suites spanning 6 upper floors
- Two sets of men's and women's restrooms per floor
- Self-controlled heating and AC
- Energy efficient design

A blank canvas for creative revolutionaries, whether you're a fashion disruptor or genius inventor, culinary wizard or financial guru, industry titan or startup hero.





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CONTACT

Andrew Ackerman
aackerman@rxr.com
212.444.3821

Walter Rooney
wrooney@rxr.com
212.715.6122

37-18 Northern Boulevard,
Long Island City, NY 11101

smpbuilding.com



**SMP BUILDING
BROCHURE**