



27-01 Queens Plaza North



Long Island City







With its iconic heart-shaped grill, the 1934 Ford Brewster town car remains an enduring symbol of luxury and sophistication, captivating car enthusiasts for generations.

1934 Ford Brewster Town Car



West Lobby



BREWSTER  
LIC



# Bridging the Past & Future

Brewster LIC delivers an unprecedented Class A workplace experience in Long Island City. Known for its industrial roots and unmatched views, LIC is a thriving epicenter for art, food, technology, and business. Located just over the Queensboro Bridge, Brewster LIC presents an exclusive leasing opportunity with up to 150,000 SF available for lease including a contiguous block of 118,000 SF across floors 8-13, and 32,000 SF available on the 5<sup>th</sup> floor. The building once served as the production site for horse-drawn Brewster carriages, Rolls Royce automobiles, and WWII fighter planes. Now it is home to companies like JetBlue and Estée Lauder, redesigned and redefined for a new era of business.



Main Lobby

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# Welcome to a New Era of Business

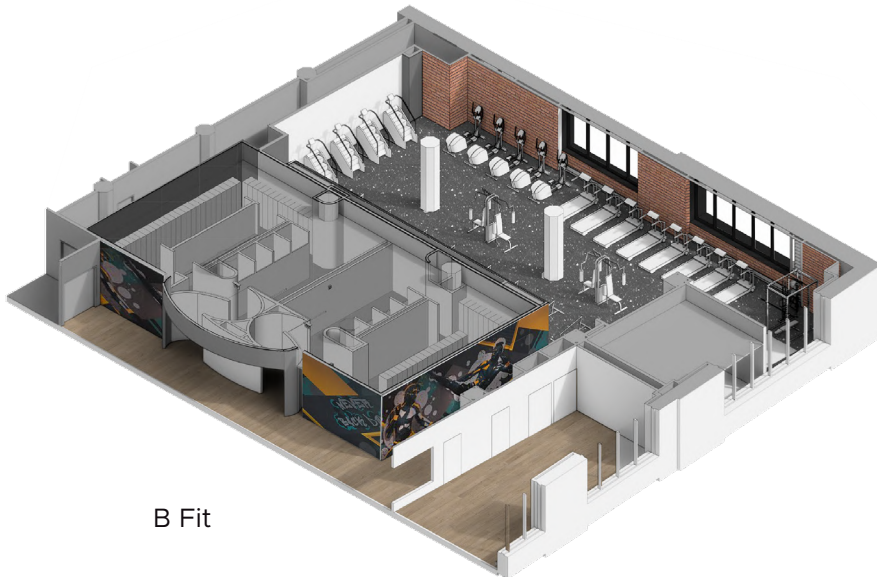
Brewster LIC honors the past while reconceptualizing a workplace for the future. A major capital improvement program slated for completion in Fall of 2024 will equip the Class A office building with:

## Brewster Hall

A food hall by Compass will be open to the public, presenting the opportunity to sample diverse authentic cuisine and elevated street food.

## B Fit

B Fit, the renovated fitness center will be operated by Health Fitness providing state-of-the-art equipment and boutique-style classes exclusively for tenants. There will also be a brand-new bike room onsite for eco-friendly commuters.



B Fit







The Conference Wing



The Brewster Club



The Brewster Terrace Proposed Rendering

## The Conference Wing

A state-of-the-art conference center complete with multi-purpose rooms, breakout spaces, and a food service counter.

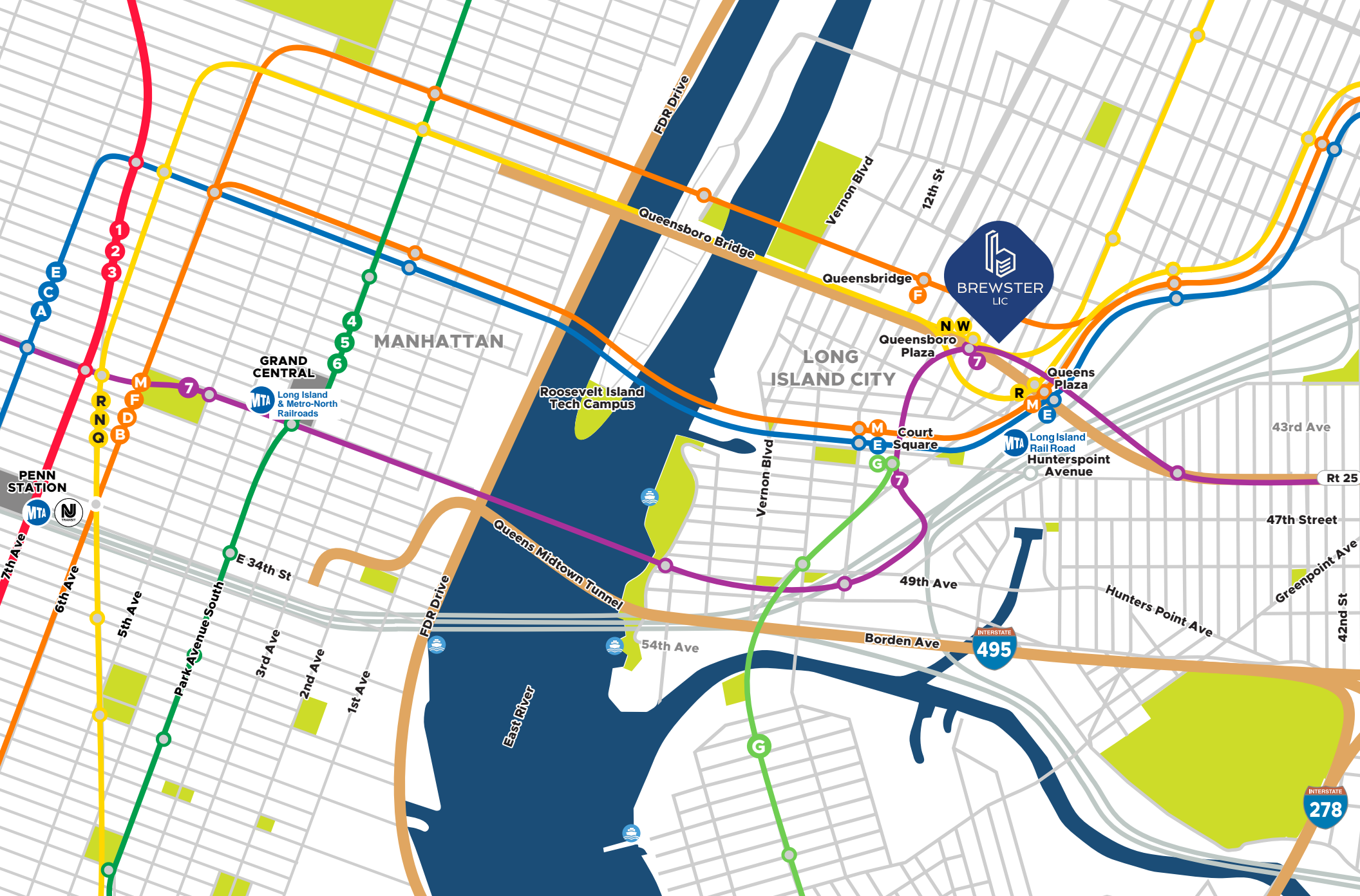
## The Brewster Club

The Brewster Club is a 7,500 SF lounge providing a bright and airy atmosphere where tenants can relax, grab a coffee or have a meeting while overlooking the LIC and Manhattan skyline views.

## The Brewster Terrace

The Brewster Terrace is a 10,000 SF rooftop, reimagined by integrating elements of greenery, solar panels, outdoor meeting areas, and both open-air and covered lounge seating.





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LIC





## At the Center of Everything



### **5** MIN TO MANHATTAN

Nearby bike path offers a more scenic route that is both convenient and eco-friendly.



Close proximity to two major airports.

**10** MIN TO LAGUARDIA  
**20** MIN TO JFK



**10** MIN TO GRAND  
CENTRAL **15** MIN TO  
PENN STATION

providing direct connections to  
LIRR, Metro North and NJ Transit.



### STEPS AWAY FROM



with quick connection to all  
major subway lines.



**LIC** IS A THRIVING  
EPICENTER FOR ART,  
FOOD, TECHNOLOGY,  
AND BUSINESS.



NEARBY LONG ISLAND  
EXPRESSWAY  
provides an easy  
commute by car.



BREWSTER  
LIC



# Neighborhood Amenities

## RETAIL

1. Target
2. S&A Wines and Spirits
3. Book Culture LIC
4. Foodcellar Market Court Square
5. Trader Joe's
6. City Acres Market
7. New York Wine Warehouse
8. Dozo Dog LIC

## CULTURE

1. MoMA PS1
2. SculptureCenter
3. Flux Factory
4. Dorsky Gallery Curatorial Programs
5. Jeffrey Leder Gallery
6. BrickHouse Ceramic Art Center

## FITNESS

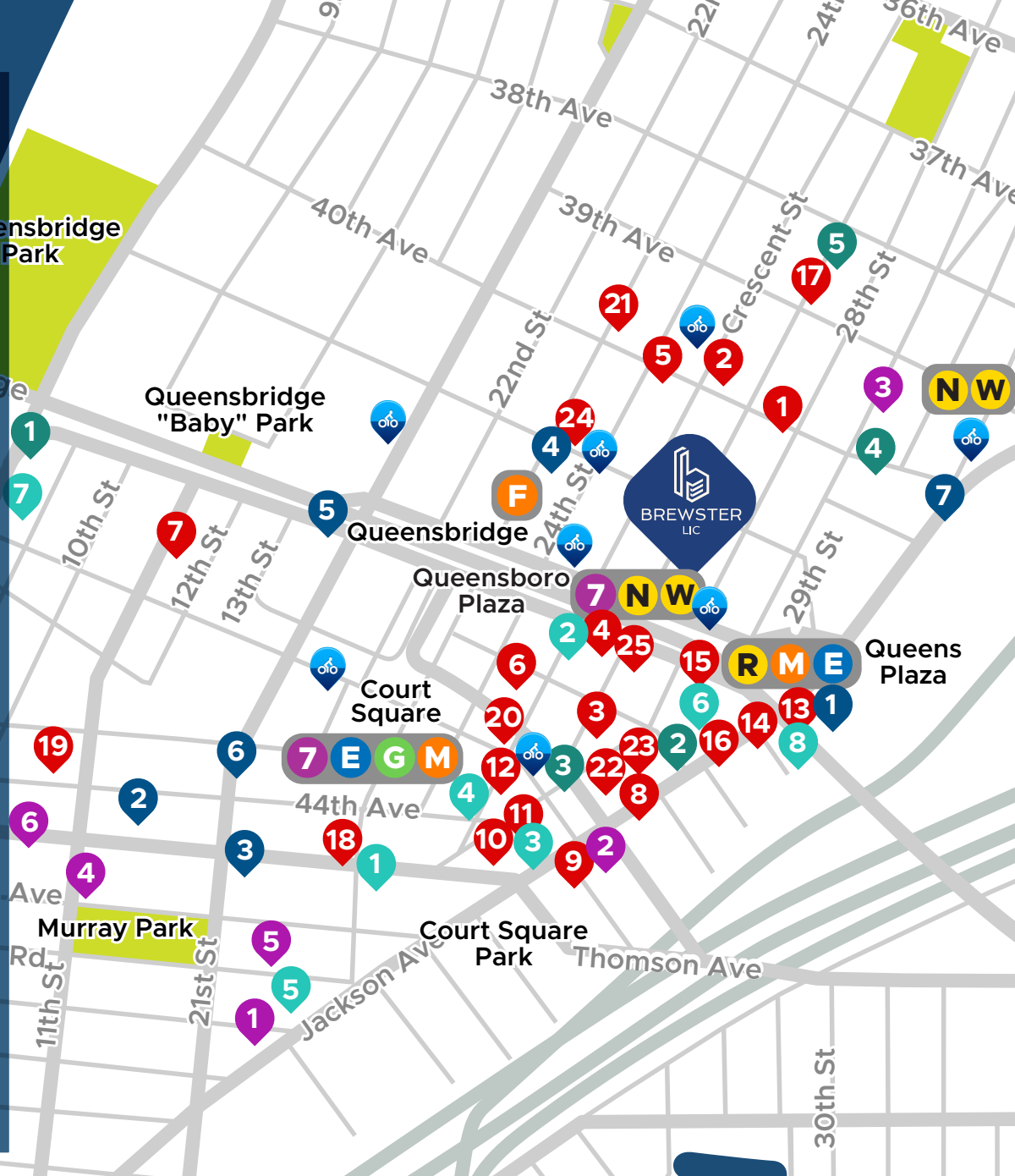
1. Planet Fitness
2. The Cliffs at LIC
3. Orangetheory Fitness
4. Brooklyn Boulders Queensbridge
5. Court 16 LIC - Tennis Remixed
6. Nicely Fit
7. Powerhouse Gym Long Island City

## DINING

1. John Brown BBQ
2. Carla
3. The Beast Next Door
4. Starbucks
5. The Halal Guys
6. Ooi Sushi & Bar
7. Lost in Paradise Rooftop
8. Dutch Kills
9. Chipotle Mexican Grill
10. sweetgreen
11. Tacombi
12. M. Wells
13. Serafina to go
14. Murray's Cheese Bar
15. JACX & CO.
16. Sweetleaf Coffee Roasters
17. Vista Skylounge
18. Meet Fresh
19. Top Quality
20. Luzzo's
21. LIC Beer Project
22. No Stress Coffee
23. Jing Li
24. THE HUNTRESS whiskey n' wings
25. Chip City -LIC

## HOTELS

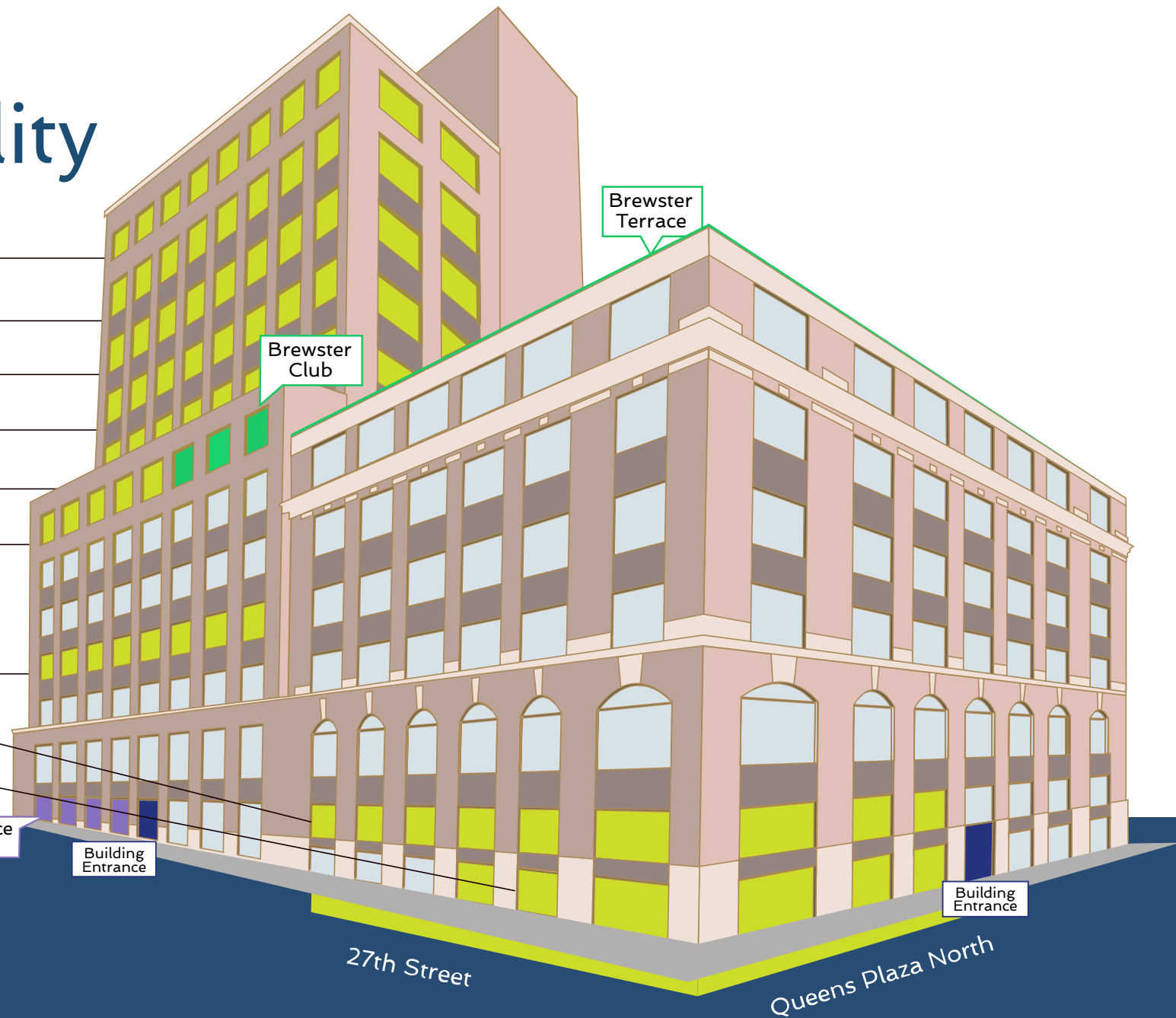
1. Ravel Hotel
2. Aloft LIC
3. Hyatt Place LIC / NYC
4. Microtel Inn by Wyndham
5. Boro Hotel





# Availability

floor 13	21,635 RSF
floor 12	21,635 RSF
floor 11	21,635 RSF
floor 10	21,635 RSF
floor 9	21,635 RSF
floor 8	10,009 RSF
floor 5	32,284 RSF
floor 2	18,344 RSF
lower level	12,064 RSF

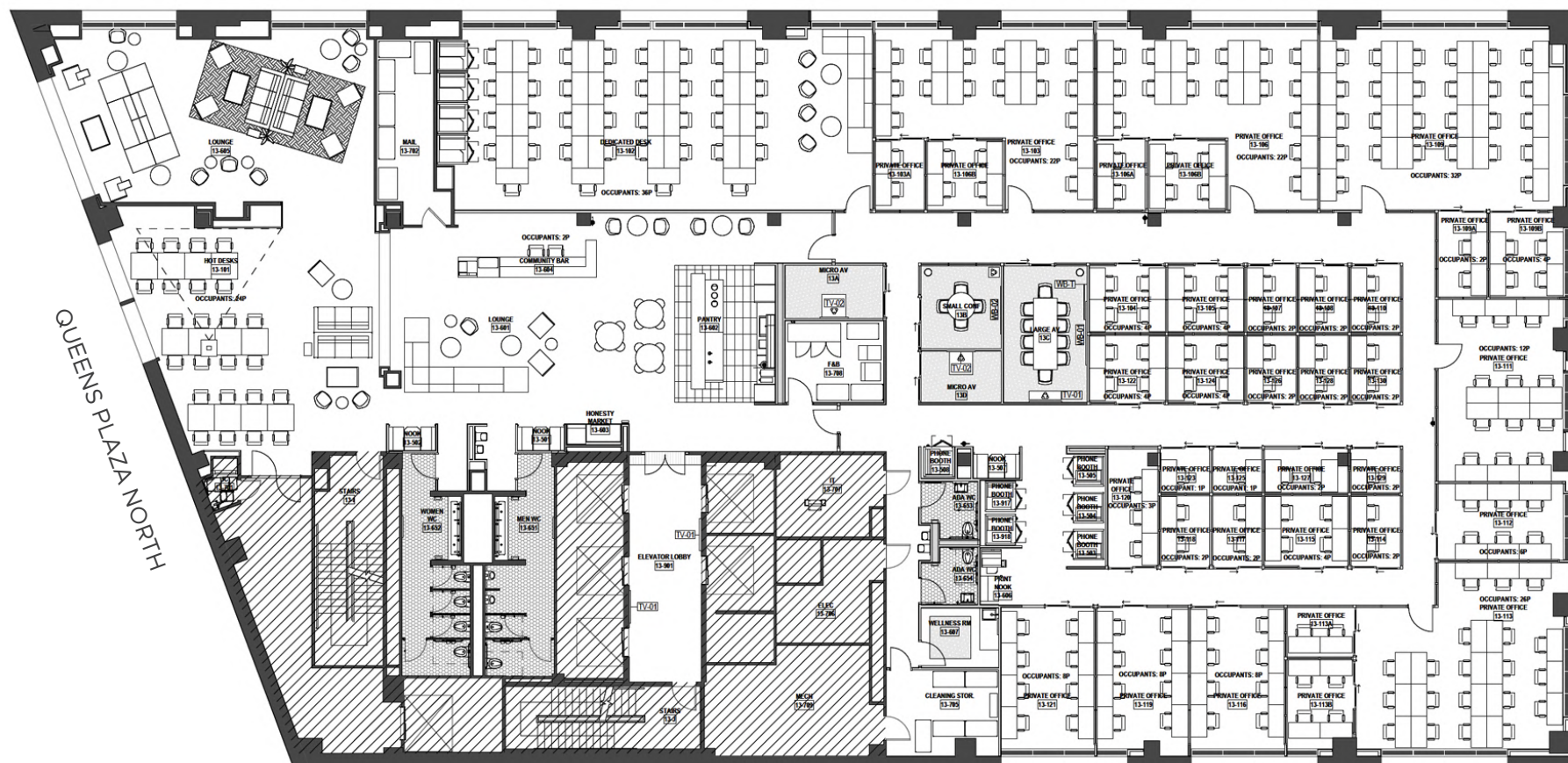


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Floor 13 As Built – 21,635 RSF

27TH STREET

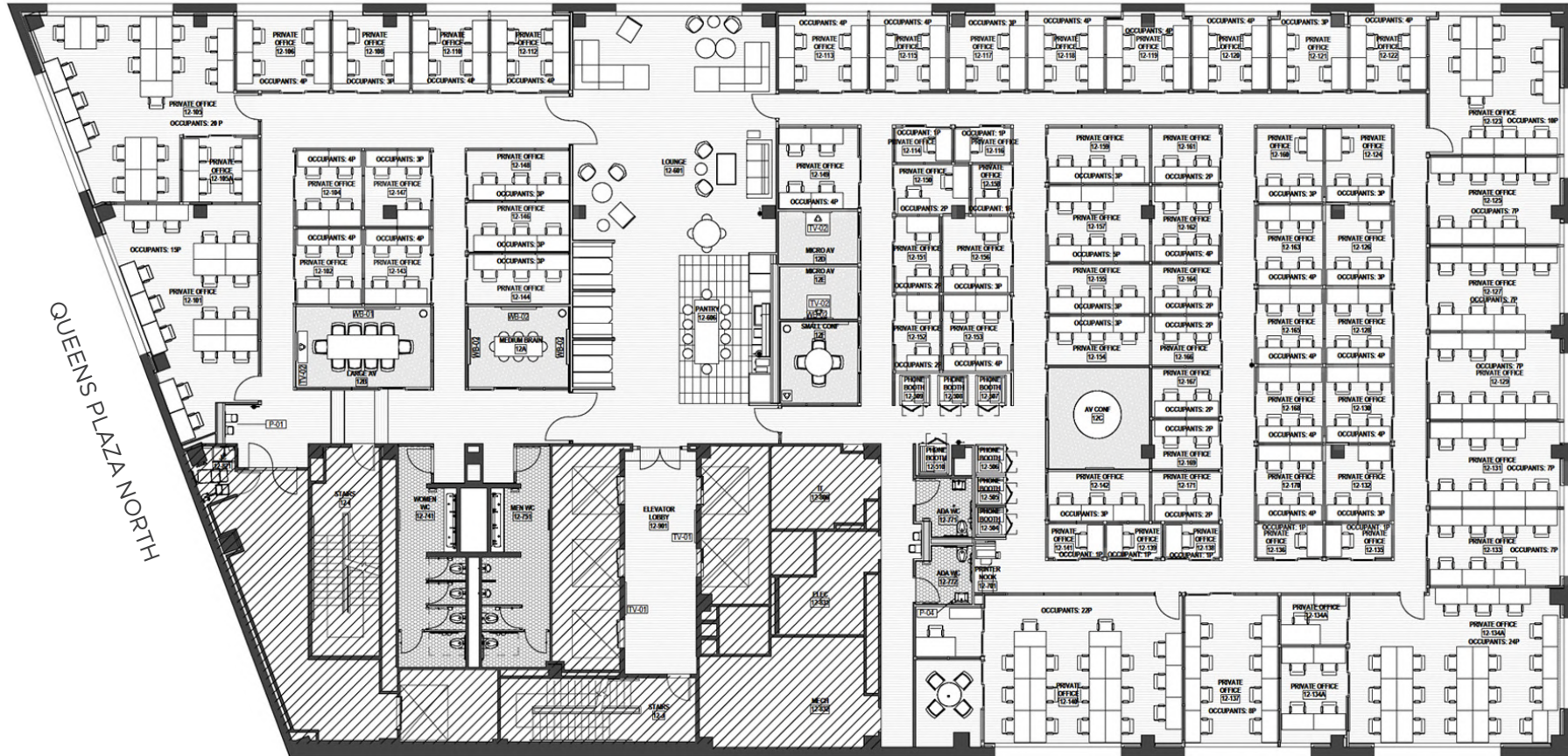


 28TH STREET



# Floor 12 As Built – 21,635 RSF

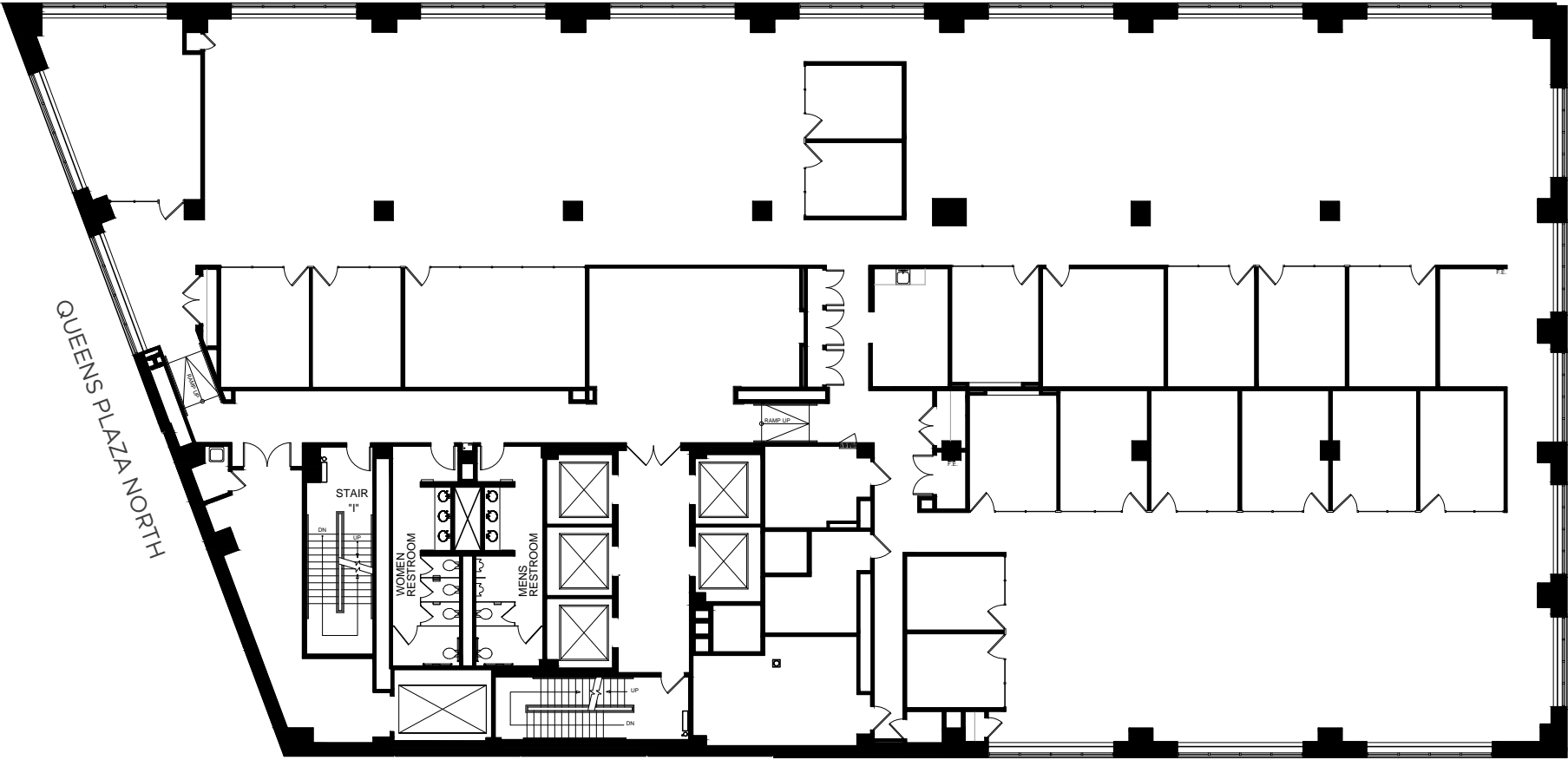
27TH STREET



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# Floor 11 As Built – 21,635 RSF

27TH STREET



28TH STREET

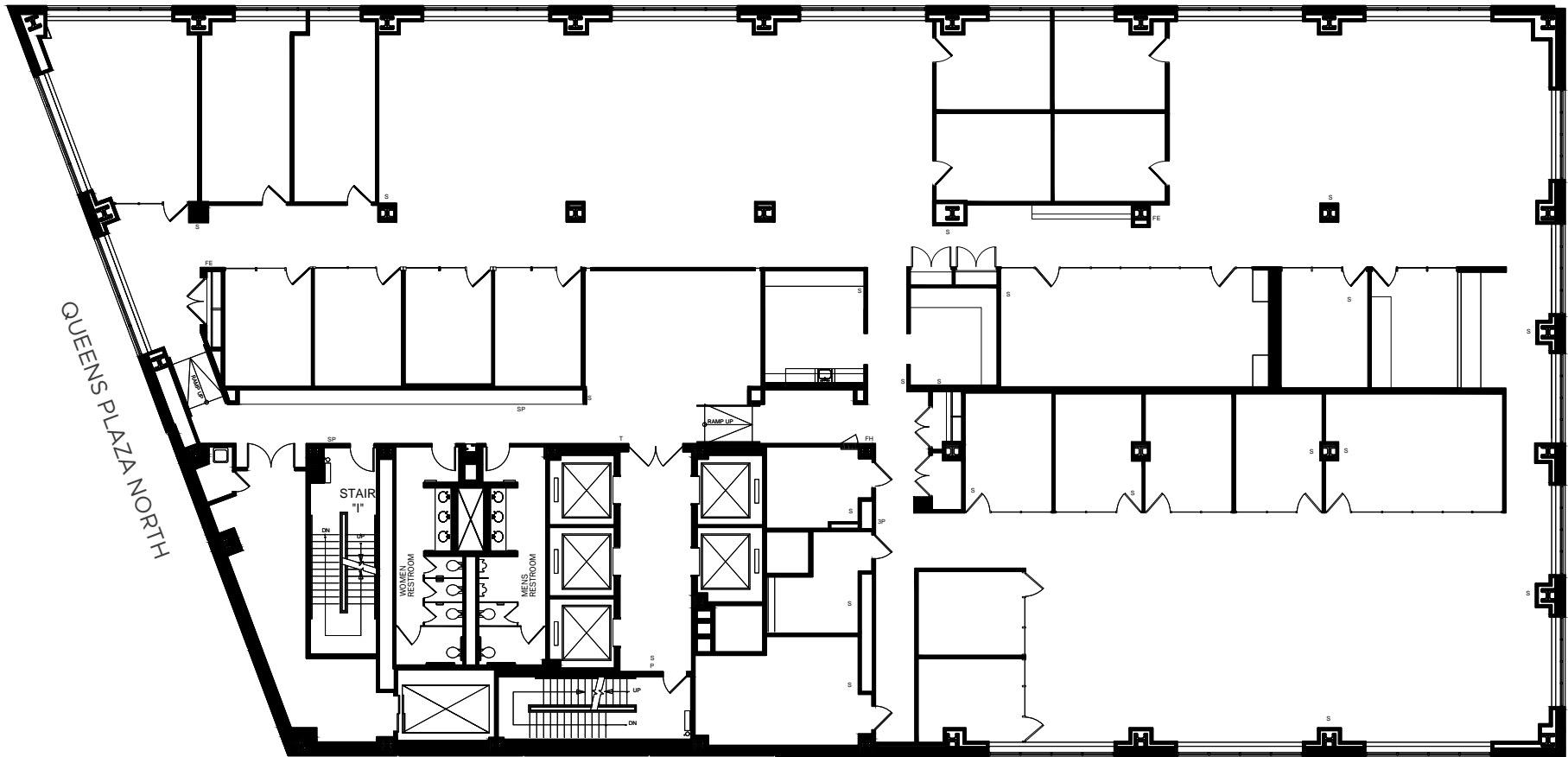


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# Floor 10 As Built – 21,635 RSF

27TH STREET

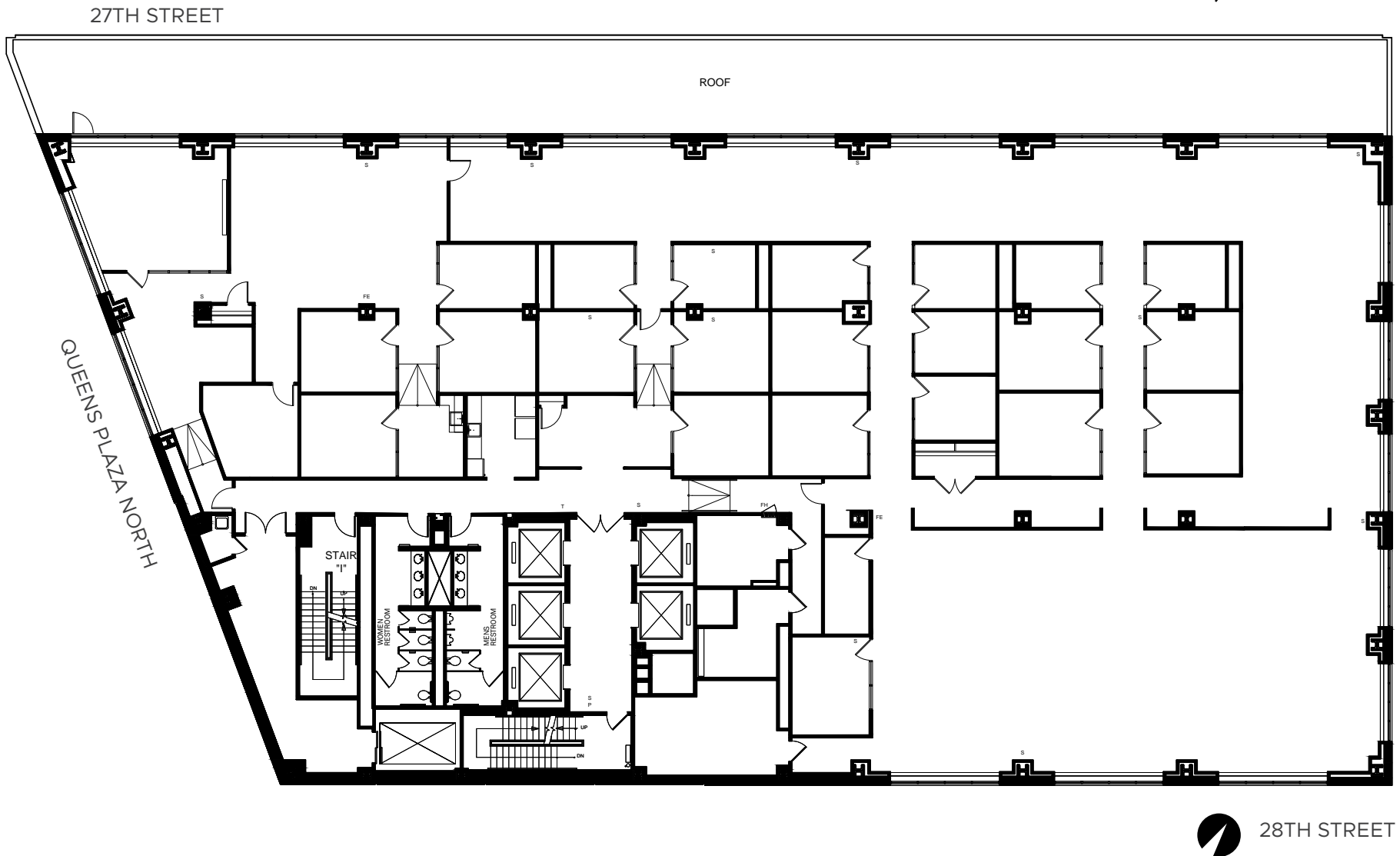


28TH STREET



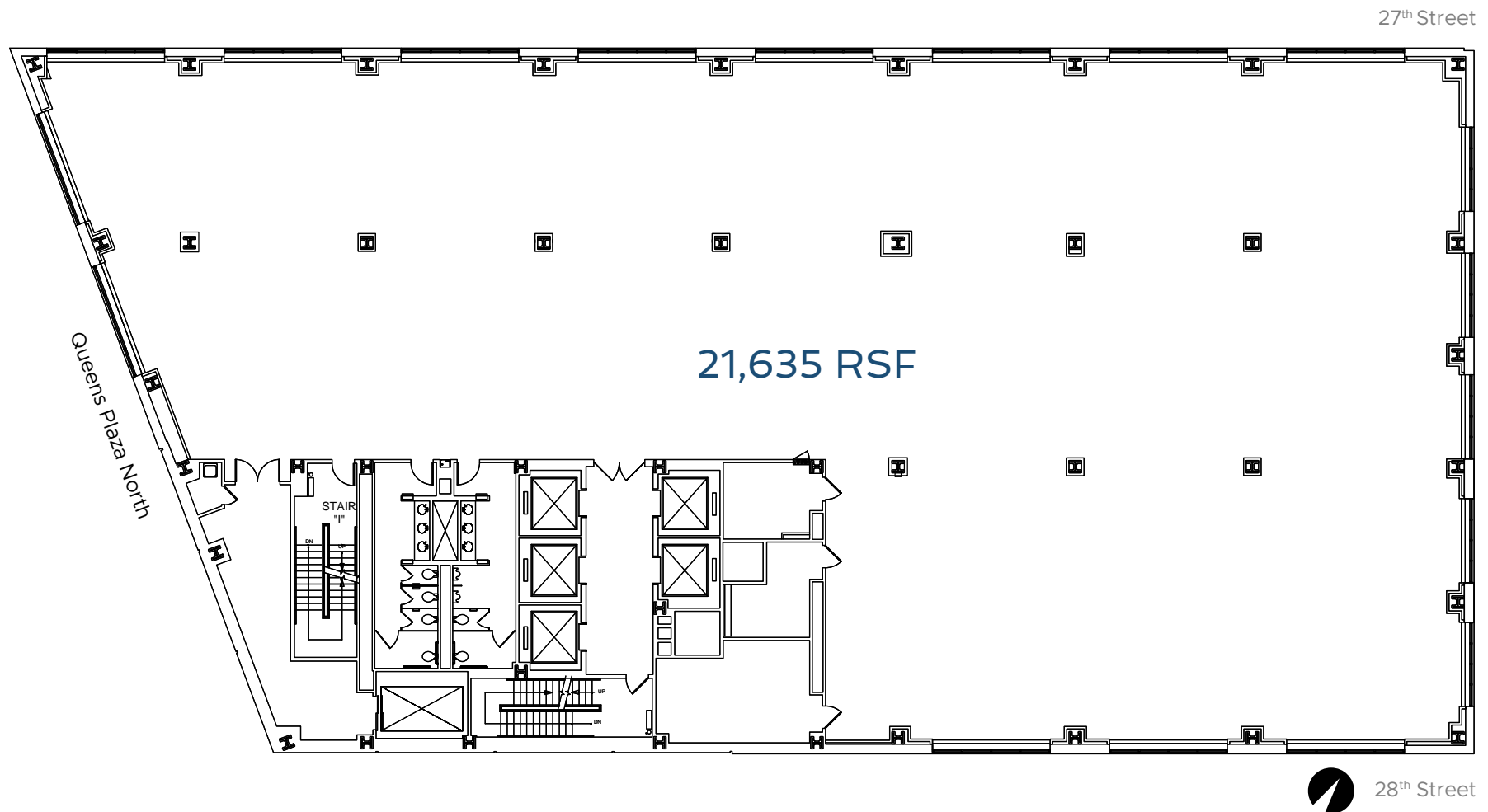
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# Floor 9 As Built – 21,635 RSF



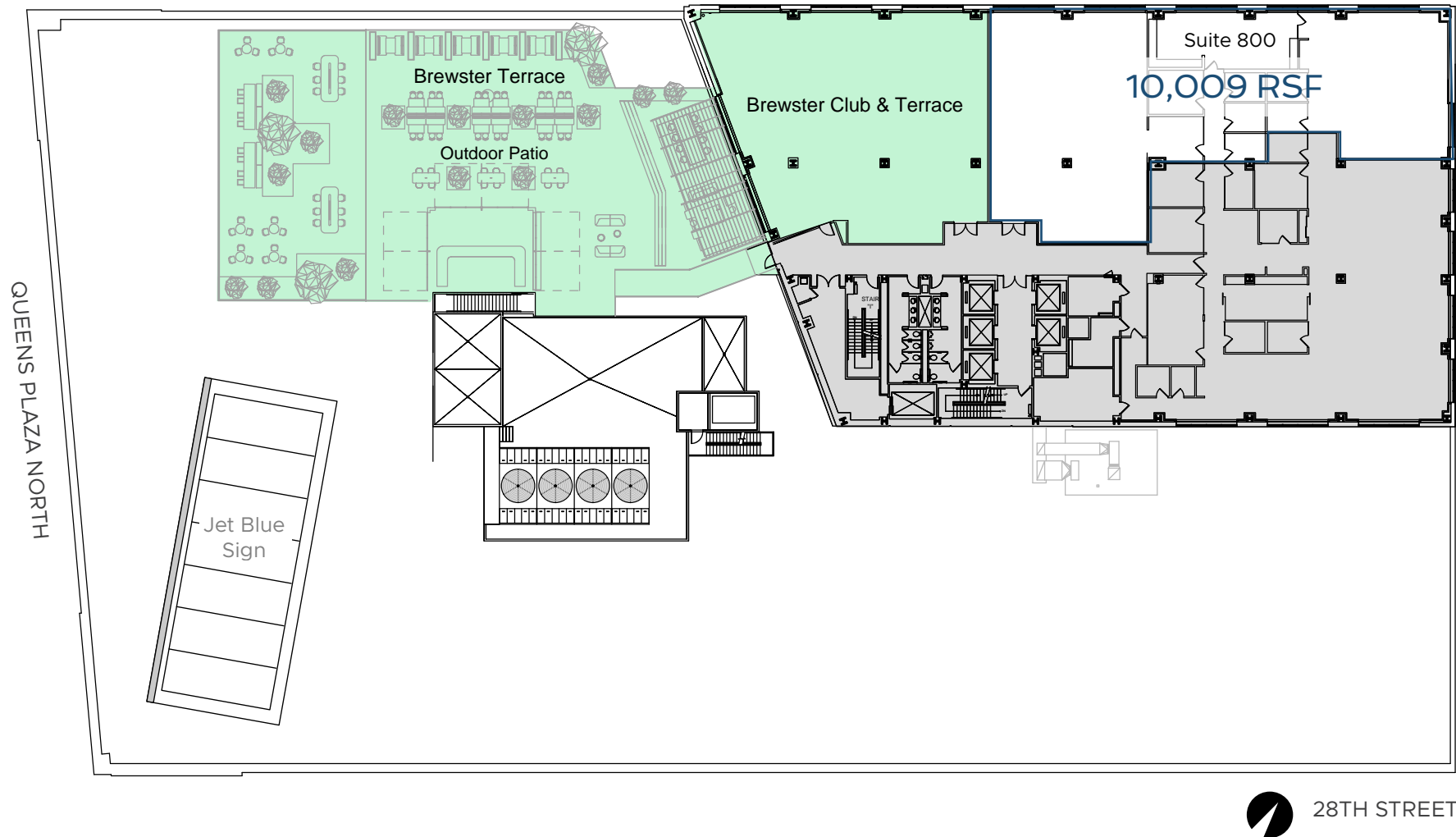


# Typical Floor 9<sup>th</sup>-13<sup>th</sup>



## 8<sup>th</sup> Floor, Suite 800 – 10,009 RSF

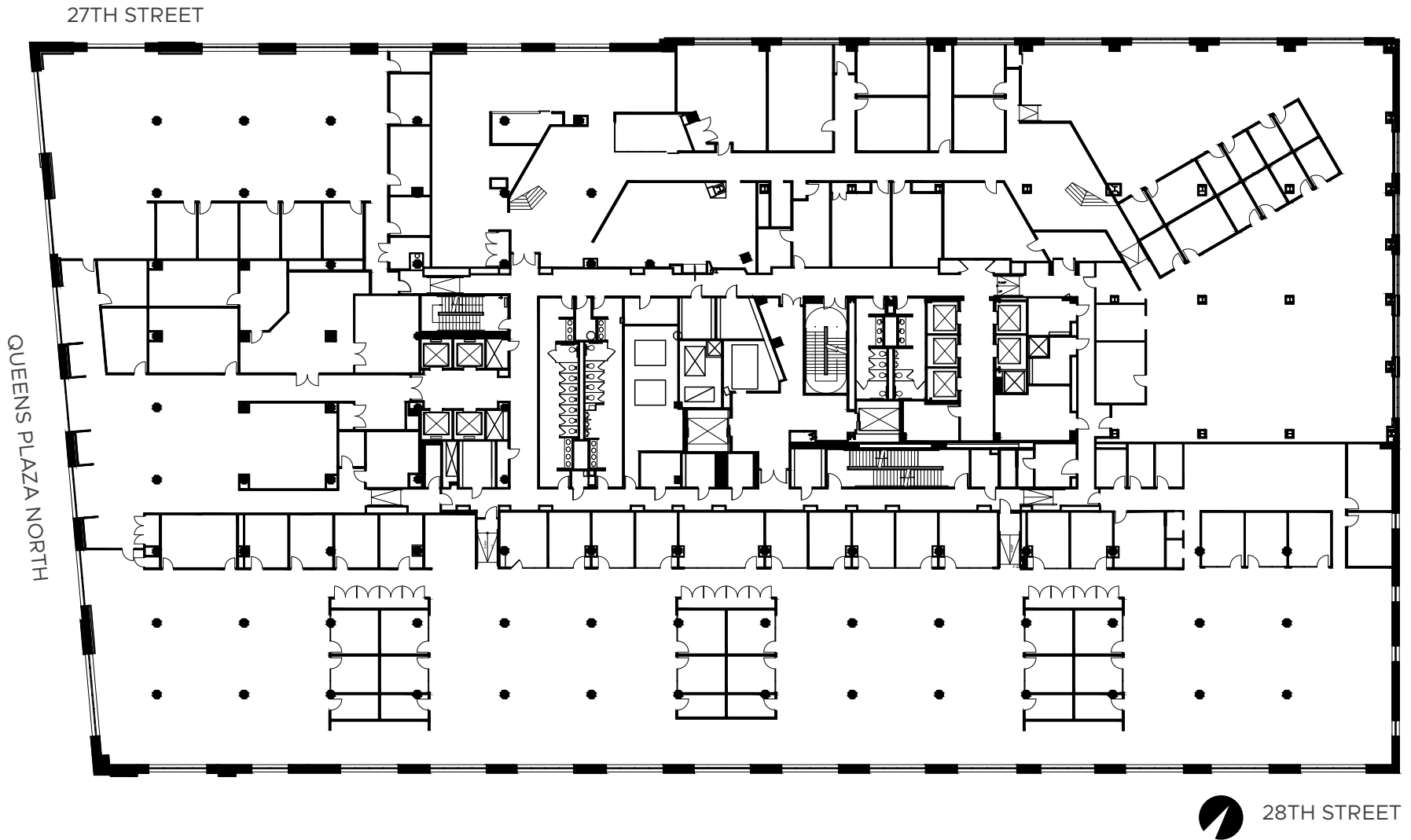
27TH STREET



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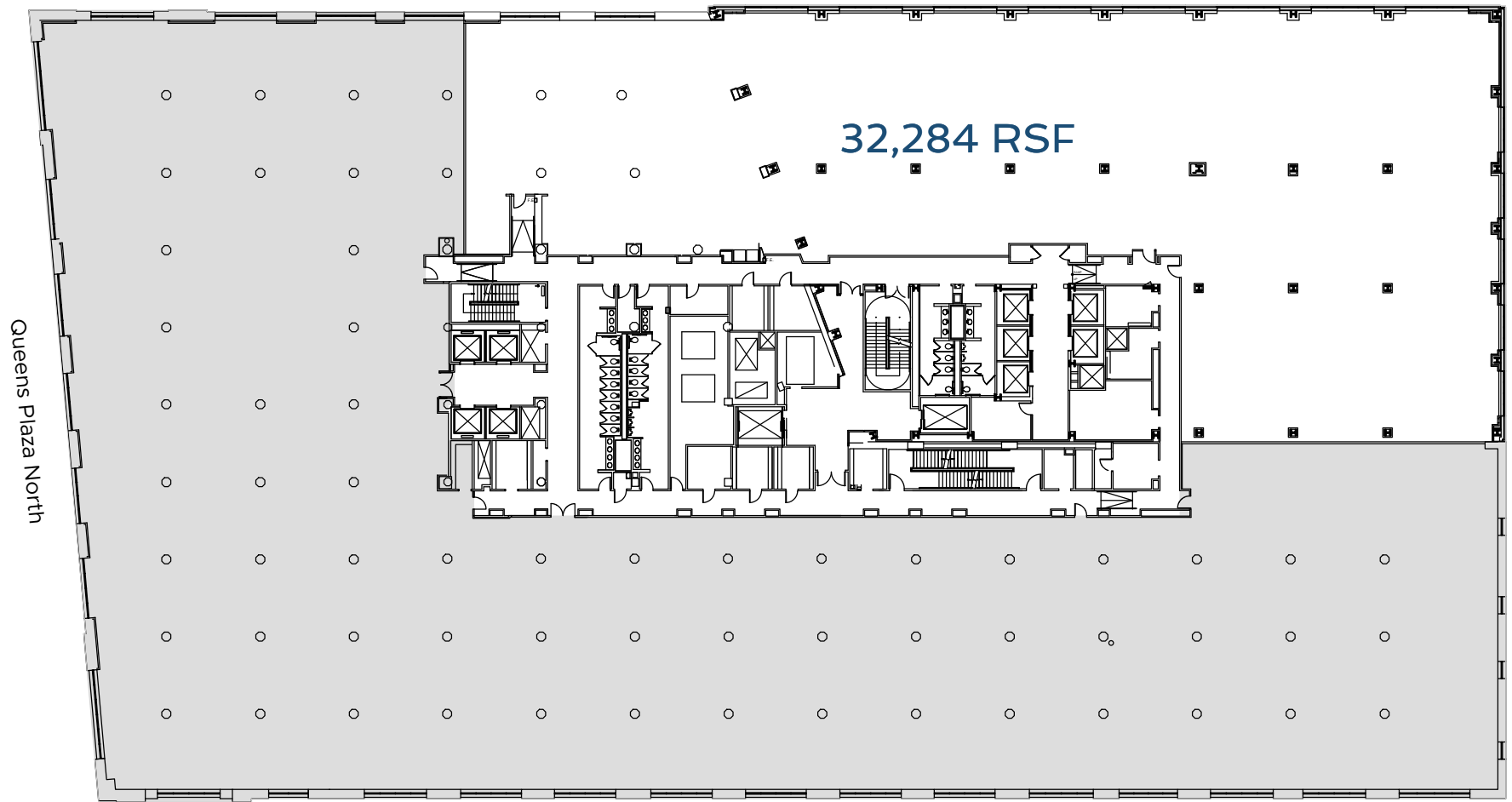
## 5<sup>th</sup> Floor As Built – 32,284 RSF



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# 5<sup>th</sup> Floor

27<sup>th</sup> Street



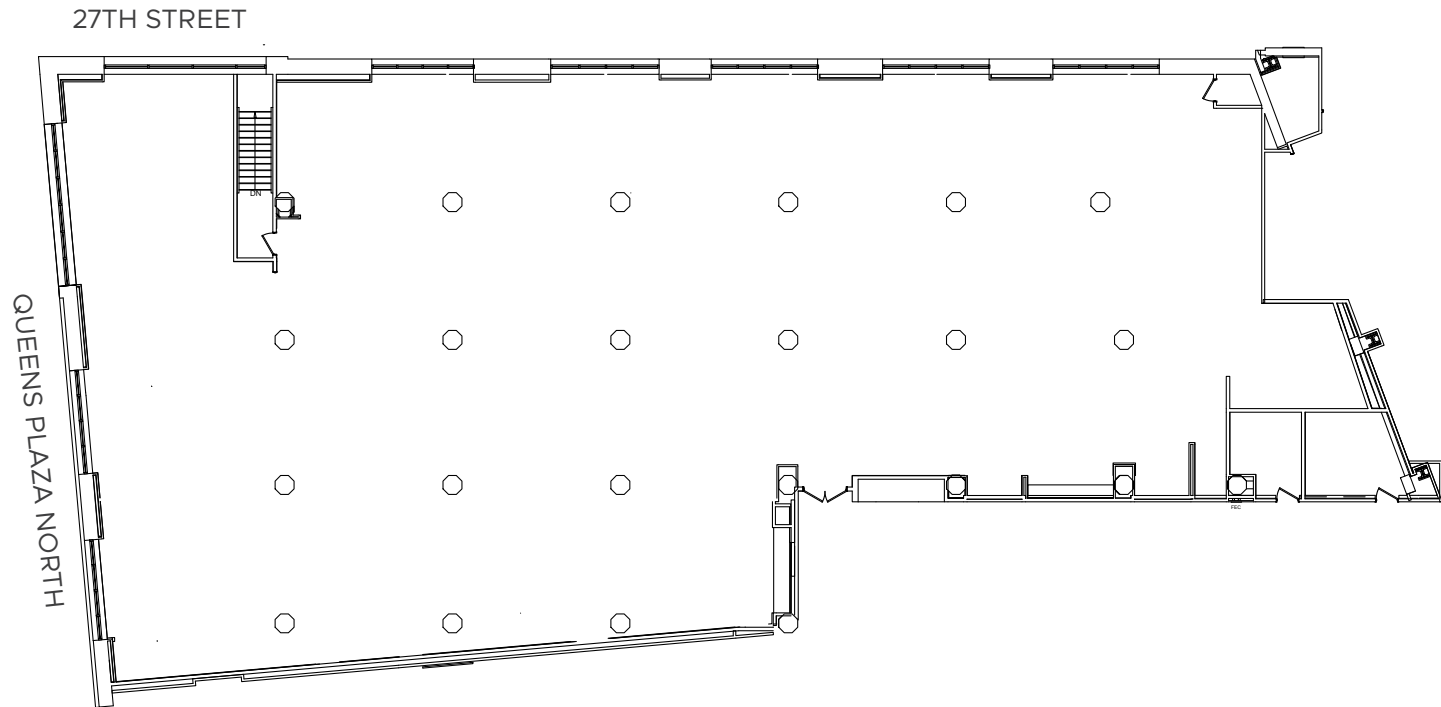
Existing Conditions



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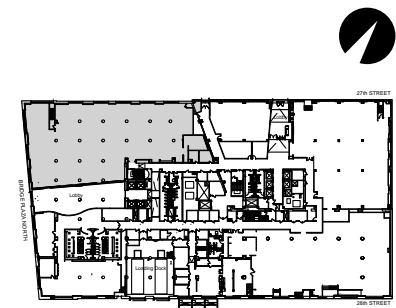


## 2nd Floor Suite 225: 18,344 RSF



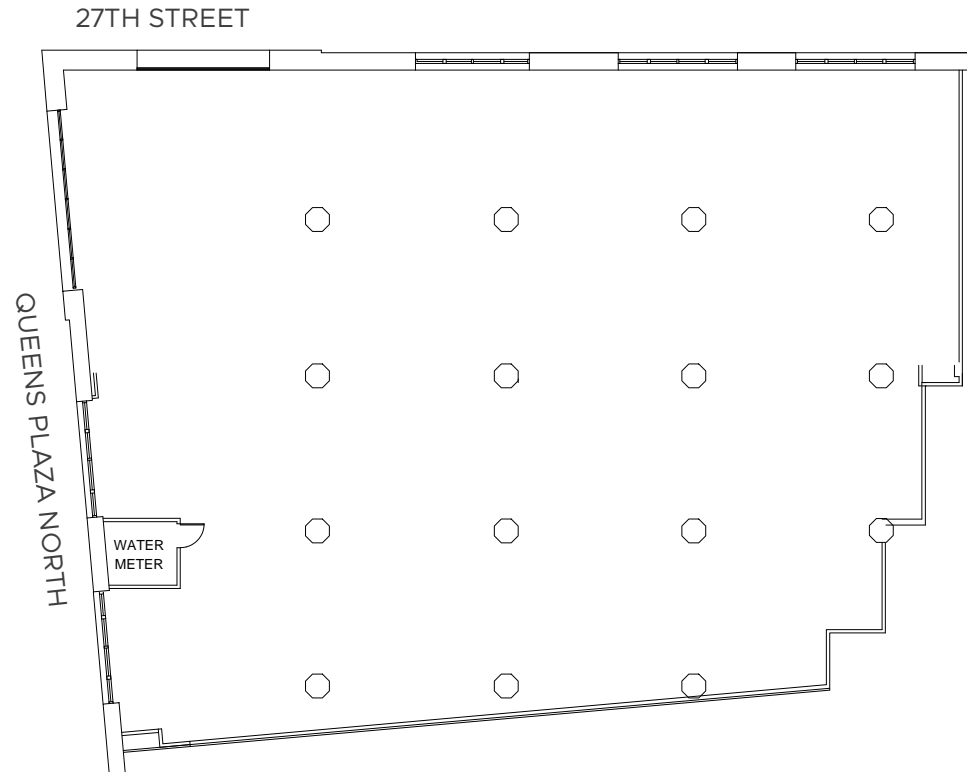
### SPACE FEATURES

- Prime office or ground floor retail opportunity
- Due to a change in elevation, the second floor is directly connected to the lower level
- Can be combined with the suite LL109 for a total 30,408 RSF
- High ceilings provide abundant natural light
- Steps from the N, R, W, G, E, M, F and 7 trains with quick connection to all major subway lines, the LIRR, Grand Central, Penn Station, Hudson Yards, and Brooklyn
- Dynamic LIC mixed-use, live-work neighborhood



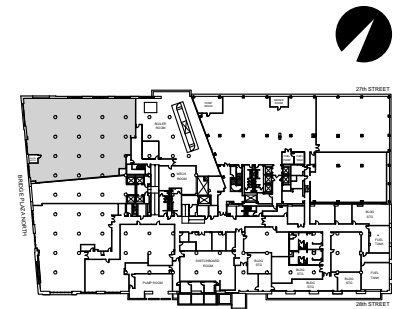
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## Suite LL109 – 12,064 RSF



### SPACE FEATURES

- Prime office or retail opportunity
- Due to a change in elevation, the second floor is directly connected to the lower level
- Can be combined with the second floor suite 255 for a total 30,408 RSF
- Lower Level includes window frontage
- Steps from the N, R, W, G, E, M, F and 7 trains with quick connection to all major subway lines, the LIRR, Grand Central, Penn Station, Hudson Yards, and Brooklyn
- Dynamic LIC mixed-use, live-work neighborhood



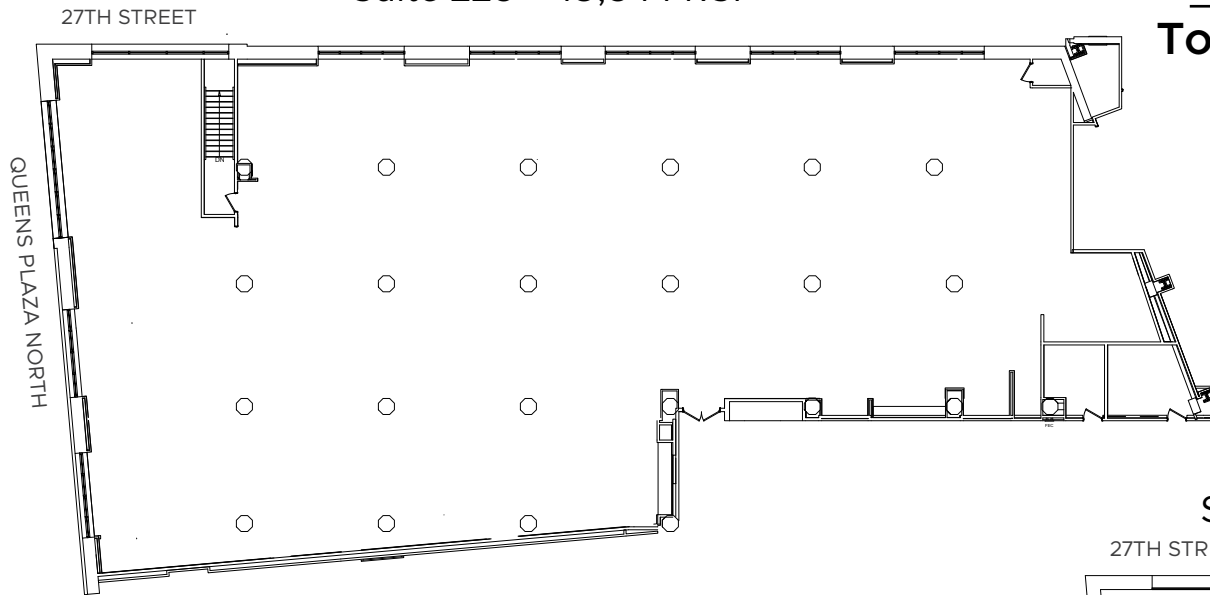


2nd Floor Suite 225: 18,344 RSF

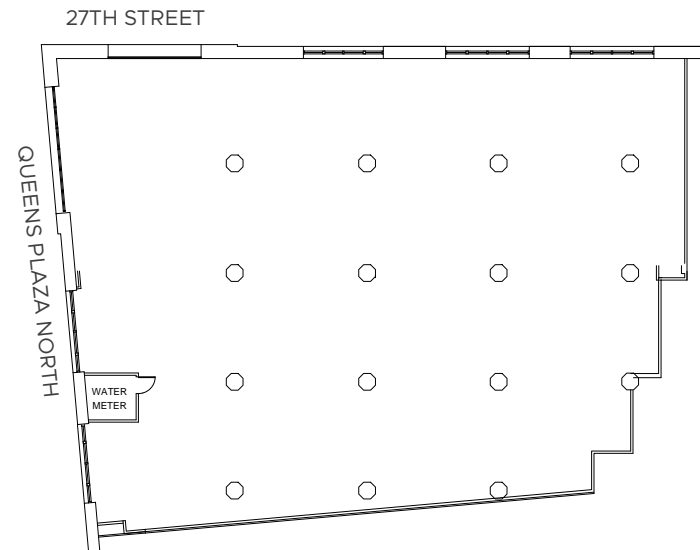
Lower Level 109: 12,064 RSF

**Total Contiguous: 30,408 RSF**

Suite 225 – 18,344 RSF



Suite LL109 – 12,064 RSF



### SPACE FEATURES

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- Dynamic LIC mixed-use, live-work neighborhood



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