



LUCENT  
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FACT SHEET

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#### THE BUILDING

Modern, elegant, and thoughtfully designed, 37-34 33rd Street is a brand new boutique condominium designed by Andres Escobar. Homes are offered in studio, 1-bedroom, and 2-bedroom layouts. Amenities cater to contemporary lifestyle habits and begin with a welcoming lobby attended by a doorman. A serene and private common backyard with grilling station is ideal for entertaining or quiet relaxation. There is also a state-of-the-art fitness center with high-end Technogym equipment, a storage room, and Amazon Hub lockers, and a spacious resident's lounge for hosting and entertaining guests.

#### BUILDING

Doorman

Indoor Parking

Package Room

Cold Storage

#### AMENITIES

State-of-the-Art Fitness Center with TechnoGym Equipment

Resident's Lounge

Common Backyard with BBQ Grill and Outdoor Dining

Amazon Hub Lockers

Bicycle Storage

#### RESIDENCES

Wide Plank Oak Floors

Integrated Bosch Appliances

Multi-Zone Air & Heat

Sleek Signature Kitchen and Bath Fixtures

Smart Latch Keyless Entry

Oversized Triple Pane Windows

Brilliant Smart Home Technology

#### PRIMARY BATHROOMS

TOTO Neorest Luxury Toilet

Porcelain Tile Spa Bath

Heated Floor

Custom Medicine Cabinets

#### SECONDARY BATHROOMS

Porcelain Tile Bath

Toto Toilet Fixture

Custom Medicine Cabinets

Soaking Tub

#### KITCHENS

Quartz Kitchen Countertops and Backsplash

Fully Vented Kitchen Hood

Integrated Bosch 800 Series Appliances

In-Unit LG Washer/Dryer

Fisher & Paykel Dishwasher

#### THE NEIGHBORHOOD

37-34 33rd Street is located in Long Island City, one of the most sought-after neighborhoods in New York City, famous for its global culture, tremendous transportation, and eclectic dining, nightlife, and cultural options. There is no shortage of entertainment and recreation options, with the Museum of the Moving Image, MoMA PS1, Brooklyn Boulders, and several gyms also nearby. Riverside greenspaces include Queensbridge and Rainey Parks, and Murray Playground and Dutch Kills Green are ideal for walking the dog. The M/N/R/W subway lines put Manhattan within a simple 15-minute commute.

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