



## **Modern Spaces' Icon 52 is over 50% leased, Developed by Tsilo Group**

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The Icon52, Woodside's newest rental project, is over 50% leased in less than three weeks on the market. This is Modern Spaces' first rental project in the up-and-coming Woodside neighborhood. Developed by Tsilo Group and designed by Todd Ernst of Ernst Architect, the 66-unit building is located at 5205 Queens Blvd.

"As prices skyrocket and inventory continues to get absorbed in nearby neighborhoods like Long Island City and Astoria, renters are now looking into Woodside which has been rapidly growing and is now a new focus for developers," said Eric Benaim, CEO and President of Modern Spaces. "The Icon52 is definitely setting a new standard for luxury living in the Woodside area and it's perfect for renters looking to live just minutes away from Manhattan."

Each apartment at TheIcon52 features hardwood floors, high ceilings, kitchens with high gloss white cabinetry, Caesarstone countertops and stainless steel appliances. Modern bathrooms include Kohler bathtubs and Toto toilets. Comprised of 66 studio-through-two-bedroom apartments, homes will range from 403 to 806 s/f with rental prices starting at \$1,500.

"For The Icon52, we really wanted to bring something new to the neighborhood by focusing on building high-quality rental homes that don't skimp on the finishes" said Perry Tsilogiannis, co-founder of Tsilo Group. "The building speaks to a new crop of renters who want luxury living in Woodside, a neighborhood quickly transforming into a diverse commercial, industrial, residential and cultural hub."

The Icon52's central amenities include a virtual doorman, landscape rooftop deck with chaise lounges, parking garage, barbecue and sitting areas which offer residents a park-like feel space to enjoy. Additional amenities include tenant storage, laundry room and a bicycle storage room. Renters at The Icon52 have convenient access to the 7 train and its just 15 minutes to Midtown Manhattan. Woodside is nestled between Astoria and Sunnyside and just steps from Long Island City. The area has been longtime known for its diverse foods and drinks and is also home to some of the best and most popular cultural restaurants.

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