



*Tangram*TM

133-33 39th Avenue | Flushing, NY

*Over 1.2 Million Square Feet Comprised of
Retail, Office, Residential, Hotel & Parking*

RIPCO
HOTEL
REAL ESTATE

FLUSHING

Queens has more residents than at any time in its history, and a record number of jobs and businesses. The Flushing Area specifically has the most businesses of any neighborhood in the borough. The neighborhood continues to attract more residents and visitors than ever before, thanks to its world-class sports venues, parks, botanical gardens, and global cuisine.

Downtown Flushing is a major commercial and retail area, and the intersection of Main Street and Roosevelt Avenue at its core is the third-busiest in New York City, behind Times Square and Herald Square.



AREA DEMOGRAPHICS

WITHIN A 2 MILE RADIUS OF SITE



\$2.2B

total retail goods expenditures



107K

total households



\$59K

median household income



296K

total daytime population



333K

total population



194K

population under the age of 44

TRANSPORTATION

Flushing is served by 5 railroad stations (7 Train and LIRR), 4 major highways, and 20 public bus lines.

7

18M Subway Passengers per year at Main Street Station
25 Minutes to Grand Central
27 Minutes to Time Square



160,000 VPD on Grand Central Parkway
125,000 VPD on Van Wyck & Whitestone Parkways



LIRR - 18 Minutes to Penn Station

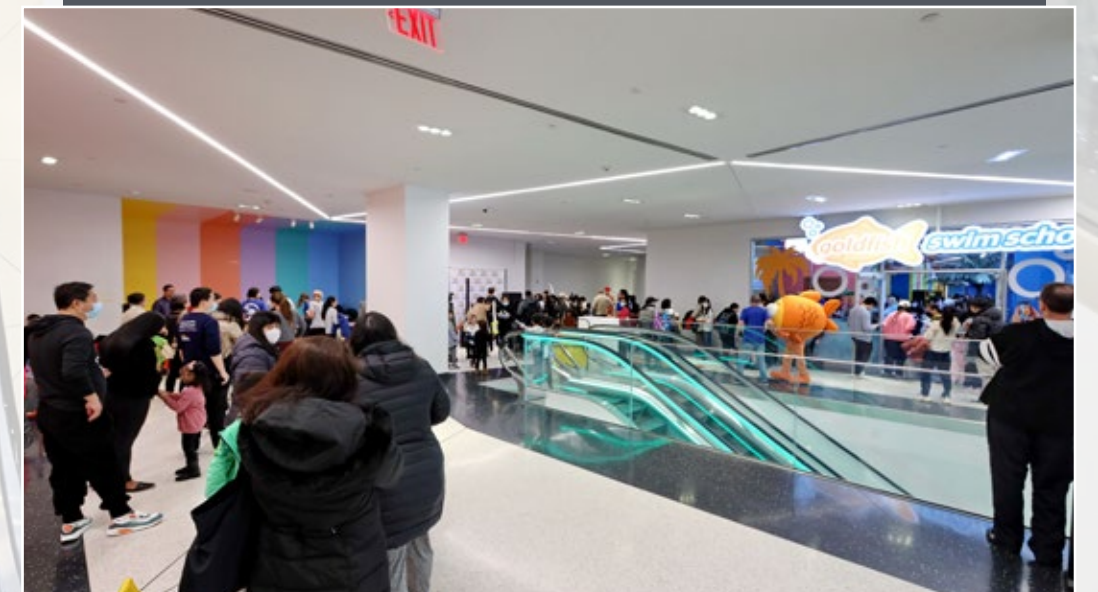


Airports
18 Minutes to LGA Airport
20 Minutes to JFK Airport

MARKET OVERVIEW



ABOUT *Tangram*™



Inspired by the traditional Chinese puzzle, Tangram is engineered imagination. Transformative and architecturally stunning, Tangram has been designed to create a year-round lifestyle destination for residents, the business community, and international tourists alike.

Located in the heart of Downtown Flushing, Tangram is a two-leveled retail podium consisting of 275,000 SF enclosed by a glass skylight. The retail component will consist of new and exciting retail shops, a movie theatre, a culinary food hall, themed restaurants, a beer garden, and family-oriented entertainment options.

3 Levels of underground parking with approximately 1,200 spaces and optional valet parking available on the property.

FLOOR PLAN

SIZE AVAILABLE

Space G-3: 5,243 SF

Please inquire within for full availability information

ASKING RENT

Upon Request

TOTAL RETAIL

275,000 SF

FOOD HALL

24,000 SF

MOVIE THEATER

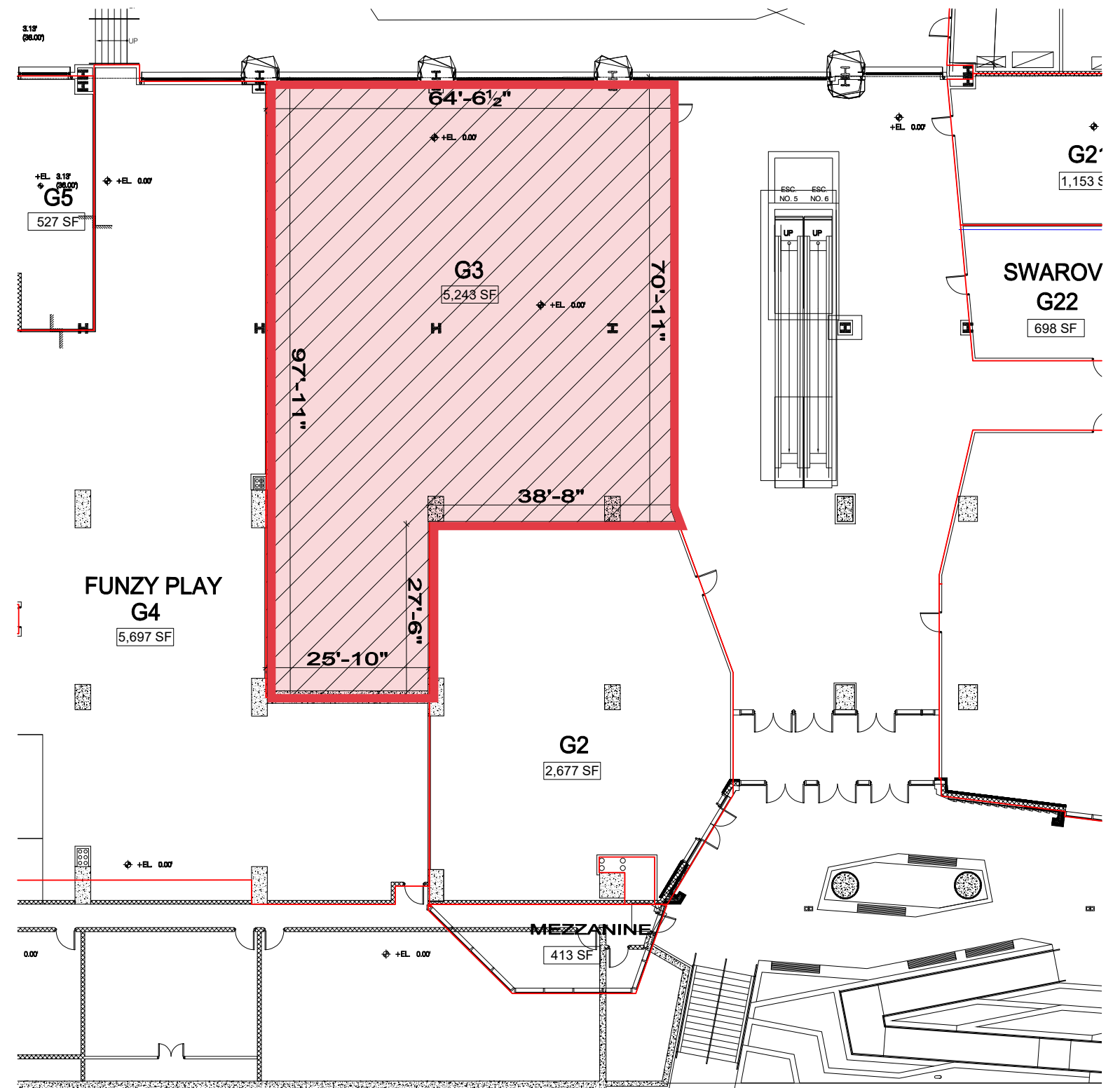
7 Screens approx. 34,000 SF

PARKING

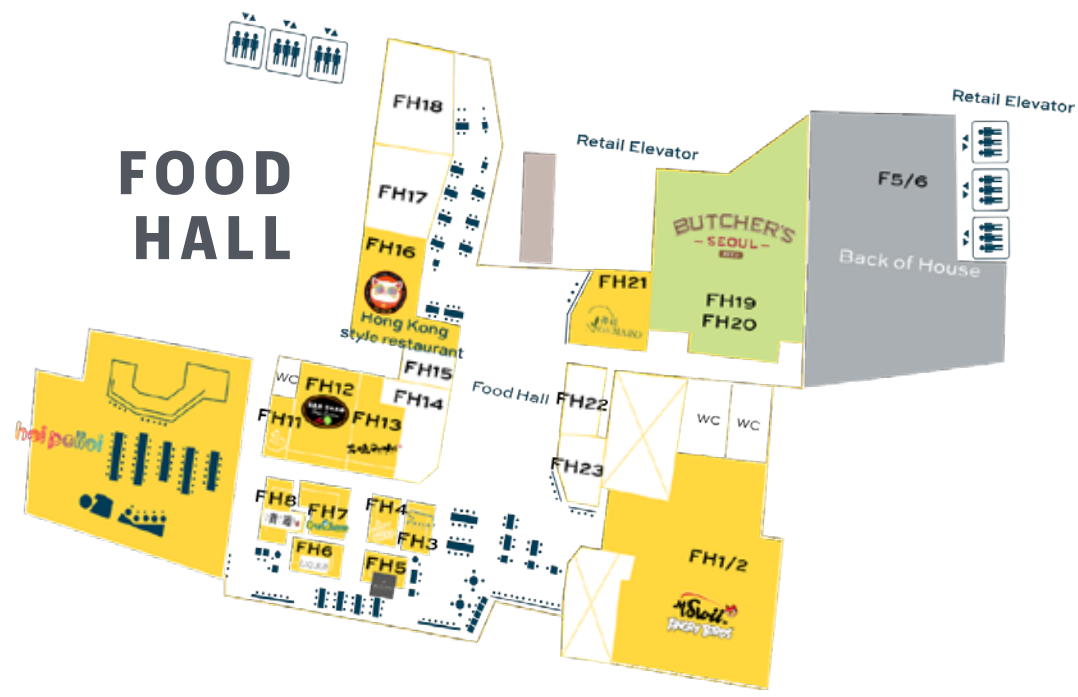
Approx. 1,100+ spaces/3 Floors

COMMENTS

- Tangram has over 1.2 million SF comprised of retail space, 324 residential condos, 208 Key hotel, 48 office condos and 3-levels of parking
- Full 25 Year ICAP abatement in place
- All utilities are sub-metered
- Three levels of underground parking for approx. 1,100 spaces
- Over 1.7 million consumers visiting annually
- Hands-on management with marketing and PR support with seasonal events, online advertising and digital LED advertising opportunities



FLOOR PLANS



CO-TENANCY



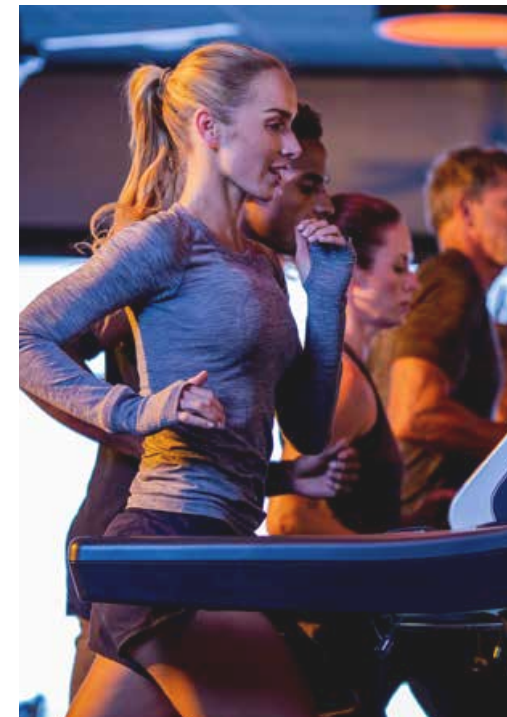
Regal Cinemas at Tangram represents the FIRST CINEMA to open in Flushing in 35 years. This will be Regal's first Queens location to feature 4DX technology, which provides moviegoers with attributes such as motion vibrations and other special effects. Cinema has 7 screens and is approximately 34,000 SF.



REGAL CINEMAS FLOOR PLAN



CO-TENANCY





tangram™

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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.

Et Cetera
HOTEL