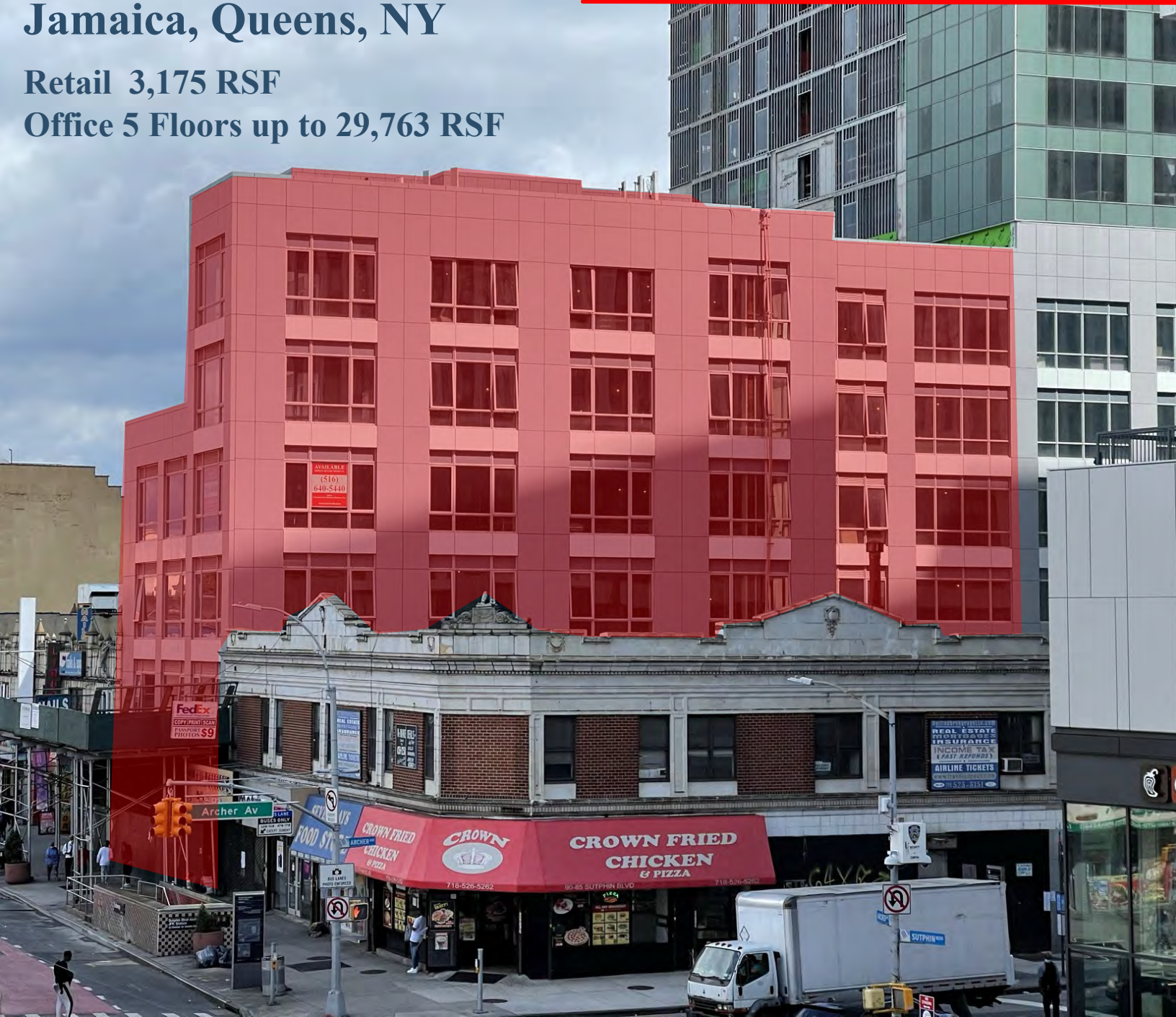


90-75 Sutphin Boulevard Jamaica, Queens, NY

Retail 3,175 RSF

Office 5 Floors up to 29,763 RSF

AVAILABLE 2022



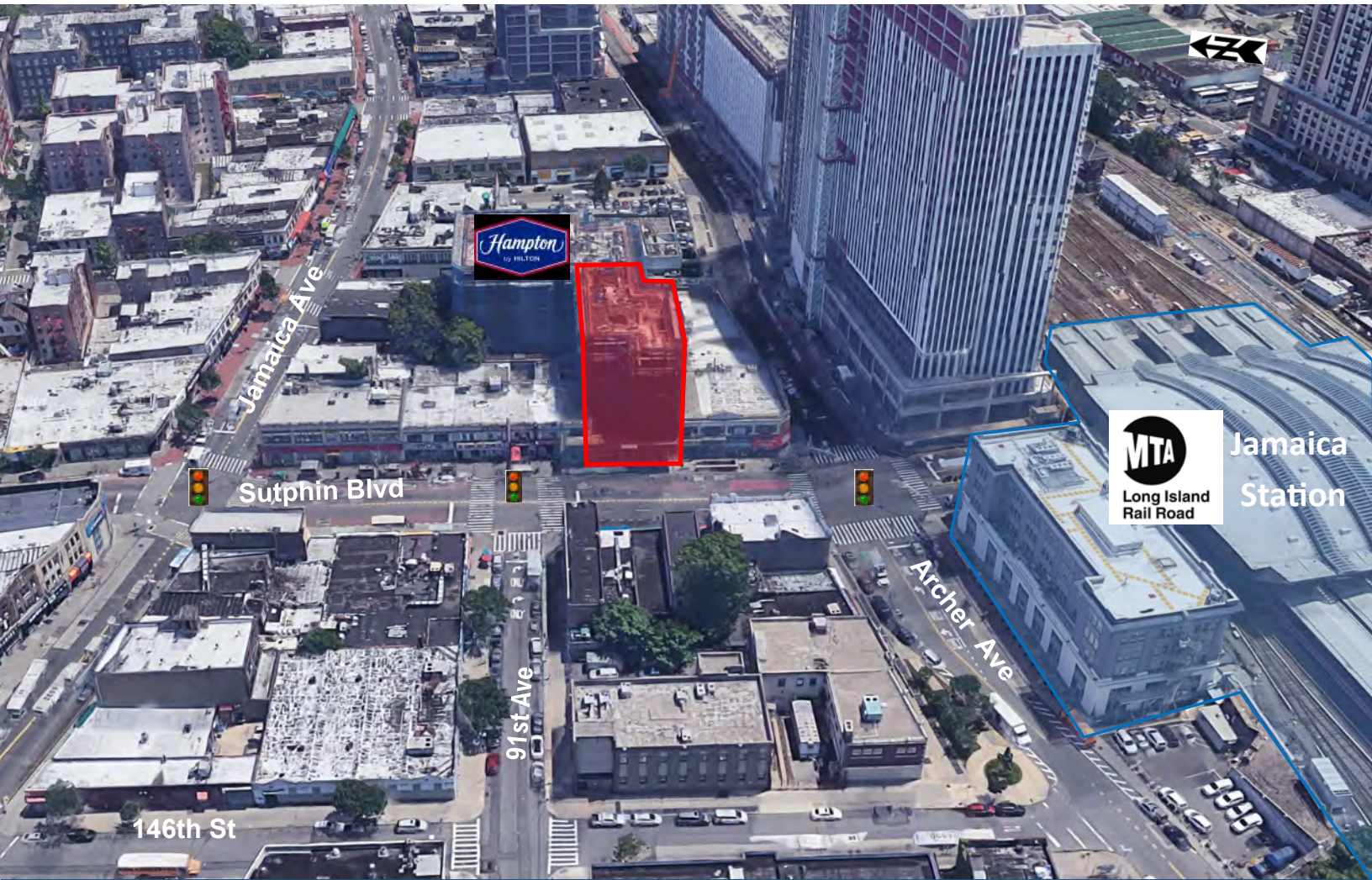
Metro Commercial & Business Brokers, Inc.

www.metrocbb.com

John Wilmarth 516 640-5440 x 1
john@metrocb.com

Gerry Dantone 631 623-6914
metrocb@aol.com

Downtown Jamaica is a vibrant shopping and cultural center set in southeast Queens, here you'll find three performing arts centers, dozens of landmarked historic gems, Rufus King Park, two colleges, a major transportation hub, and hundreds of independent businesses and blue-chip national stores. The site is located at the heart of it all near the LIRR Jamaica Station and at the Sutphin Boulevard Subway stop.



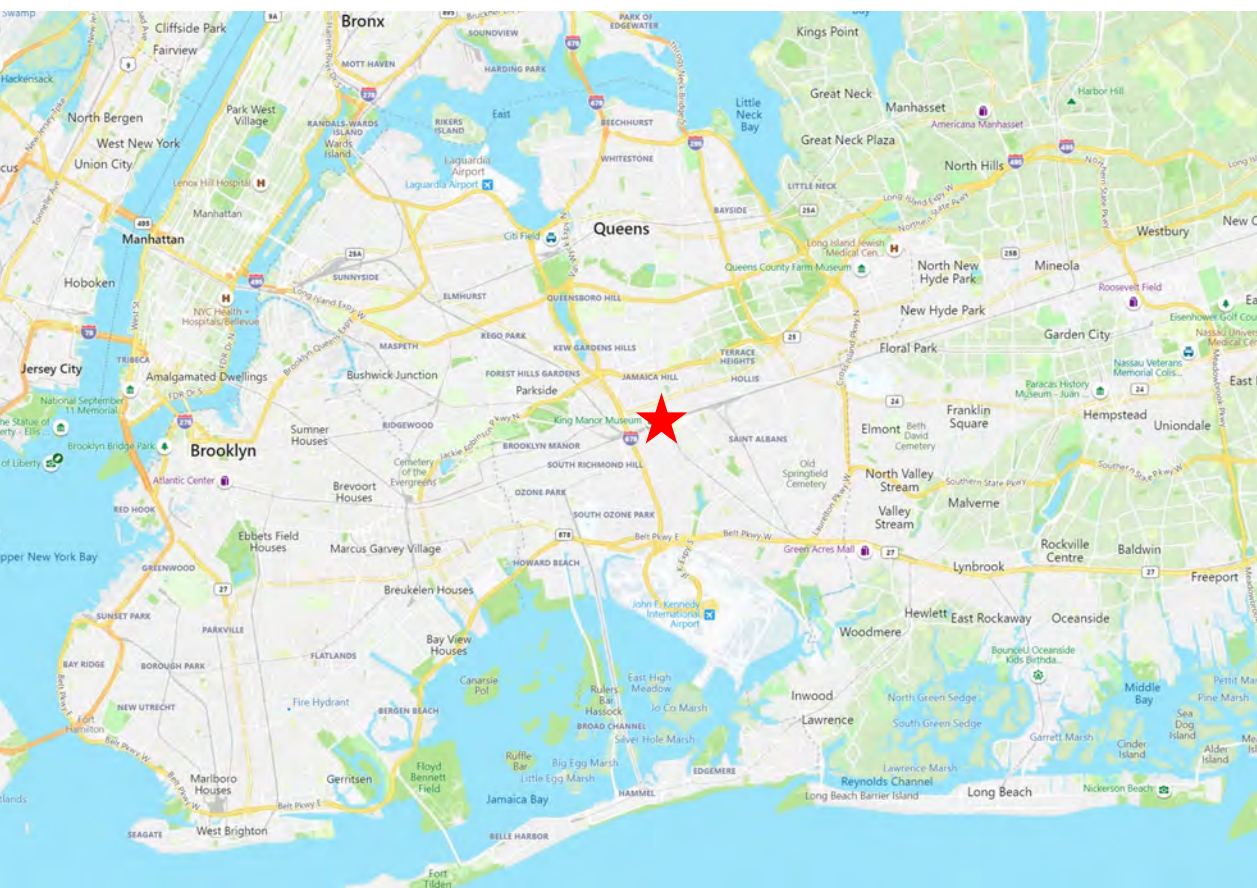
2020	1 Mile	3 Mile	5 Mile
Estimated Population	102,863	656,092	1,597,648
Estimated Households	31,028	221,263	530,390
Estimated Average HH Income	\$75,645	\$93,052	\$88,744
Estimated Median HH Income	\$57,096	\$72,083	\$68,024

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90-75 Sutphin Boulevard
Jamaica, Queens, NY 11435

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The site is located in Downtown Jamaica one of the busiest areas in Queens. The area is easily accessible from all reaches of New York City and Long Island. The Sutphin Blvd/Archer Ave Subway entrance is located in front of the property with a week day ridership of 23,891 and a weekend ridership of 22,958. The LIRR Jamaica Station (located across the street) is a major hub station of the Long Island Railroad. With weekday ridership exceeding 200,000 passengers, it is the largest transit hub on Long Island the fourth busiest rail station in North America, and the second-busiest station that exclusively serves commuter traffic. It is the third-busiest rail hub in the New York area, behind Penn Station and Grand Central Terminal. Additionally 15 Bus lines also service the area and the train to JFK Airport.



SUBWAY LINES

Sutphin Blvd/Archer Ave (At Site)
Yearly Ridership 7,354,064

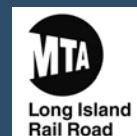


Sutphin Blvd/Hillside Ave (5 Blocks North)
Yearly Ridership 1,345,420



BUS LINES

Q6, Q8, Q9, Q20A, Q20B
Q24 Q 25, Q30, Q31
Q34, Q40, Q41, Q43
Q54, Q56, Q60, Q65



Jamaica Station

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BUILDING INFORMATION

New Construction

Anticipated completion 4th Quarter 2022

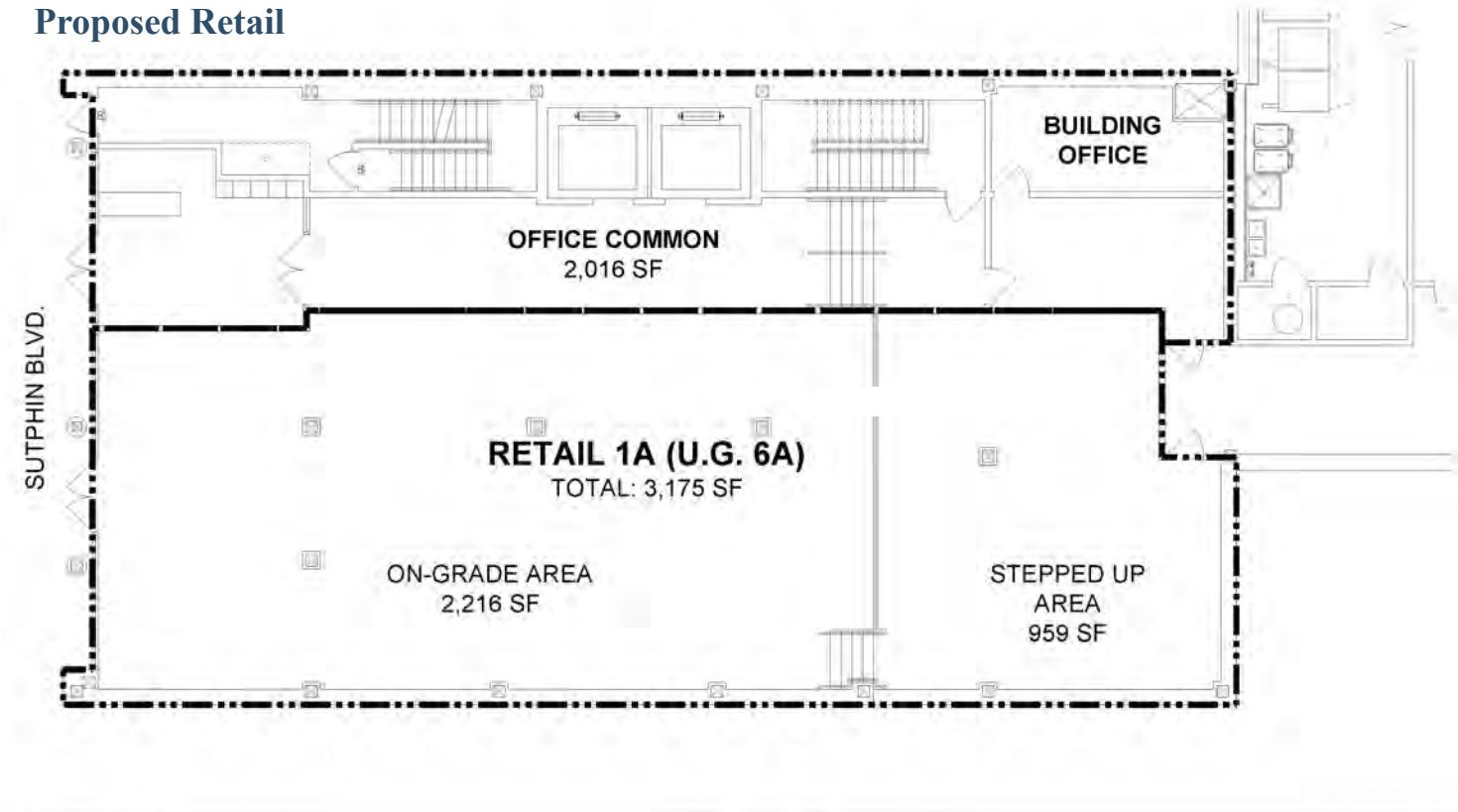
25 year ICAP Tax Abatement

Adjacent to new 19 Story, 154,000 SF, 204 Key Hampton Inn and 47 Car Valet Parking Garage on 147th Place all part of the same development.

90-73/75 Sutphin Boulevard, Jamaica, NY

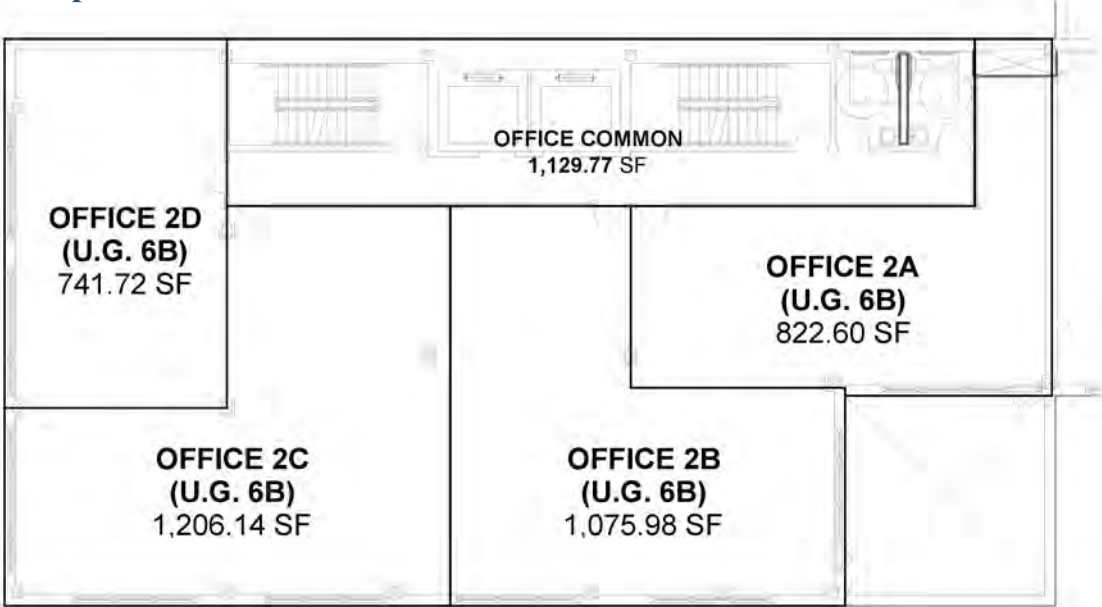
FLOOR	RETAIL UNIT SF	NET OFFICE UNIT SF	OFFICE COMMON SF	%OF TOTAL OFFICE. COMMON INTEREST	OFFICE COMMON FOR EACH FLOOR SF	BUILDING GROSS SF
1st FLOOR						
RETAIL	2,216.00					2,216.00
REAR AREA	959.00					959.00
COMMON	2,016.00		1,631.00			
2nd FLOOR		3,846.44	1,129.77	18.46%	1,468.94	5,315.38
3rd FLOOR		4,566.30	1,129.77	21.92%	1,743.84	6,310.14
4th FLOOR		4,566.30	1,129.77	21.92%	1,743.84	6,310.14
5TH FLOOR		3,932.61	1,085.96	18.87%	1,501.83	5,434.44
6TH FLOOR		3,932.61	1,085.96	18.87%	1,501.83	5,434.44
COMMON			768.28			
TOTAL OFFICE		21,803.26	7,960.51	100%	7,960.28	29,763.54
TOTAL RETAIL	3,175.00					
TOTAL BUILDING						32,938.54

Proposed Retail



DRAWING TITLE: 1ST FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO.: 1403
DATE: 12.27.2021

Proposed 2nd Floor Office



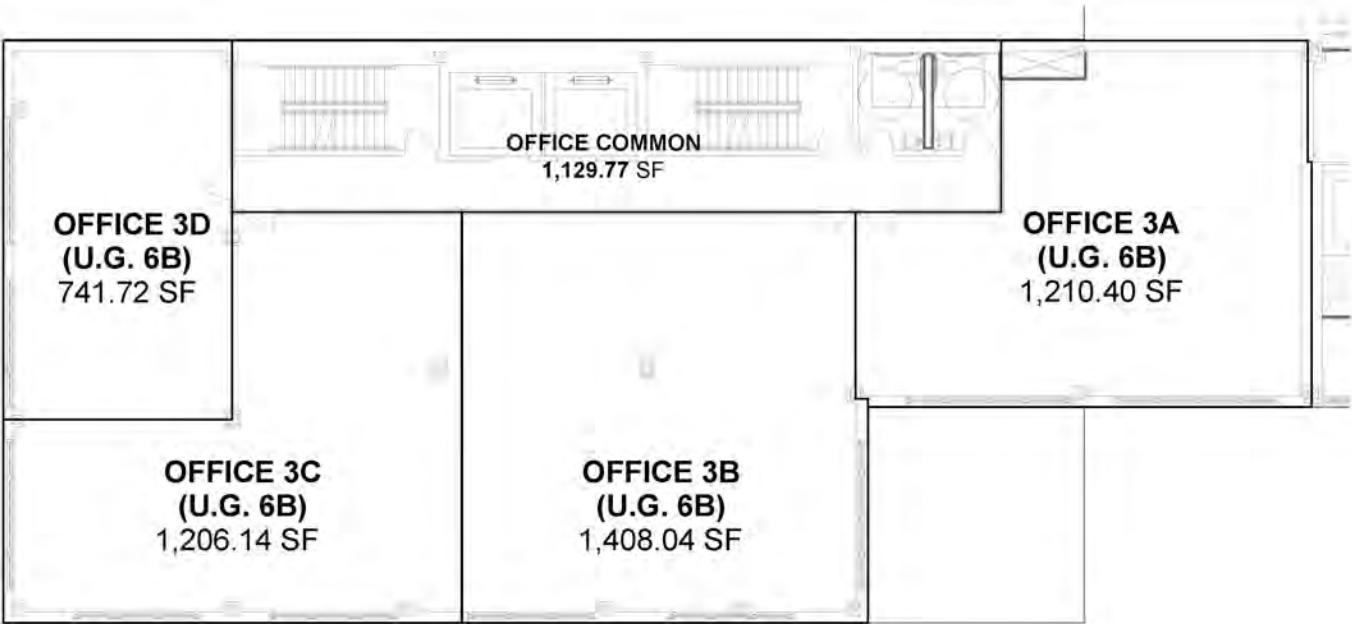
DRAWING TITLE: 2ND FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO.: 1403
DATE: 12.27.2021

JAMAICA STATION HOTEL/RETAIL/OFFICE
90-75 SUTPHIN BOULEVARD
QUEENS, NY

MY ARCHITECT PC
100-10 100-10 100-10
100-10 100-10 100-10
100-10 100-10 100-10

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Proposed 3rd Floor Office

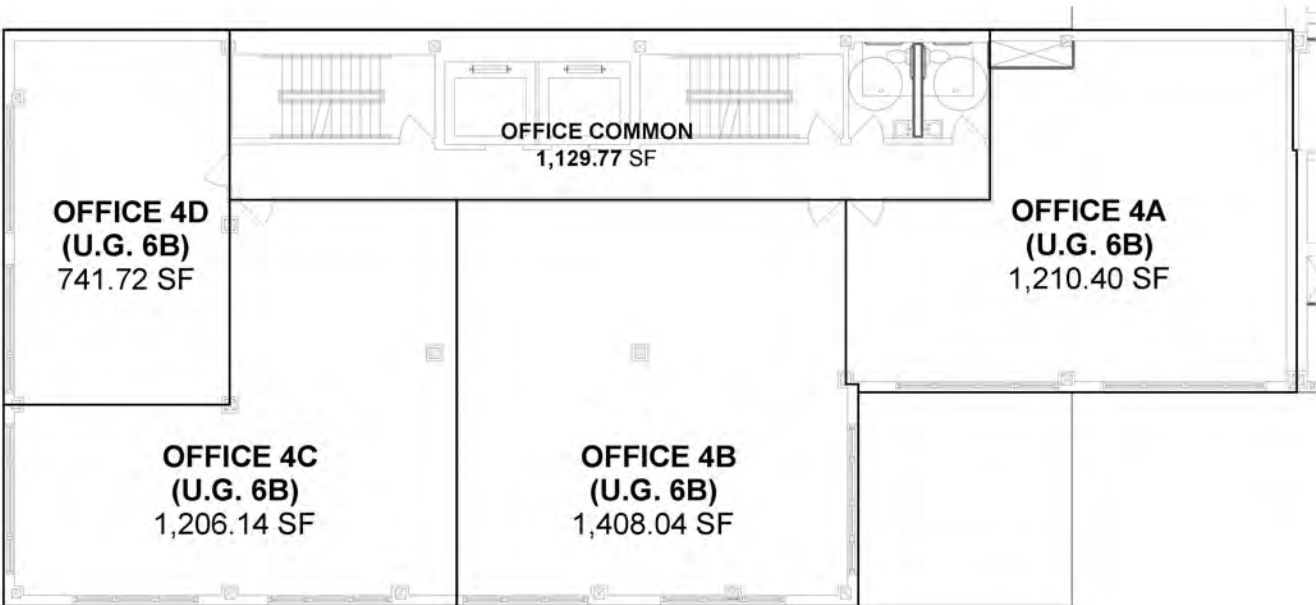


DRAWING NO. 300-1000
DATE: 1/18/11
PROJECT NO. 1403
SHEET 03 OF 03

JAMAICA STATION HOTEL/RETAIL/OFFICE
90-75 SUTPHIN BOULEVARD
QUEENS, NY

NY ARCHITECT PC
27-08 Main St., Suite 3A
Flushing, NY 11354
T: 347-888-8888
F: 347-888-8888

Proposed 4th Floor Office



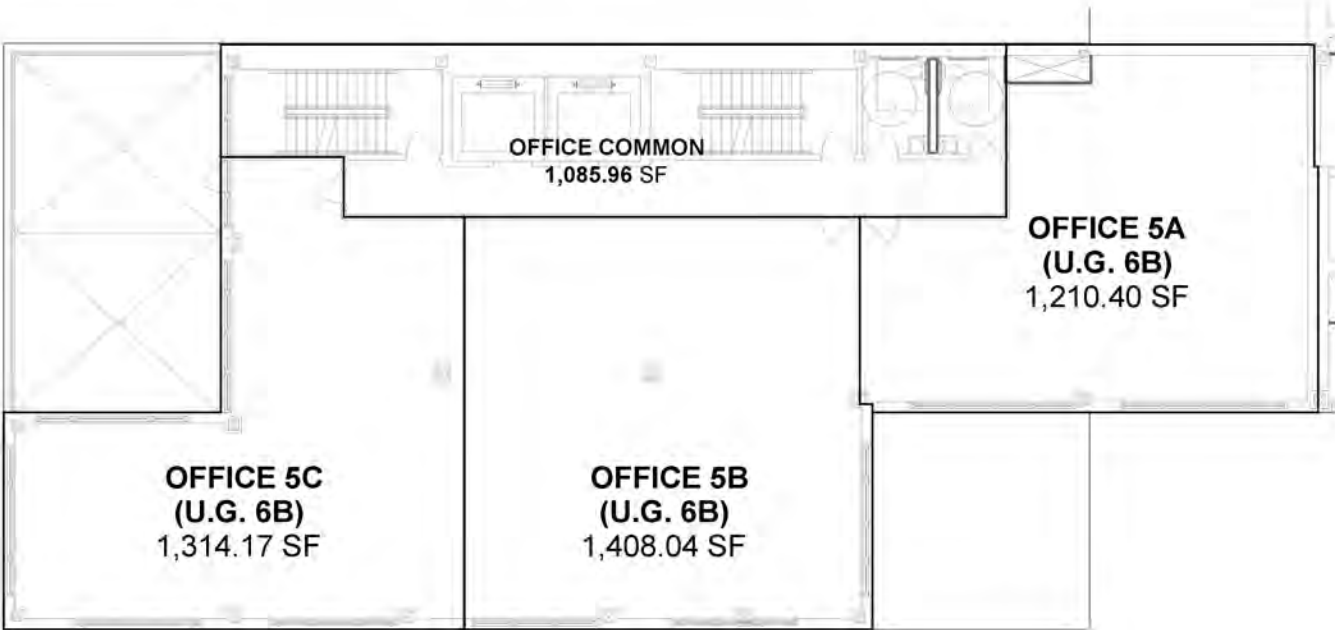
DRAWING TITLE: 4TH FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO. 1403
DATE: 02.08.2011

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Proposed 5th Floor Office

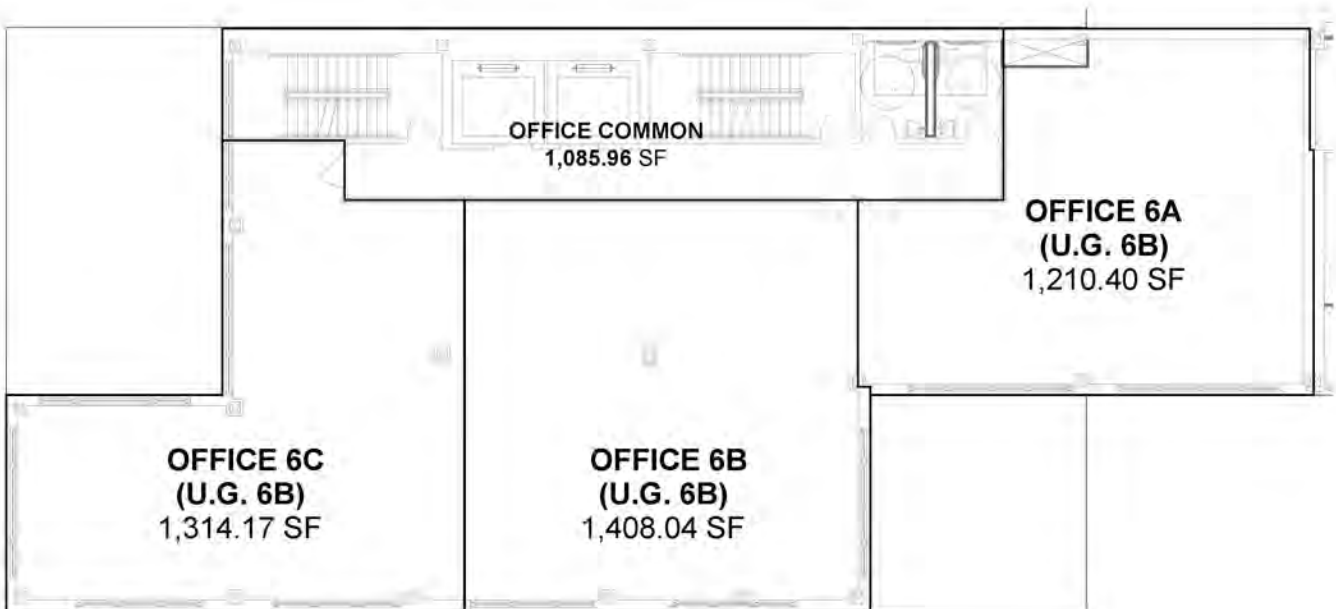


DRAWING TITLE: 5TH FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO: 1463
DATE: 03.04.2021

JAMAICA STATION HOTEL/RETAIL/OFFICE
90-75 SUTPHIN BOULEVARD
QUEENS, NY

NY ARCHITECT P.C.
111 W. 42ND STREET, 11TH FLOOR
NEW YORK, NY 10018
TEL: 212 693 0000
WWW.NYARCHITECT.COM

Proposed 6th Floor Office



DRAWING TITLE: 6TH FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO: 1463
DATE: 03.04.2021

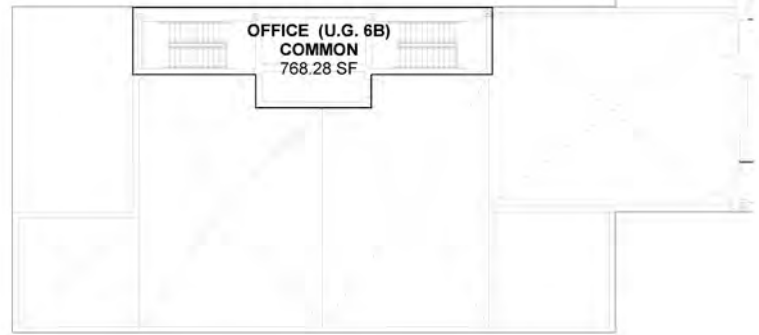
JAMAICA STATION HOTEL/RETAIL/OFFICE
90-75 SUTPHIN BOULEVARD
QUEENS, NY

NY ARCHITECT P.C.
111 W. 42ND STREET, 11TH FLOOR
NEW YORK, NY 10018
TEL: 212 693 0000
WWW.NYARCHITECT.COM

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