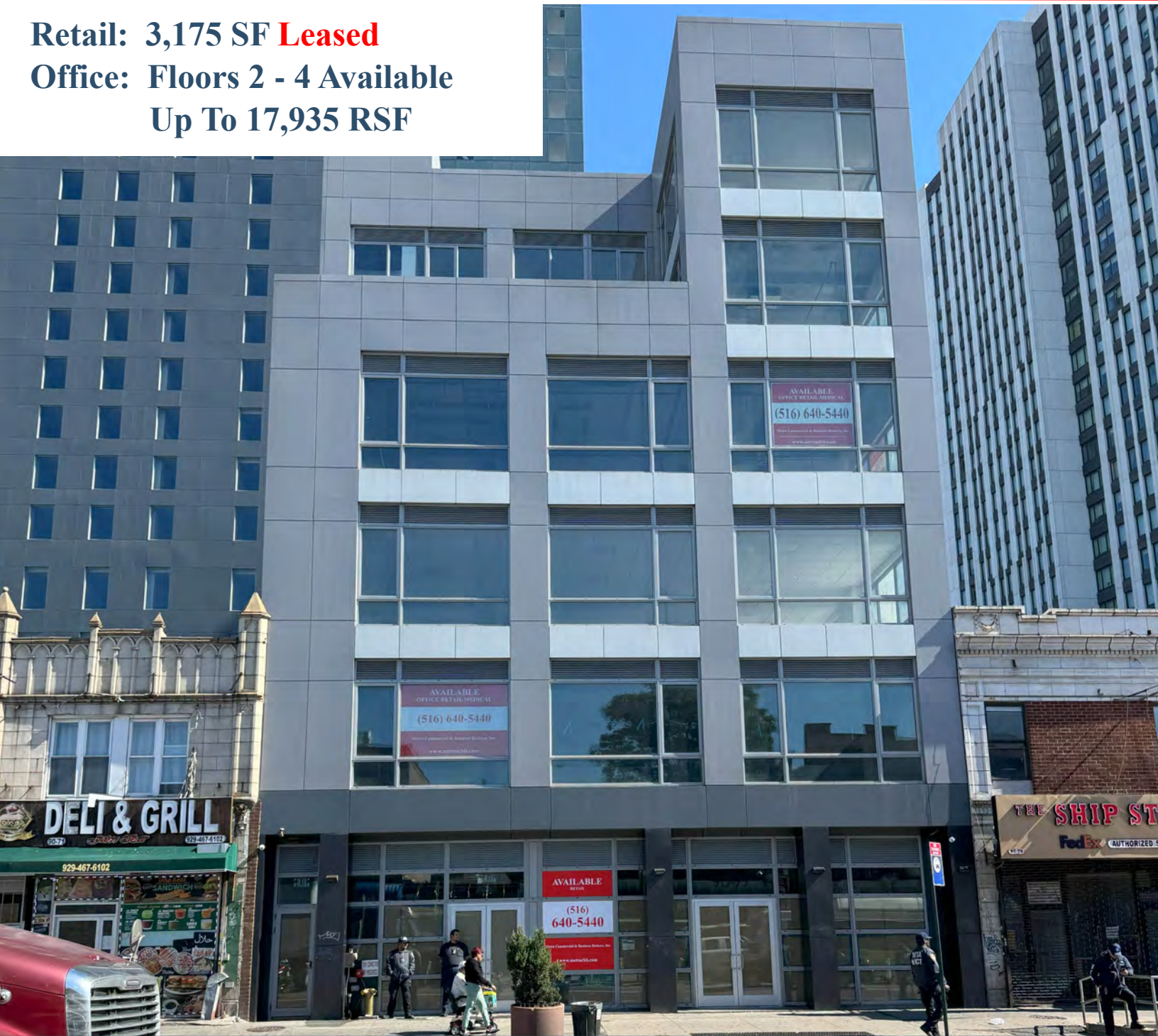


90-75 Sutphin Boulevard Jamaica, Queens, NY

FOR LEASE

Retail: 3,175 SF **Leased**

Office: Floors 2 - 4 Available
Up To 17,935 RSF



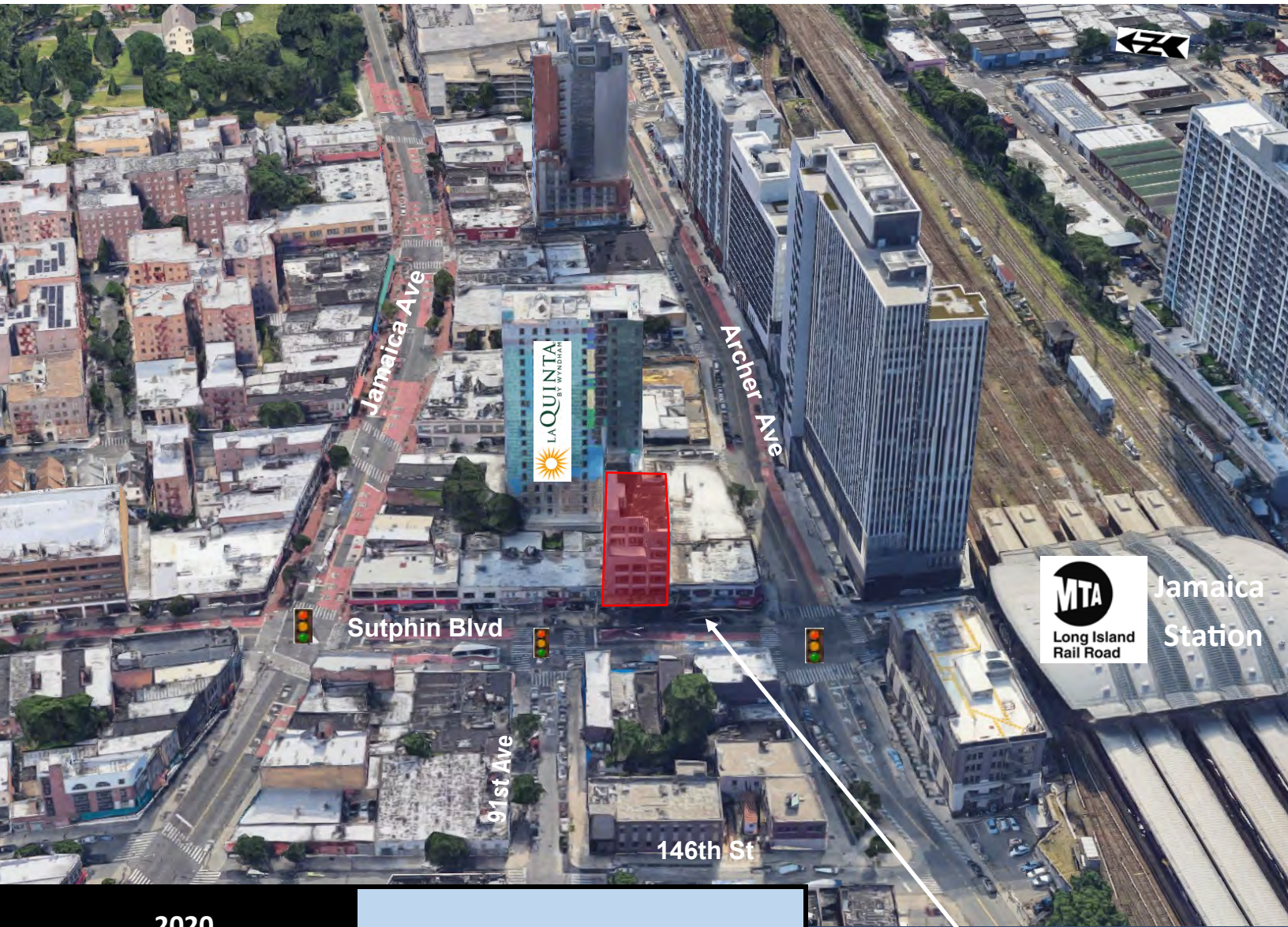
Metro Commercial & Business Brokers, Inc.

www.metrocbb.com

John Wilmarth 516 640-5440 x 1

john@metrocb.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.

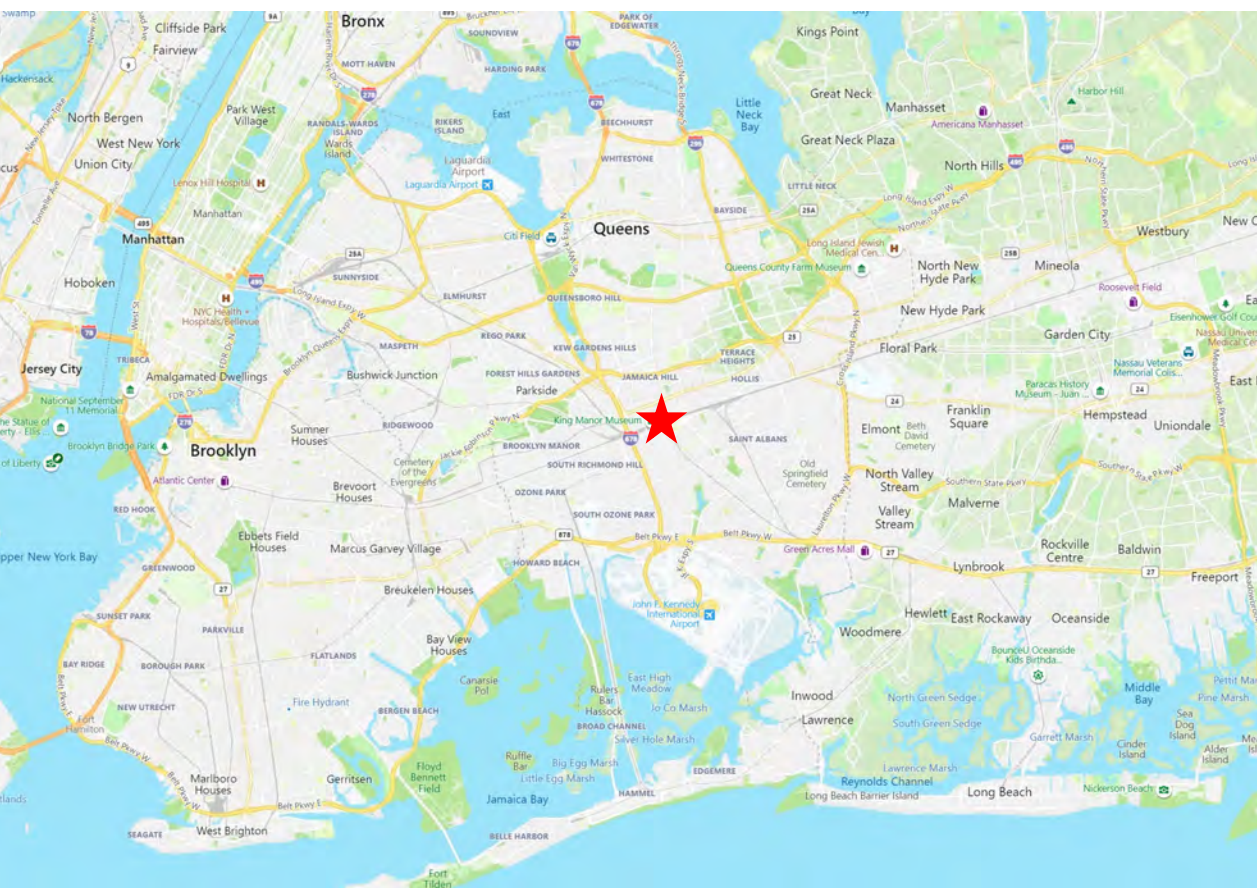


2020	1 Mile	3 Mile	5 Mile
Estimated Population	102,863	656,092	1,597,648
Estimated Households	31,028	221,263	530,390
Estimated Average HH Income	\$75,645	\$93,052	\$88,744
Estimated Median HH Income	\$57,096	\$72,083	\$68,024

Sutphin Blvd-Archer Av E J Z
JFK Station
Elev on Sutphin Blvd south of LIRR
Yearly Ridership 7,354,064

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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

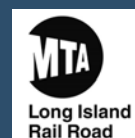


Sutphin Blvd/Hillside Ave (5 Blocks North)
Yearly Ridership 1,345,420



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 for Occupancy 4th Quarter 2023

25 year ICAP Tax Abatement

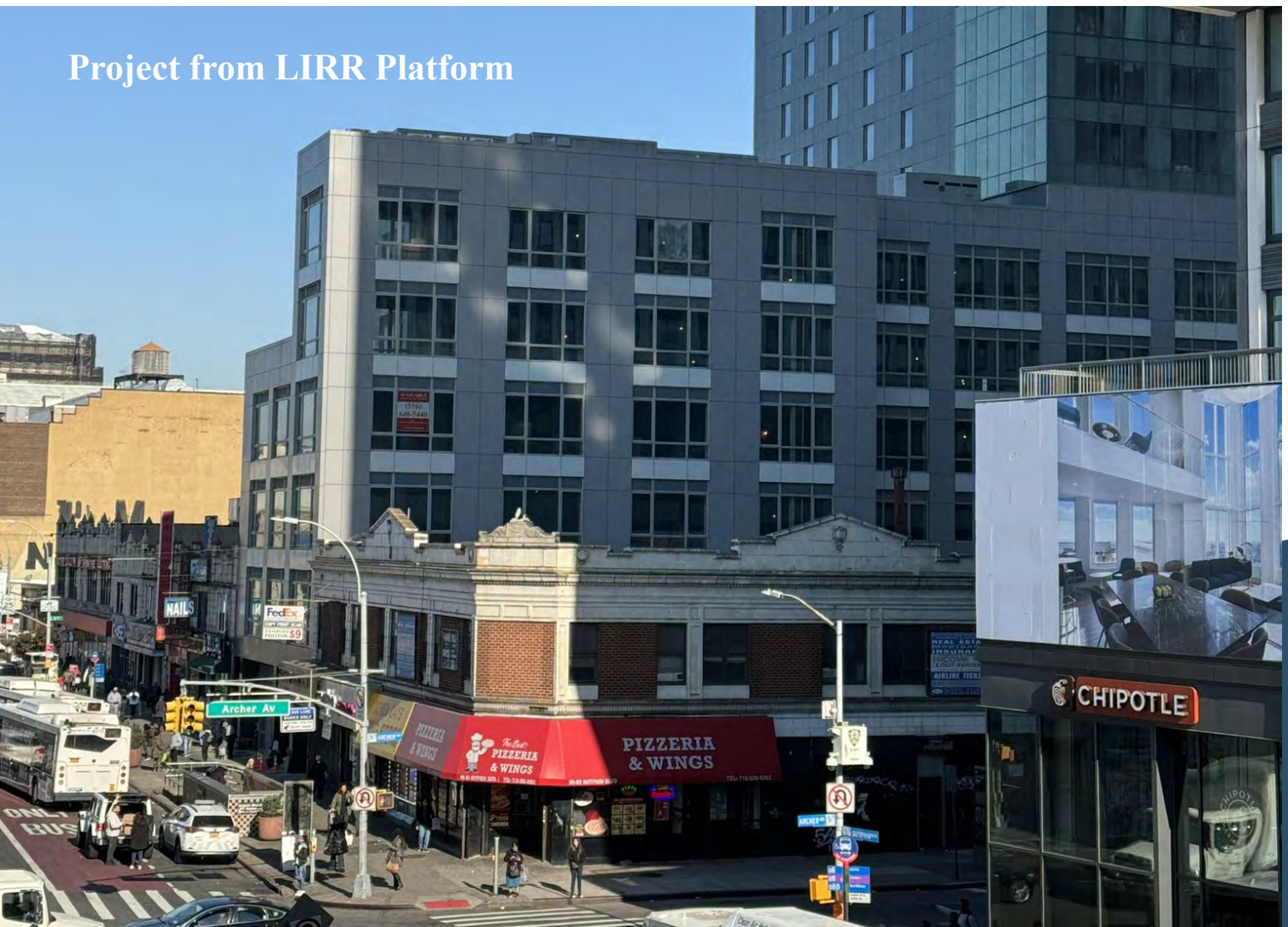
Adjacent to new 19 Story, 154,000 SF, 204 Key Hampton Inn and 47 Car Valet Parking Garage on 147th Place all part of the same development.

Anticipated Occupancy First Quarter 2026 - TCO Sept 2025

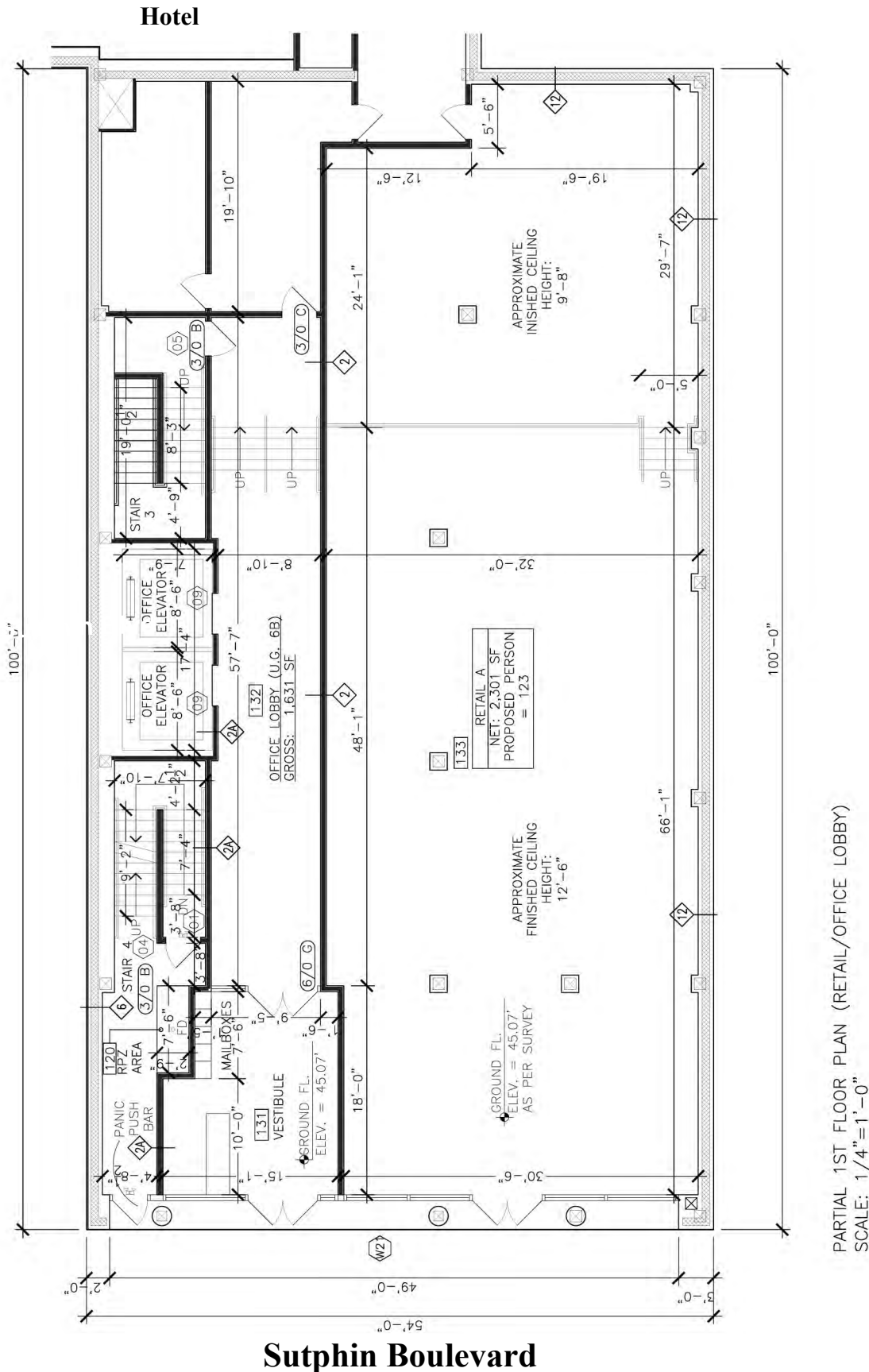
90-73/75 Sutphin Boulevard, Jamaica, NY

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	Leased				2,216.00
REAR AREA	959.00	Leased				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	Leased	3,932.61	1,085.96	18.87%	1,501.83	5,434.44
6TH FLOOR	Leased	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

Project from LIRR Platform



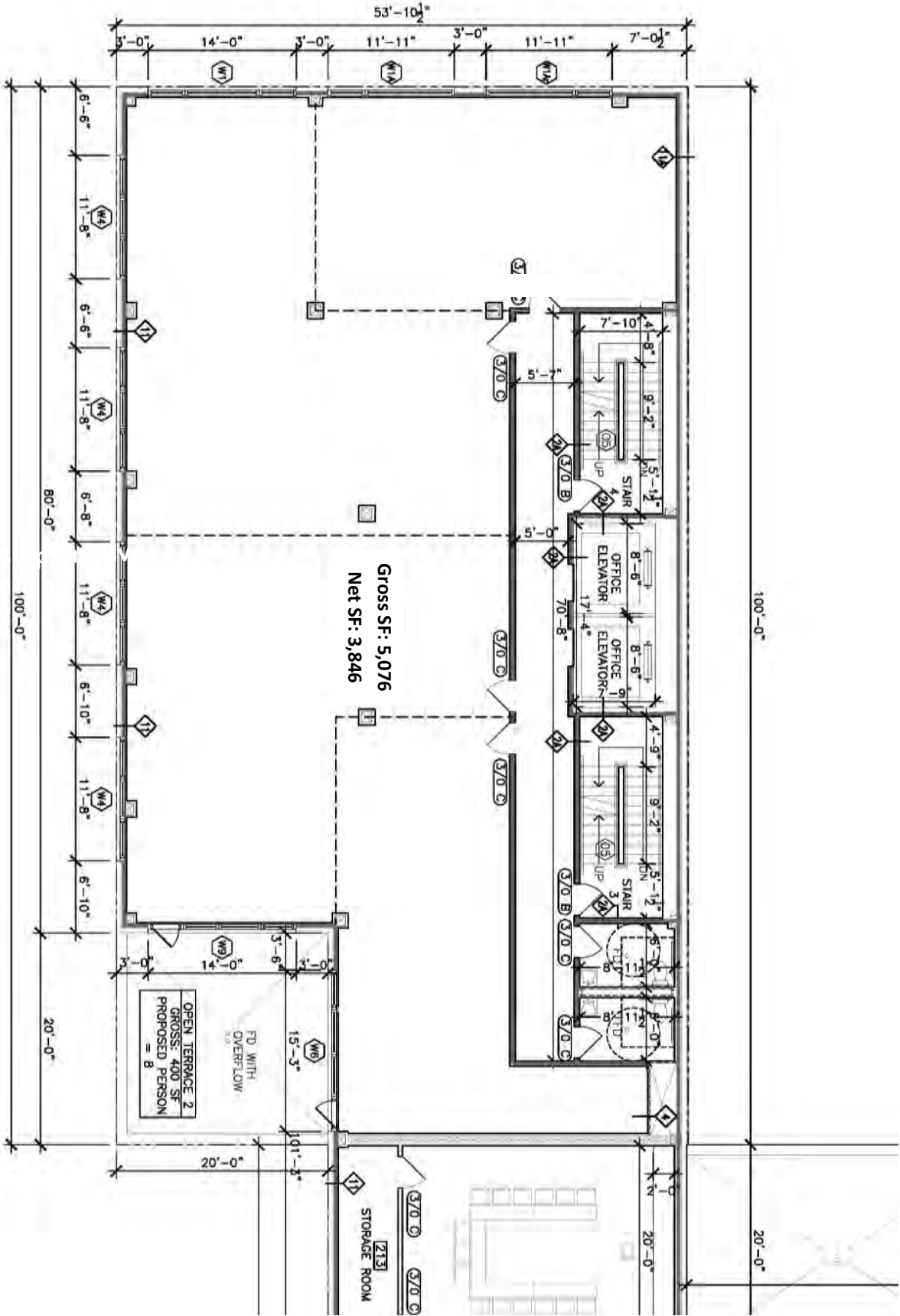
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Sutphin Boulevard

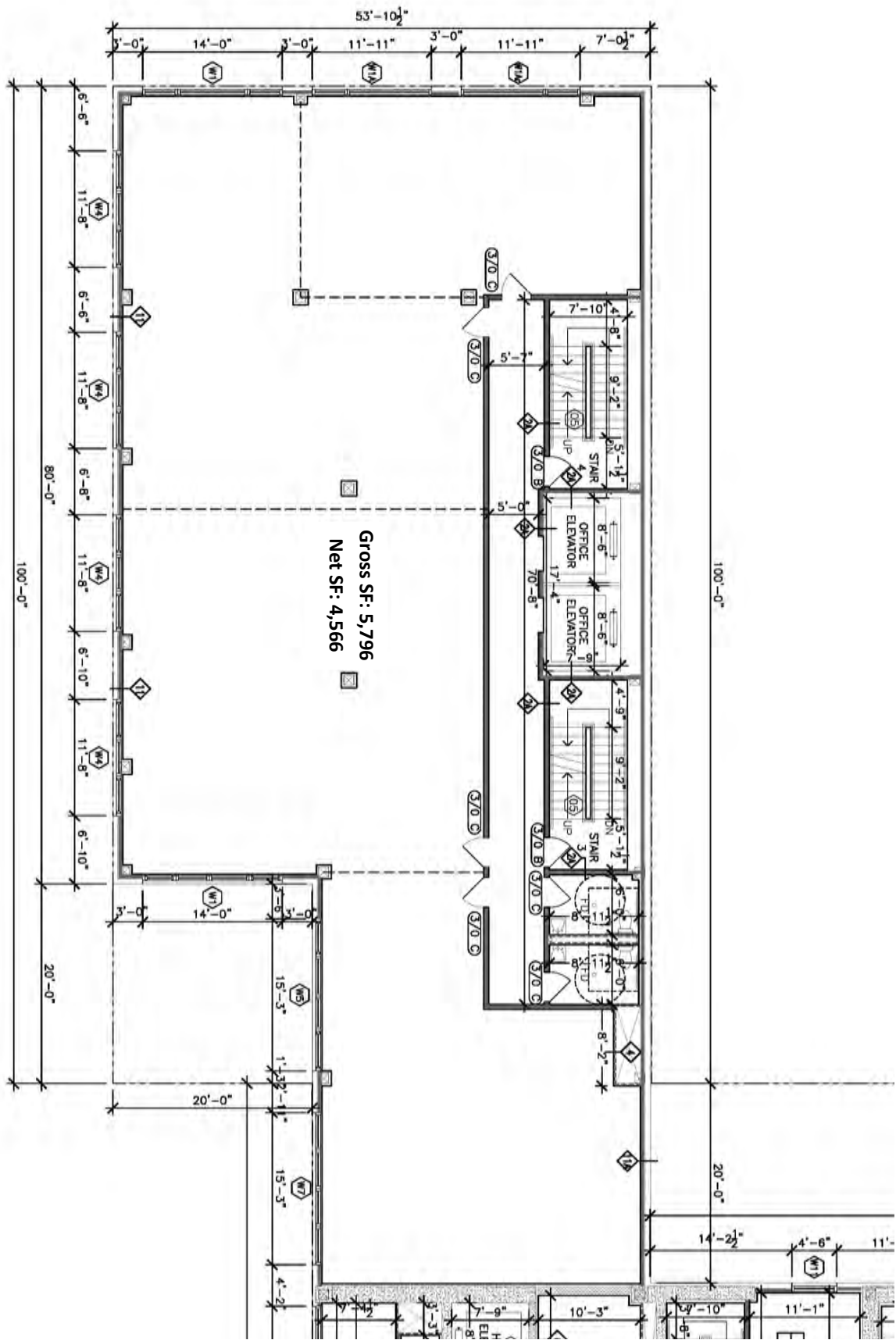
1
2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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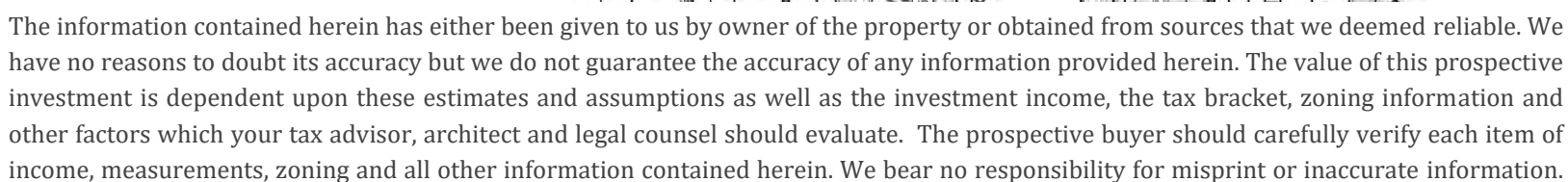
Sutphin Boulevard

1 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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4TH FLOOR PLAN





Building Front



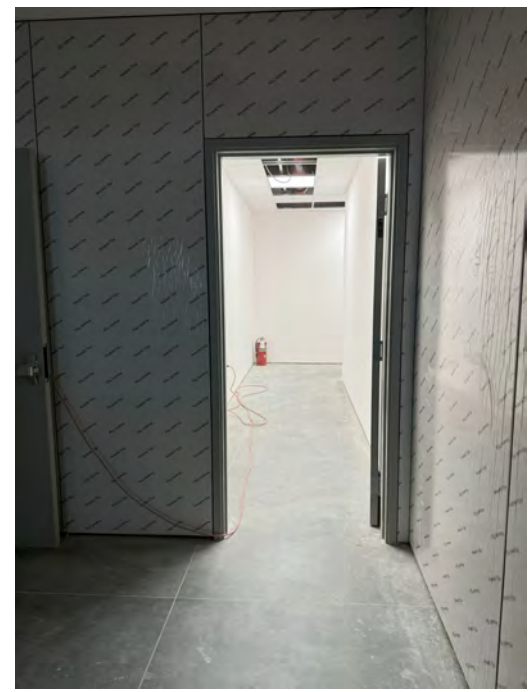
Retail Space



Office Entrance



Office Lobby



Hall to Loading

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2nd Floor

2nd Floor Hall



4th Floor Hall

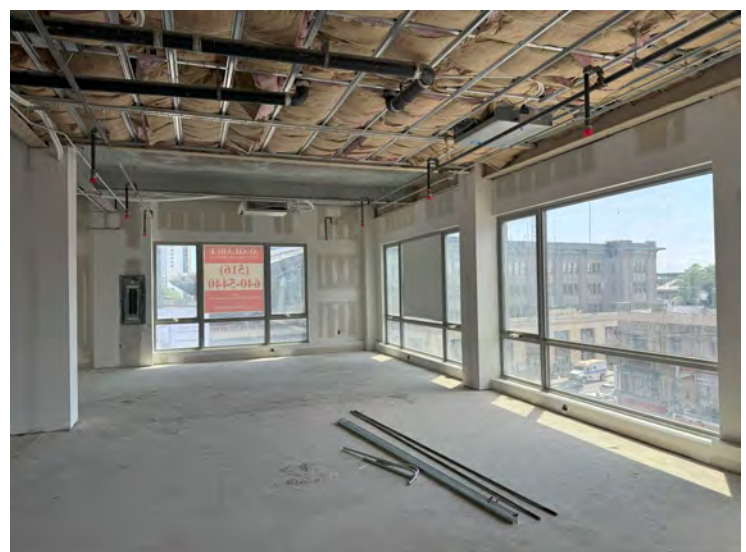
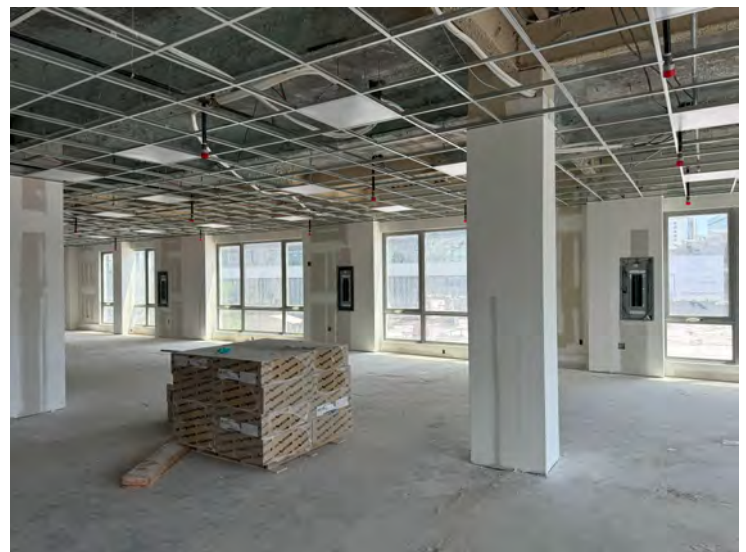


**ADA Bathroom
Two per Floor**

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90-75 Sutphin Boulevard
Jamaica, Queens, NY 11435

John Wilmarth 516 640-5440 john@metroccb.com



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