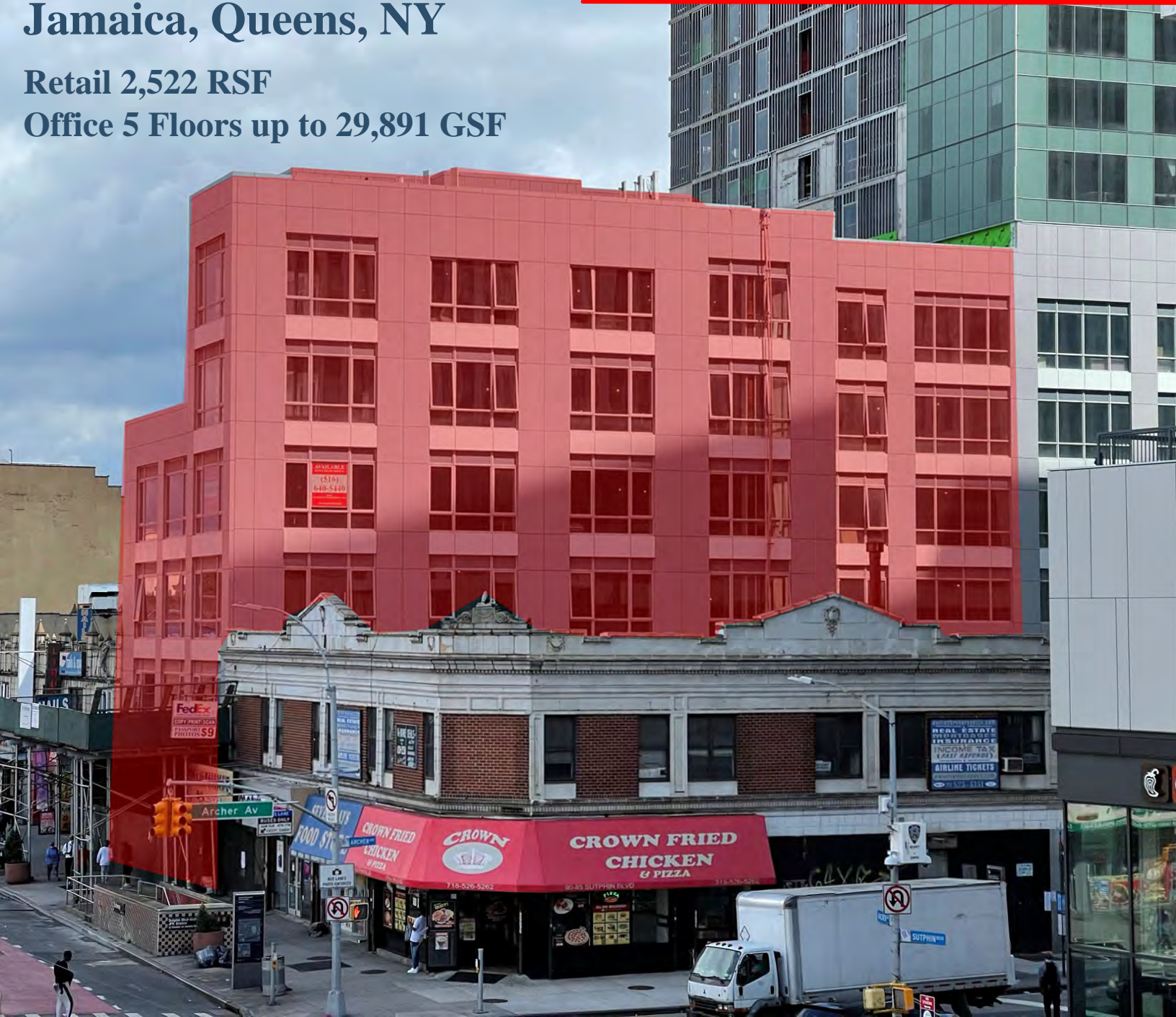


AVAILABLE 2022

**90-75 Sutphin Boulevard
Jamaica, Queens, NY**

Retail 2,522 RSF

Office 5 Floors up to 29,891 GSF



Metro Commercial & Business Brokers, Inc.

www.metrocbb.com

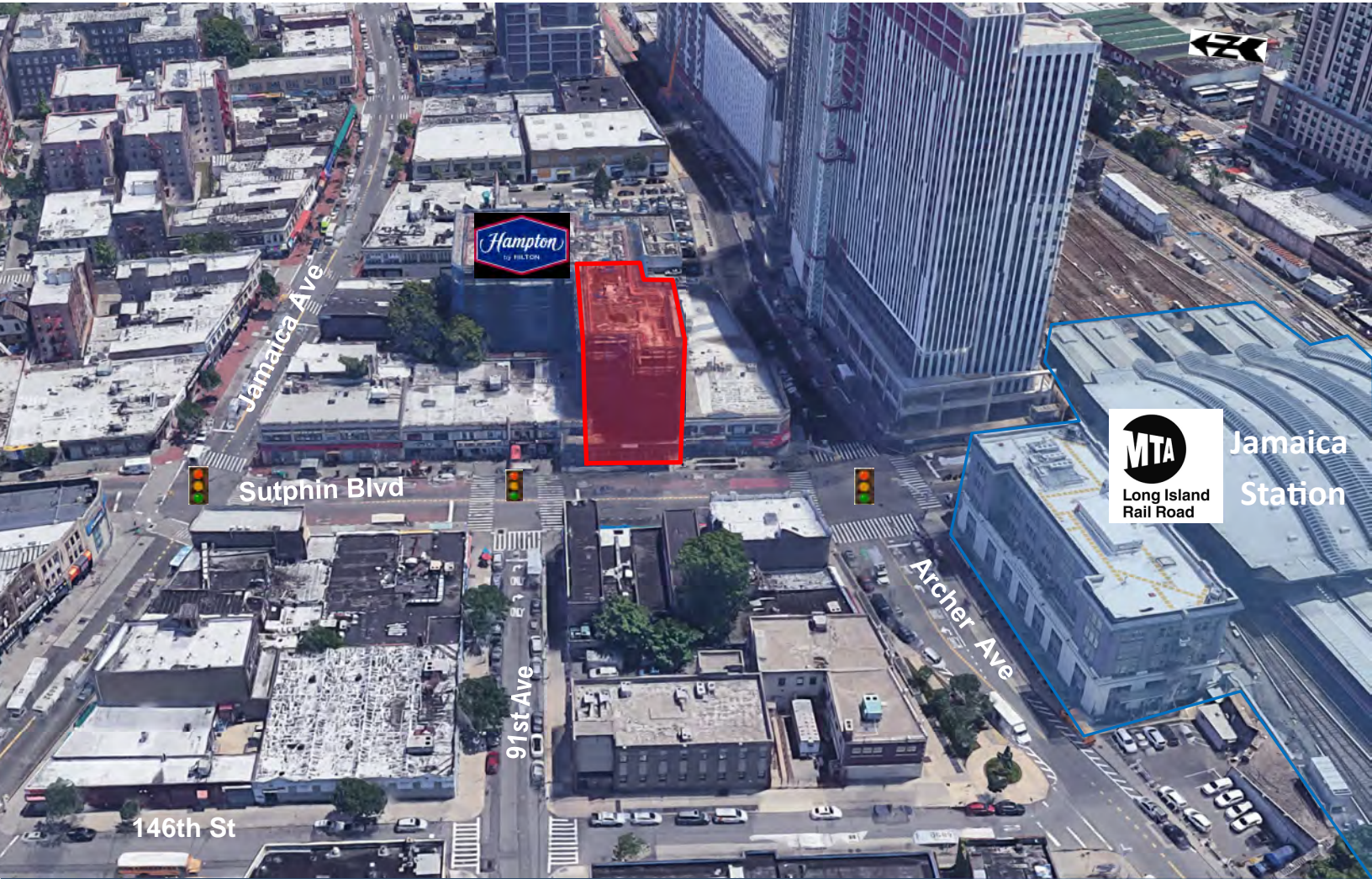
John Wilmarth 516 640-5440 x 1
john@metrocb.com

Gerry Dantone 631 623-6914
metrocb@aol.com

90-75 Sutphin Boulevard
 Jamaica, Queens, NY 11435

John Wilmarth 516 640-5440 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.



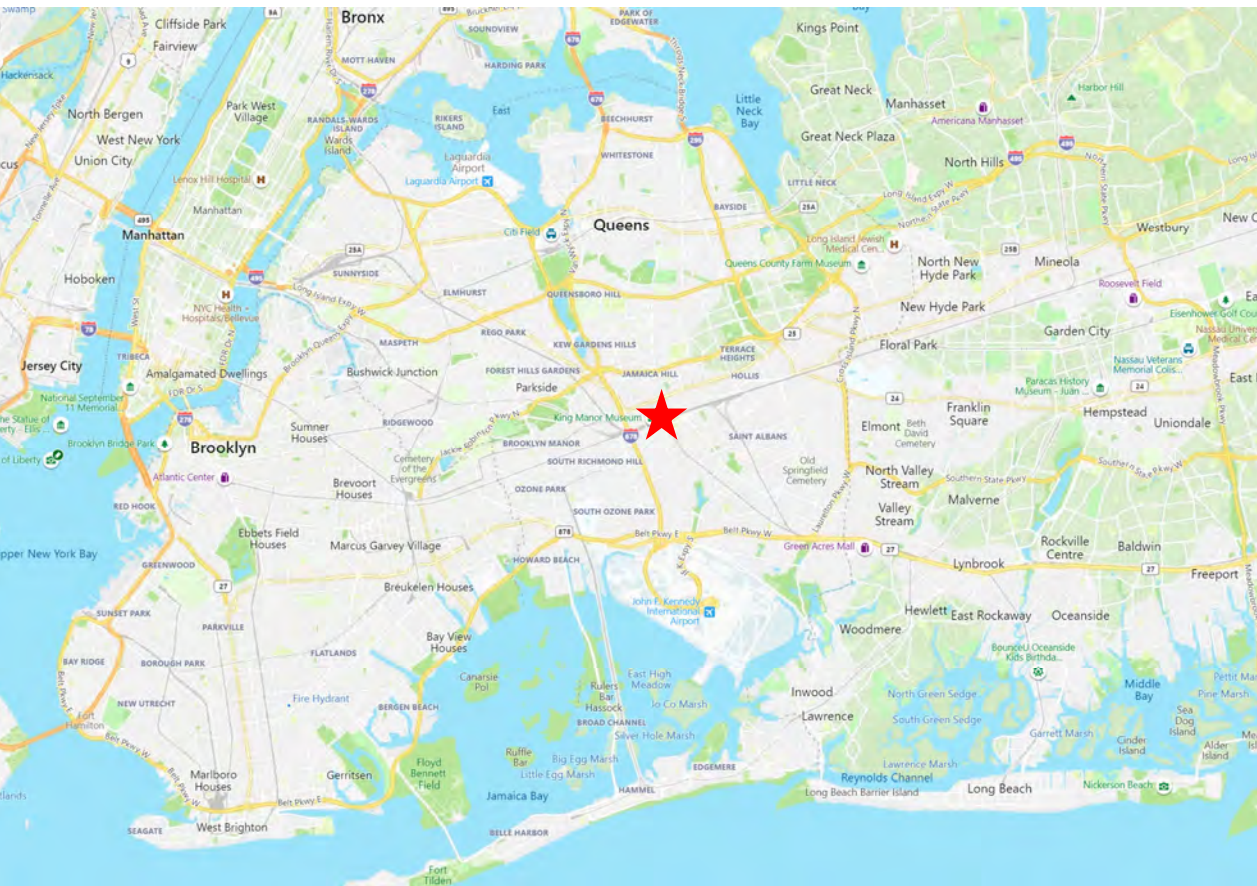
2020	1 Mile	3 Mile	5 Mile
Estimated Population	102,863	656,092	1,597,648
Estimated Households	31,028	221,263	530,390
Estimated Average HH Income	\$75,645	\$93,052	\$88,744
Estimated Median HH Income	\$57,096	\$72,083	\$68,024

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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 1st Quarter 2022

15 year ICIP Tax Abatement

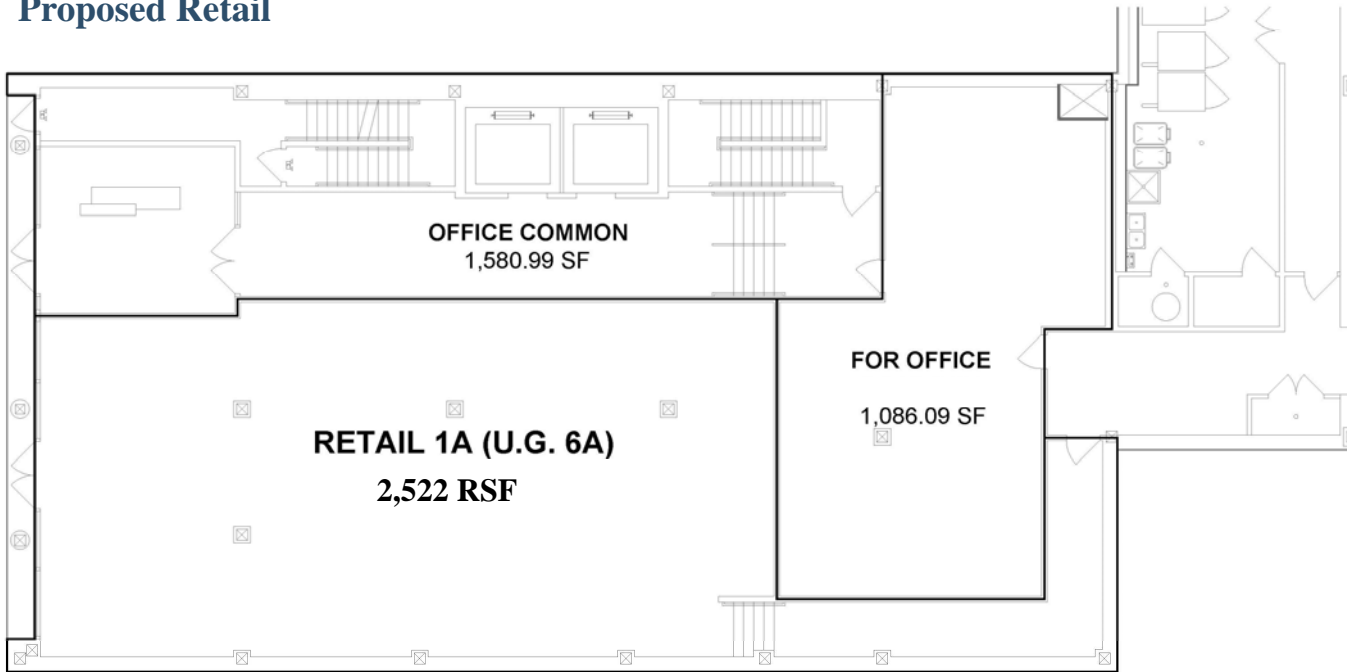
Adjacent to new 19 Story, 154,000 SF, 204 Key Hampton Inn and 47 Car Valet Parking Garage on 147th Place all part of the same development.

90-73/75 Sutphin Boulevard, Jamaica, NY

FLOOR	RETAIL UNIT S.F.	NET OFFICE UNIT S.F.	OFFICE COMMON S.F.	%OF TOTAL OFFICE. COMMON INTEREST	OFFICE COMMON FOR EACH FLOOR S.F.	BUILDING GROSS S.F.
1st FLOOR						
RETAIL	2,522.00					2,522.00
REAR AREA	1,086.00					1,086.00
1ST FLOOR COMMON	1,581.00		1,581.00			
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
7TH FLOOR COMMON			768.28			
TOTAL OFFICE		21,930.26			7,960.28	29,890.54
TOTAL RETAIL	2,522.00					
TOTAL BUILDING	2,522.00			100%	7,960.28	32,412.54

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Proposed Retail

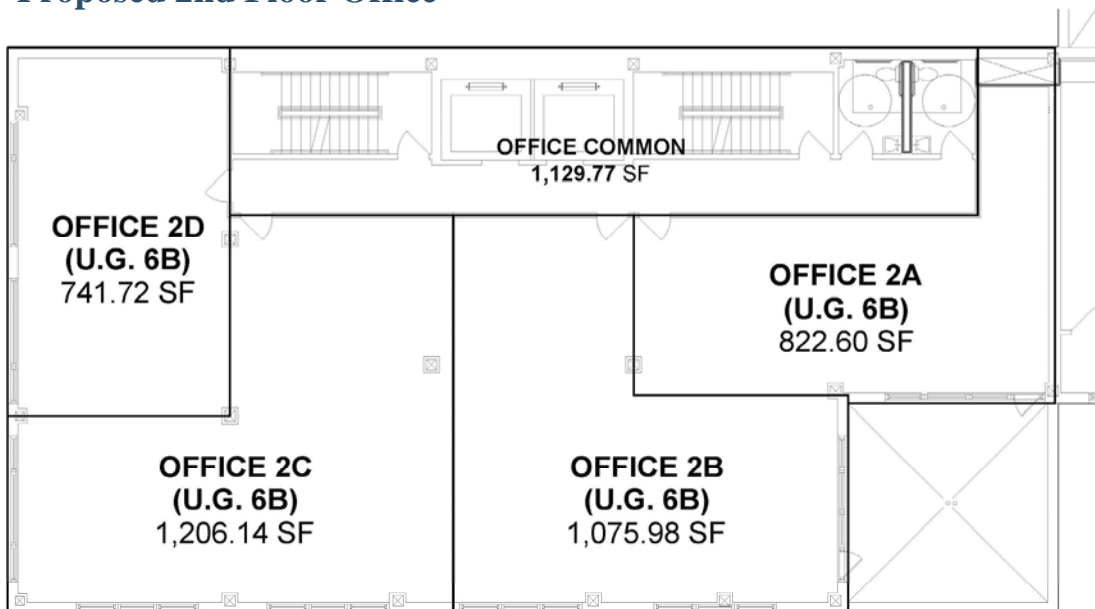


DRAWING TITLE: 1ST FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO.: 1403
DATE: 09.29.2021

JAMACA STATION HOTEL/RETAIL/OFFICE
90-75 SUTPHIN BOULEVARD

MY ARCHITECT PC
37-09 WALK ST-SUITE 3A

Proposed 2nd Floor Office



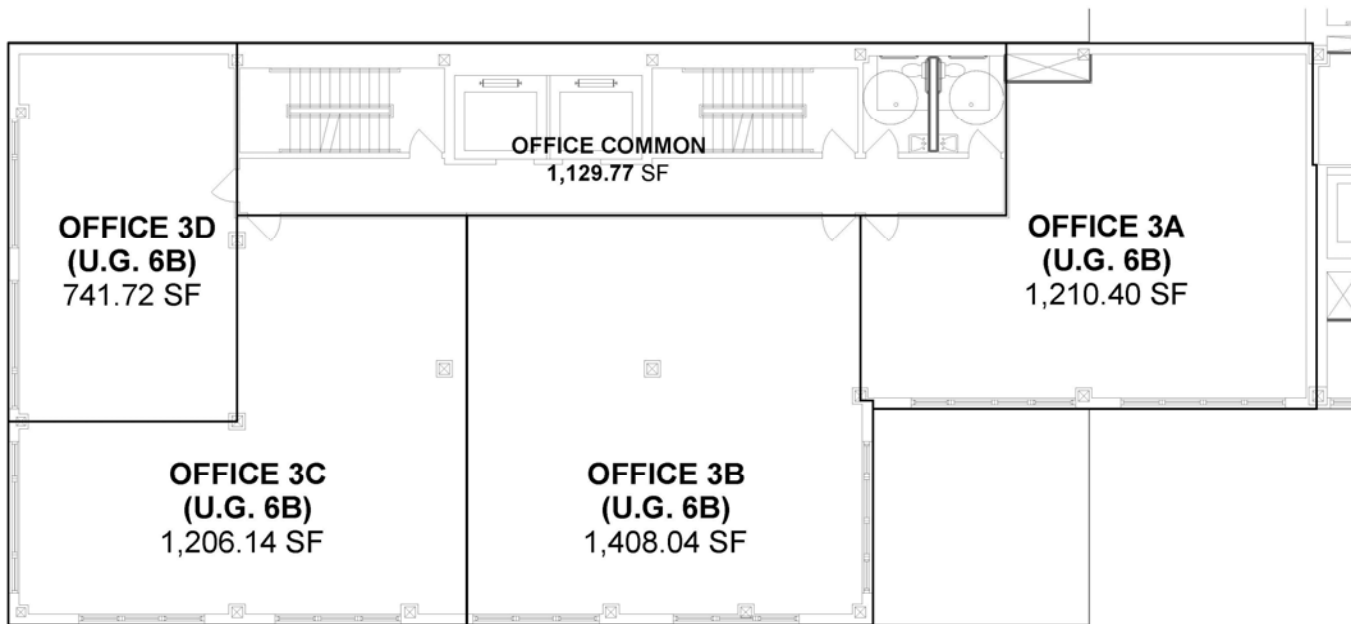
DRAWING TITLE: 2ND FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO.: 1403
DATE: 02.09.2021

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

MY ARCHITECT PC
37-09 WALK ST-SUITE 3A
FLUSHING NY 11354
T 718.846.8038
F 718.846.8770

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Proposed 3rd Floor Office

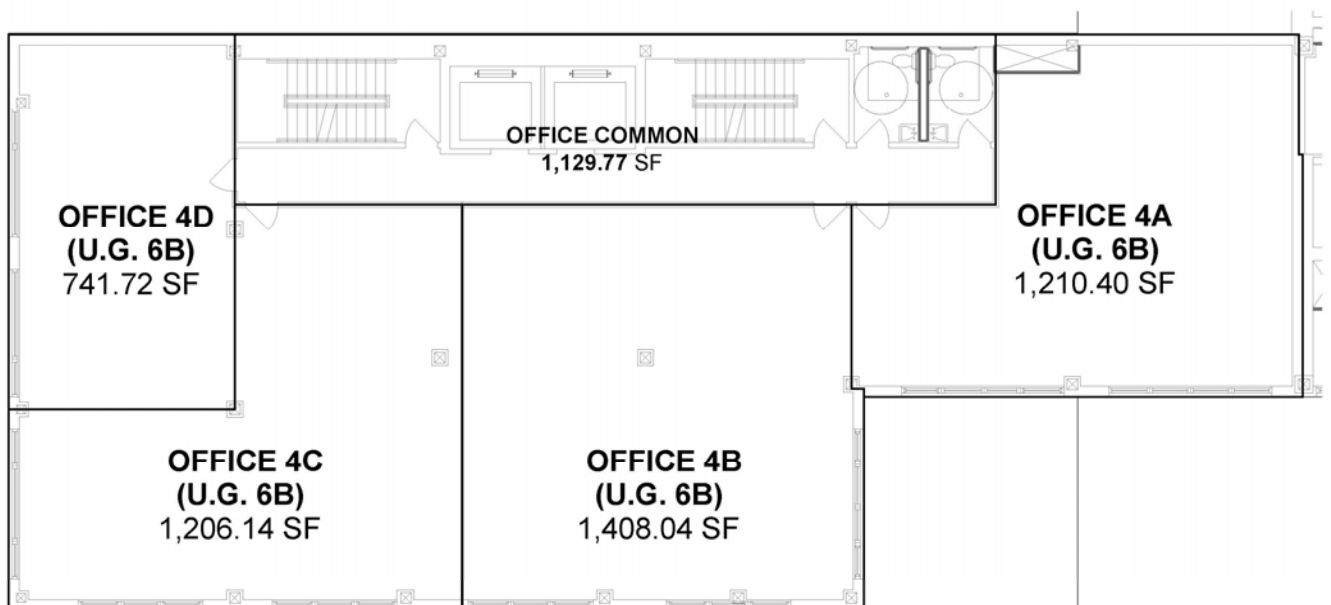


DRAWING TITLE: 3RD FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO.: 1403
DATE: 02.08.2021

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

MY ARCHITECT PC
27-09 Main St-Suite 2A
Flushing, NY 11354
T 718.884.8828
F 718.884.8770

Proposed 4th Floor Office



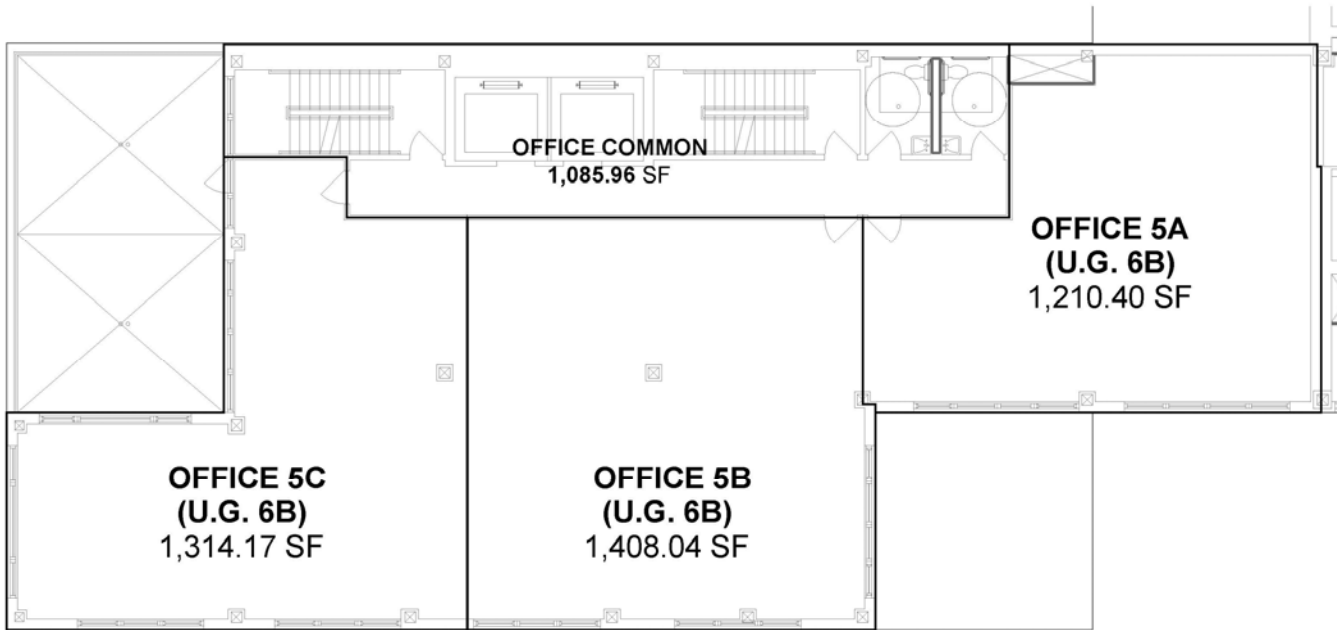
DRAWING TITLE: 4TH FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO.: 1403
DATE: 02.08.2021

JAMAICA STATION HOTEL/RETAIL/OFFICE
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QUEENS, NY

MY ARCHITECT PC
27-09 Main St-Suite 2A
Flushing, NY 11354
T 718.884.8828
F 718.884.8770

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Proposed 5th Floor Office

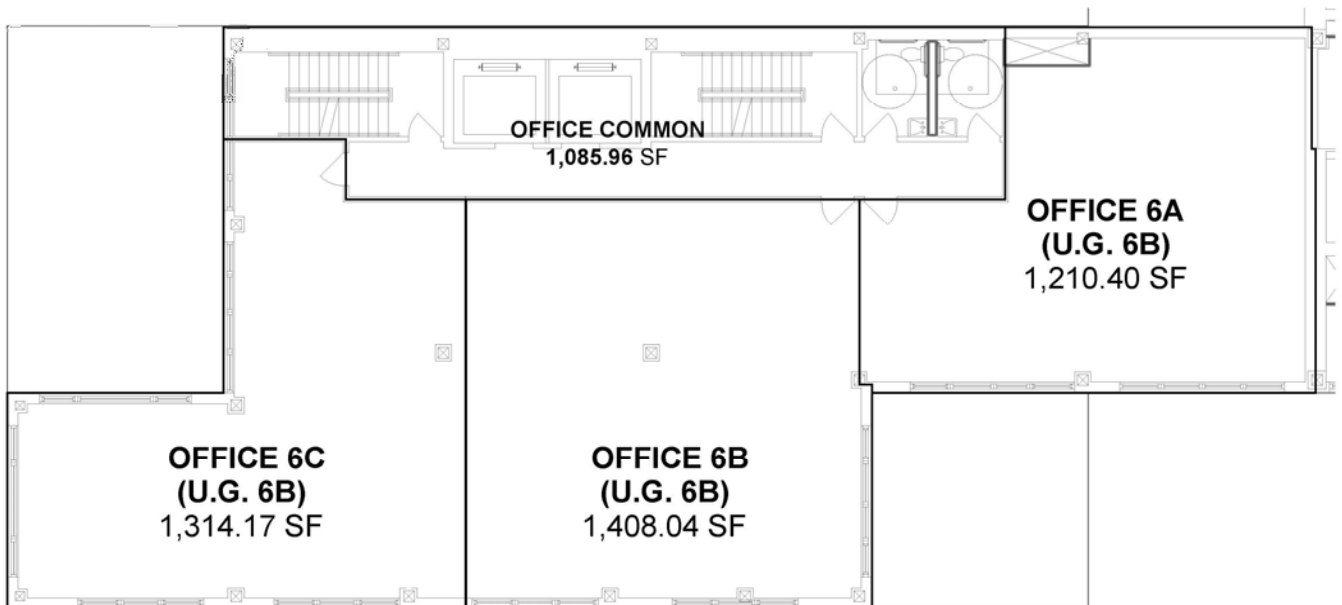


DRAWING TITLE: 5TH FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO: 1403
DATE: 02.08.2021

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

MY ARCHITECT PC
27-09 Main St-Suite 2A
Flushing NY 11354
T 718.884.8028
F 718.884.8770

Proposed 6th Floor Office



DRAWING TITLE: 6TH FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO: 1403
DATE: 02.08.2021

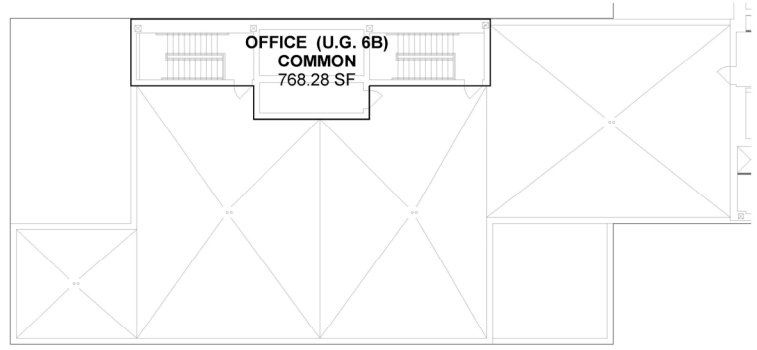
JAMACIA STATION HOTEL/RETAIL/OFFICE
90-75 SUTPHIN BOULEVARD
QUEENS, NY

MY ARCHITECT PC
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Flushing NY 11354
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Gerry Dantone 631 623-6914 metrocb@aol.com



ARCHITECT: M.T. AREHTEST P.C.
DATE: 08/20/2010
PROJECT NO.: 1003
SCALE: 1/8" = 1'-0"



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