

# 90-75 Sutphin Boulevard Jamaica, Queens, NY

**AVAILABLE 2023**

Retail: **My Doc Urgent Care** coming soon

Office: Available 5 Floors up to 29,763 RSF



**Metro Commercial & Business Brokers, Inc.**

[www.metrocbb.com](http://www.metrocbb.com)

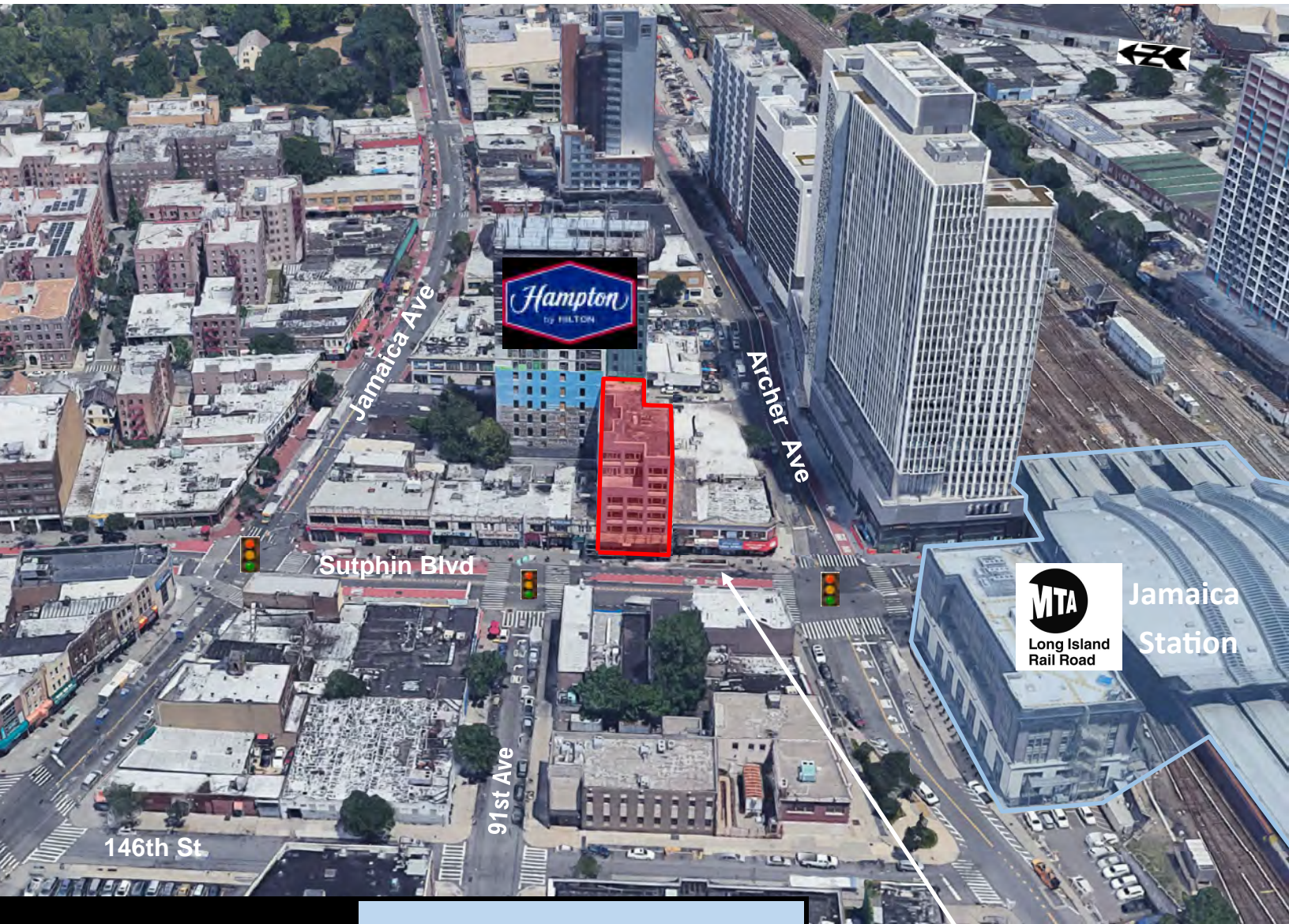
John Wilmarth 516 640-5440 x 1  
[john@metrocb.com](mailto:john@metrocb.com)

Gerry Dantone 631 623-6914  
[metrocb@aol.com](mailto: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

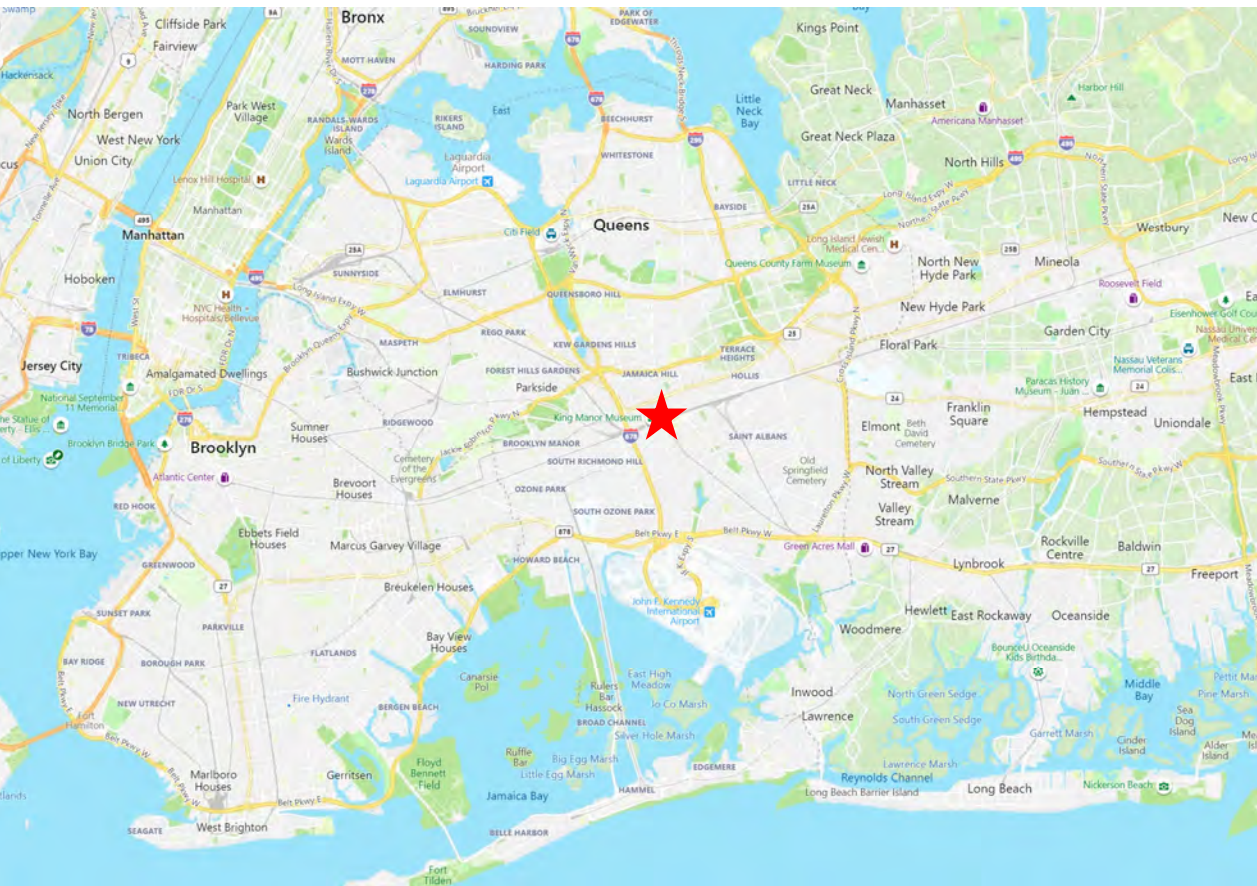
Sutphin Blvd-Archer Av **E J Z**  
**JFK Station**  
 Elev on Sutphin Blvd south of LIRR  
**Yearly Ridership 7,354,064**

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

90-75 Sutphin Boulevard  
Jamaica, Queens, NY 11435

John Wilmarth 516 640-5440 john@metrocb.com  
Gerry Dantone 631 623-6914 metrocb@aol.com

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**

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

## BUILDING INFORMATION

New Construction

Anticipated Completion for Occupancy 2nd/3rd Quarter 2023

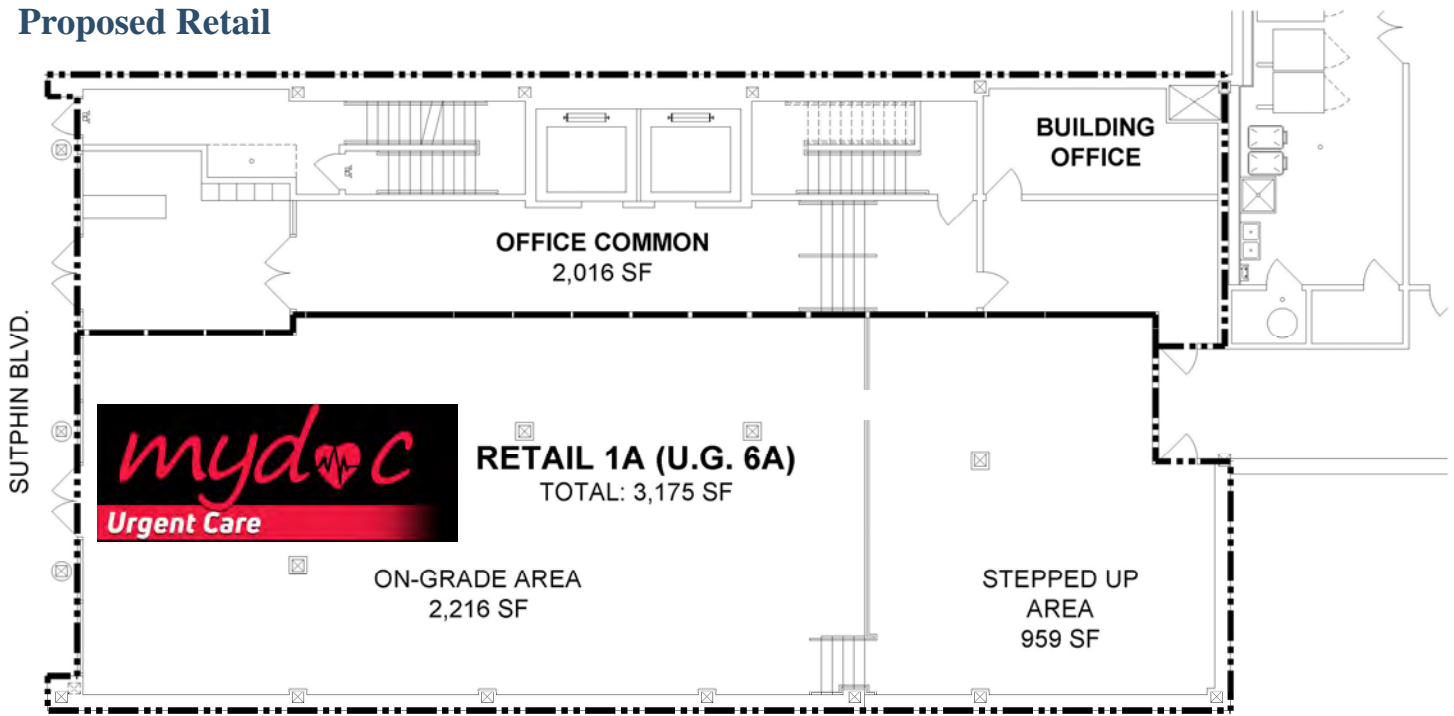
25 year ICAP Tax Abatement

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.

### 90-73/75 Sutphin Boulevard, Jamaica, NY

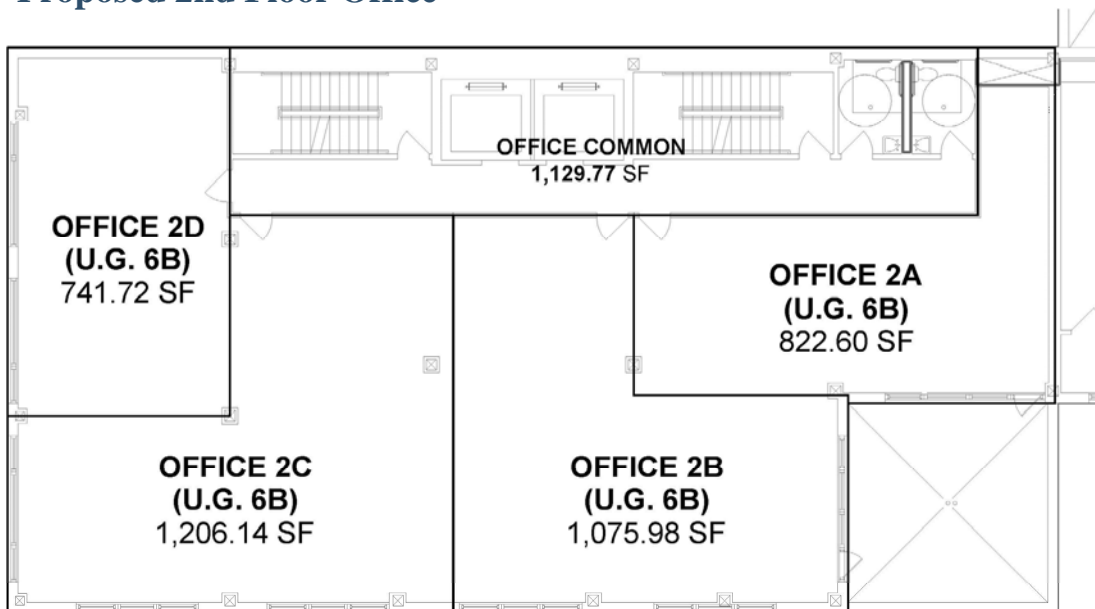
FLOOR	RETAIL UNIT SF	NET OFFICE UNIT SF	OFFICE COMMON SF	% OF TOTAL OFFICE COMMON INTEREST	OFFICE COMMON FOR EACH FLOOR SF	BUILDING GROSS SF
<b>1st FLOOR</b>						
RETAIL	2,216.00					2,216.00
REAR AREA	959.00					959.00
COMMON	2,016.00		1,631.00			
<b>2nd FLOOR</b>		3,846.44	1,129.77	18.46%	1,468.94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

### Proposed Retail



DRAWING TITLE: 1ST FLOOR  
 SCALE: 1/8" = 1'-0"  
 PROJECT NO.: 1403  
 DATE: 12.07.2021

### Proposed 2nd Floor Office



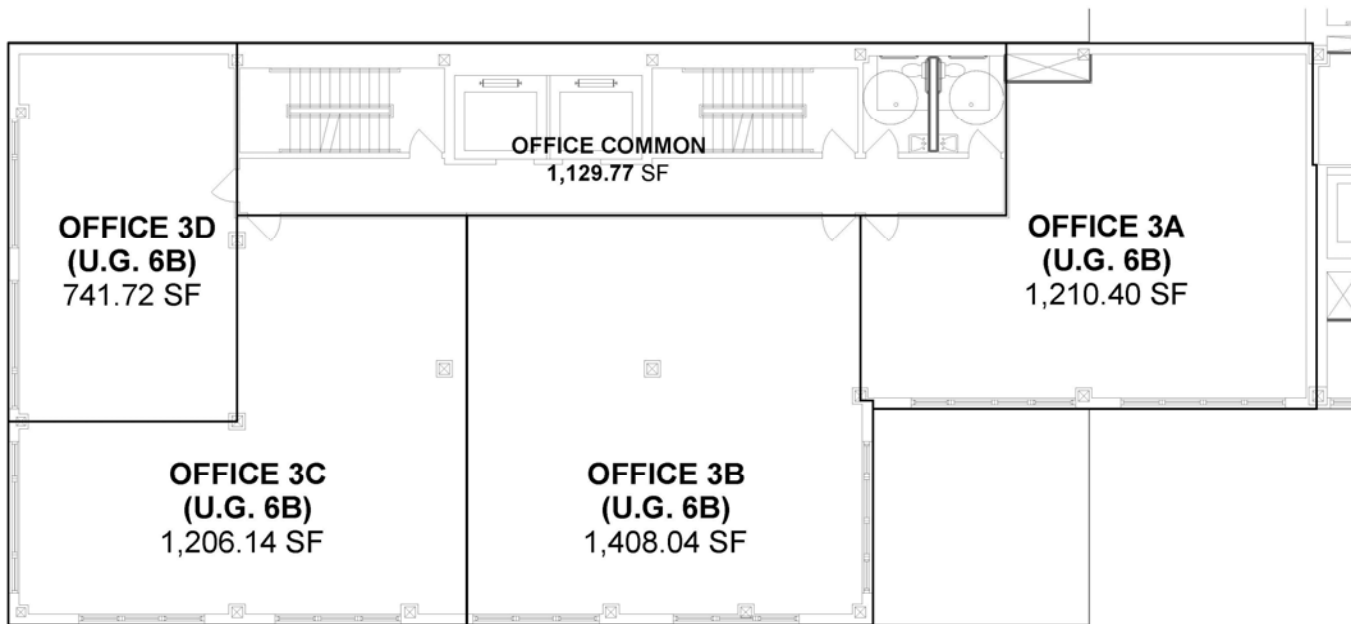
DRAWING TITLE: 2ND FLOOR  
 SCALE: 1/8" = 1'-0"  
 PROJECT NO.: 1403  
 DATE: 02.09.2021

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

MY ARCHITECT PC  
 27-09 46th St - Suite 2A  
 Flushing NY 11354  
 T 718 884-8000  
 F 718 884-8770

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

### Proposed 3rd Floor Office

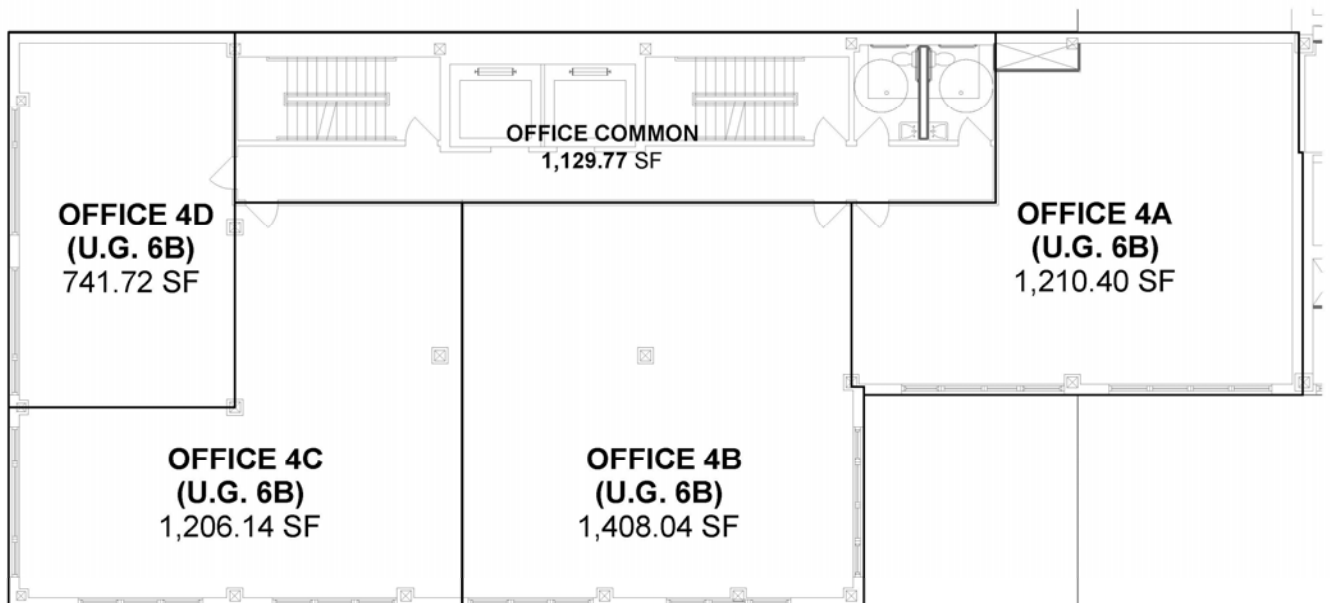


DRAWING TITLE: 3RD FLOOR  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 1403  
DATE: 02.08.2021

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



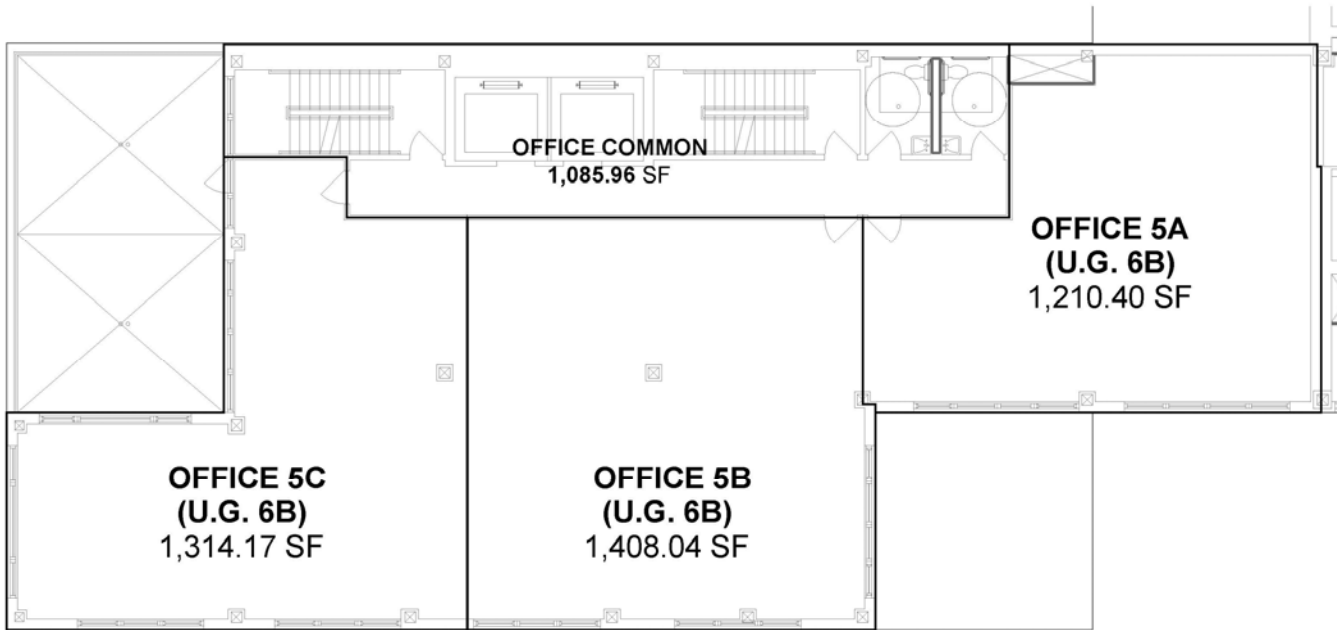
DRAWING TITLE: 4TH FLOOR  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 1403  
DATE: 02.08.2021

JAMAICA STATION HOTEL/RETAIL/OFFICE  
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

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

### Proposed 5th Floor Office

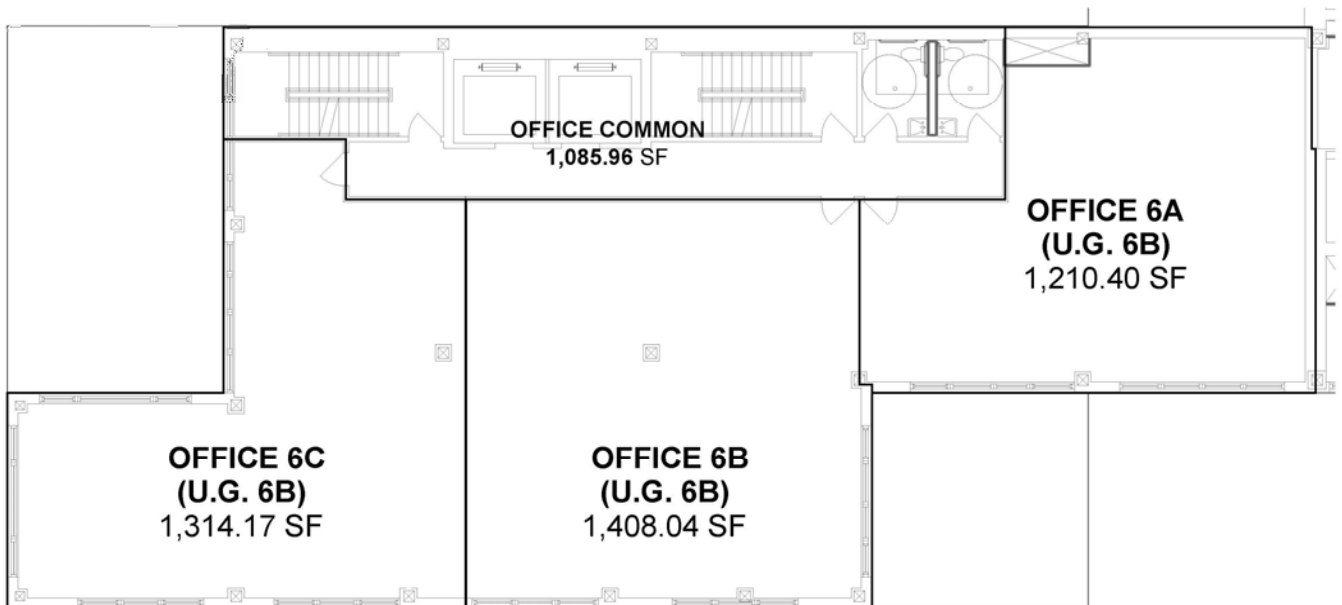


DRAWING TITLE: 5TH FLOOR  
SCALE: 1/8" = 1'-0"  
PROJECT NO: 1403  
DATE: 02.08.2021

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

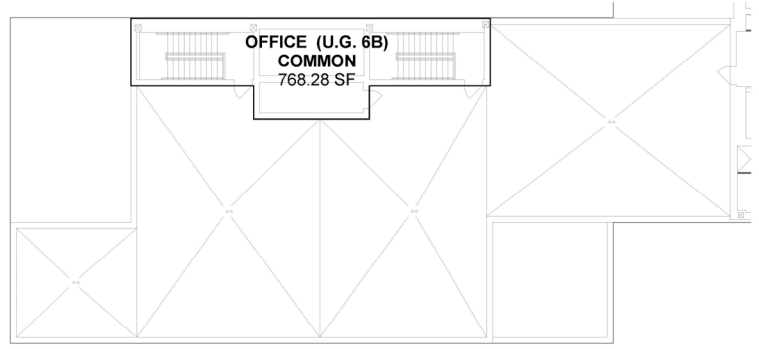
The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

90-75 Sutphin Boulevard  
Jamaica, Queens, NY 11435

John Wilmarth 516 640-5440 john@metrocb.com  
Gerry Dantone 631 623-6914 metrocb@aol.com



August 2022



Proposed Roof

Anticipated Occupancy  
Second/Third Quarter 2023



4th Floor

Excelled Natural Light



LIRR Jamaica Station  
From 6th Floor

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.