

90-75 Sutphin Boulevard Jamaica, Queens, NY

AVAILABLE 2024

Retail: 3,175 SF

Office: 5 Floors up to 29,763 RSF



Metro Commercial & Business Brokers, Inc.

www.metrocbb.com

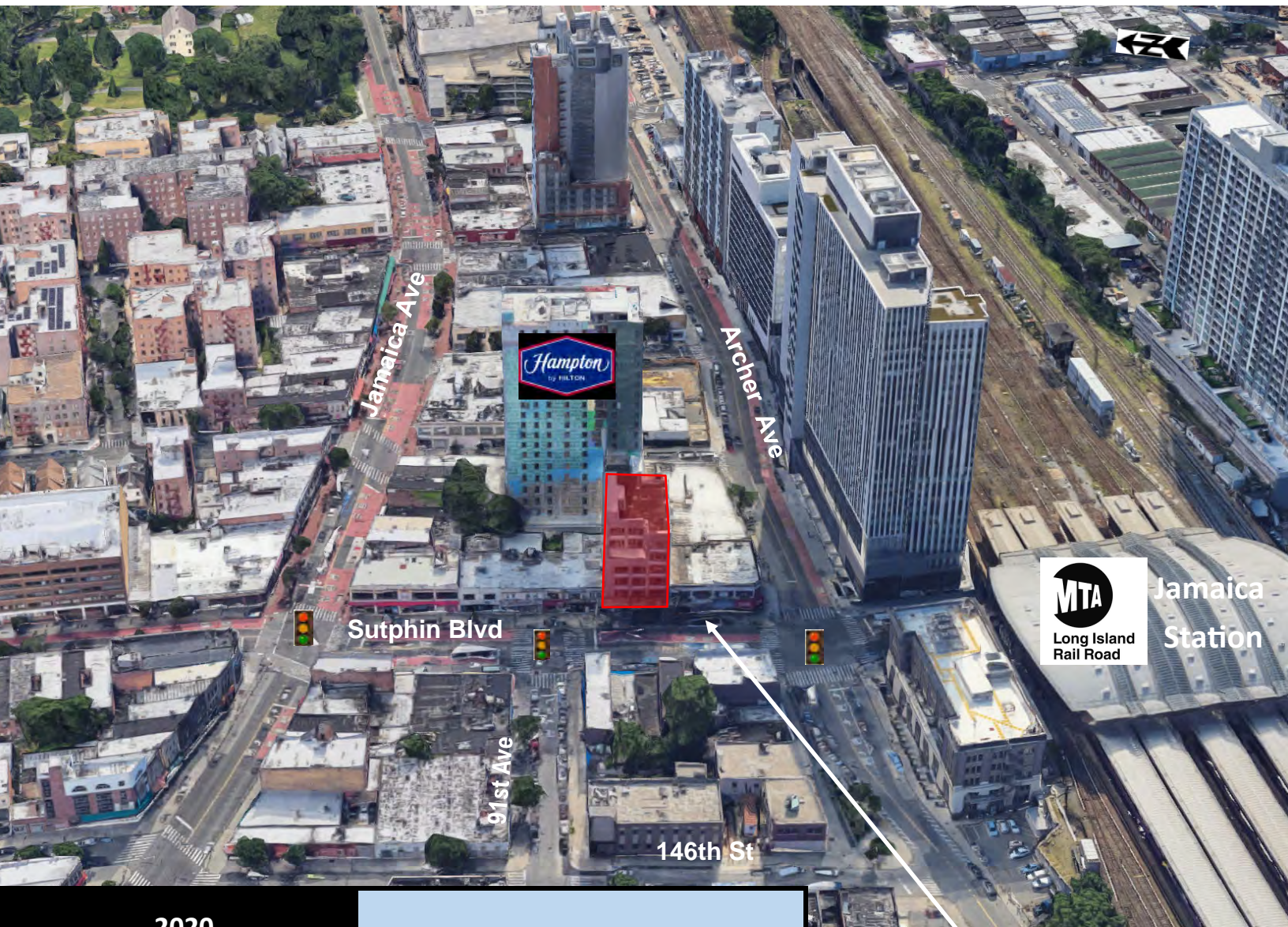
John Wilmarth 516 640-5440 x 1
john@metrocb.com

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.



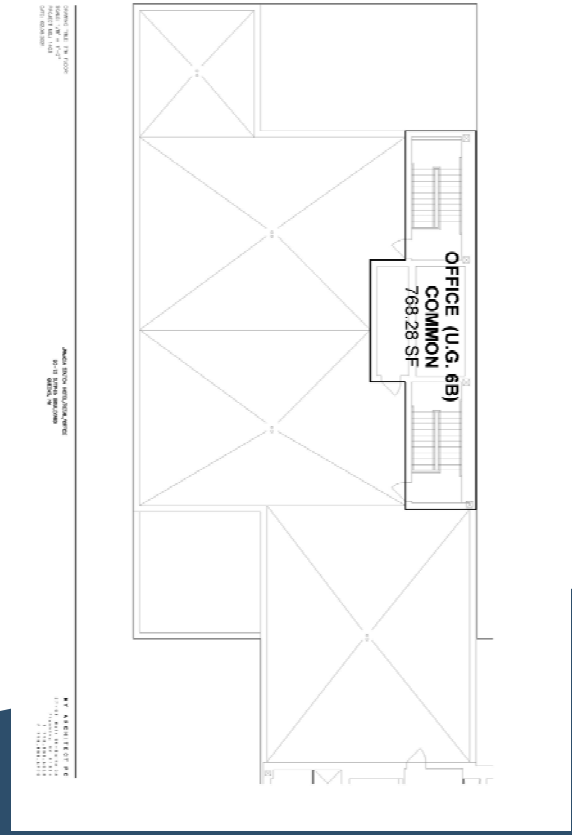
2020	1 Mile	3 Mile	5 Mile
Estimated Population	102,863	656,092	1,597,648
Estimated Households	31,028	221,263	530,390
Estimated Average HH Income	\$75,645	\$93,052	\$88,744
Estimated Median HH Income	\$57,096	\$72,083	\$68,024

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



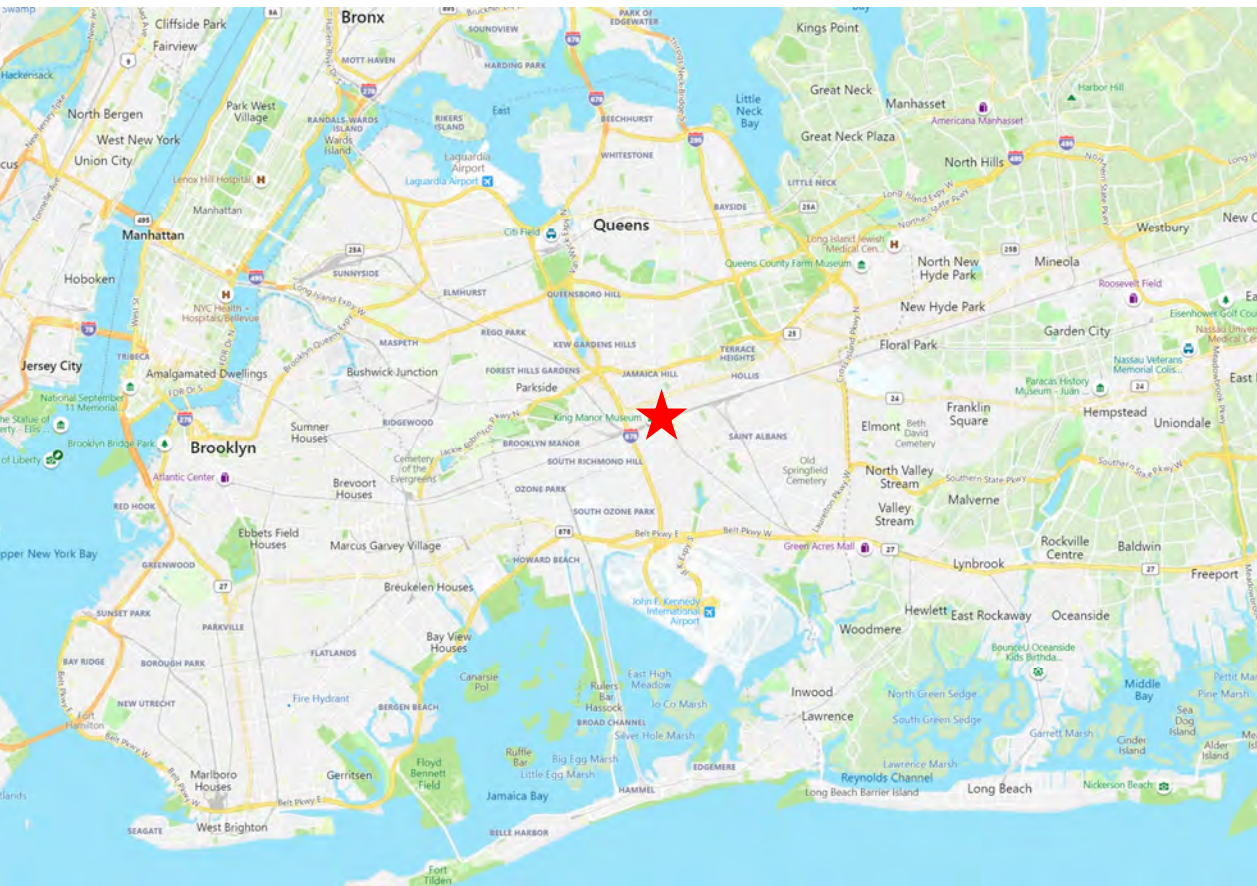
Proposed Roof

Anticipated Occupancy
Second Quarter 2024



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.

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

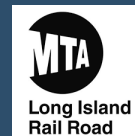


Sutphin Blvd/Hillside Ave (5 Blocks North)
Yearly Ridership 1,345,420



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 4th Quarter 2024

25 year ICAP Tax Abatement

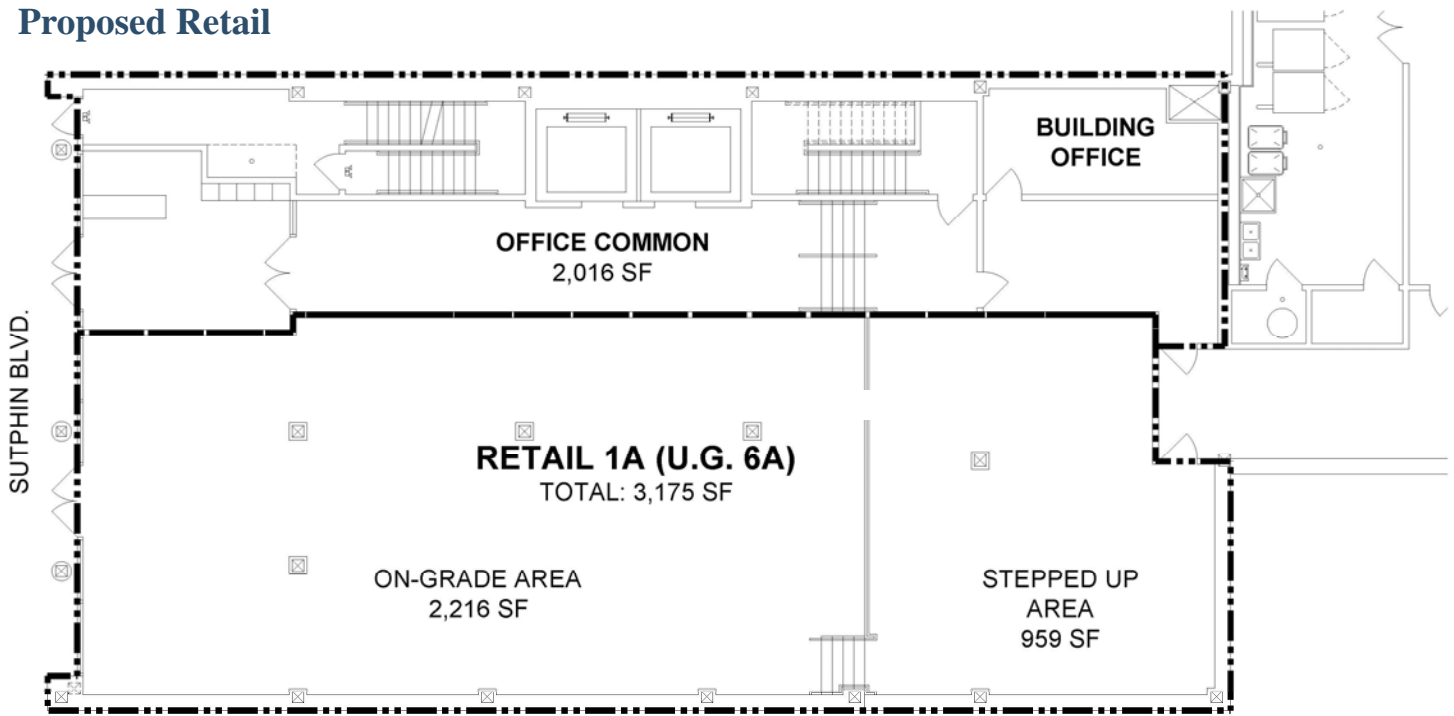
Adjacent to new 19 Story, 154,000 SF, 204 Key Hampton Inn and 47 Car Valet Parking Garage on 147th Place all part of the same development.

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

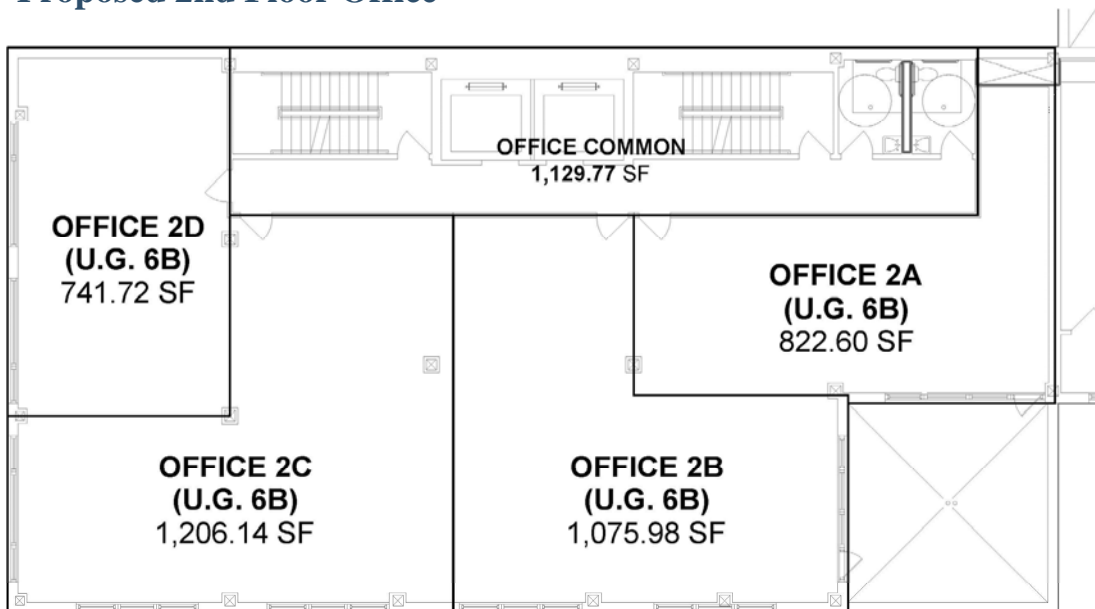
The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent 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 Retail



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

Proposed 2nd Floor Office



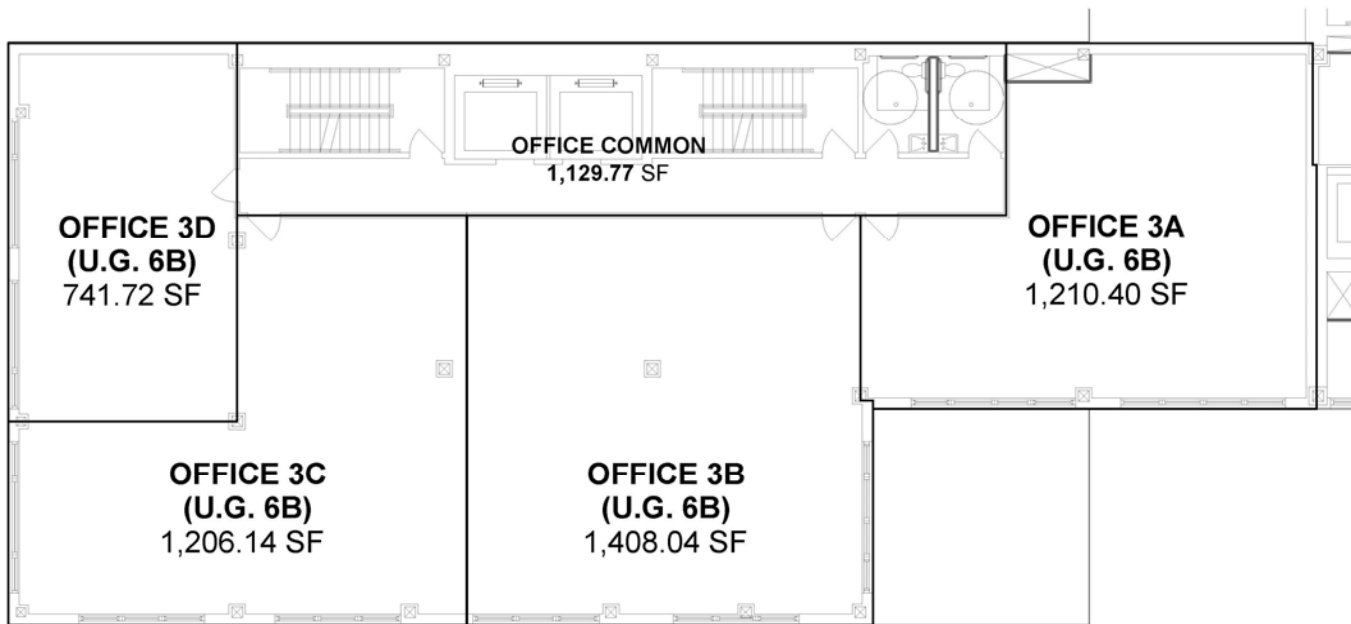
DRAWING TITLE: 2ND FLOOR
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 1403
 DATE: 02.09.2021

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

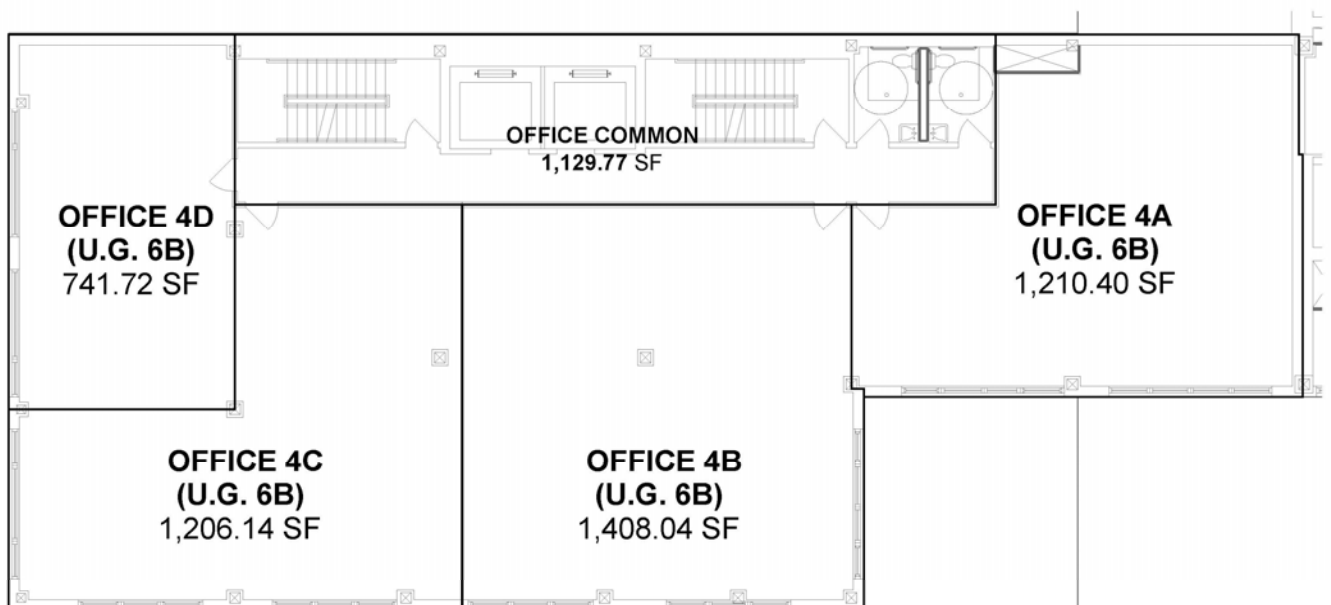


DRAWING TITLE: 3RD FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO.: 1403
DATE: 02.08.2021

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



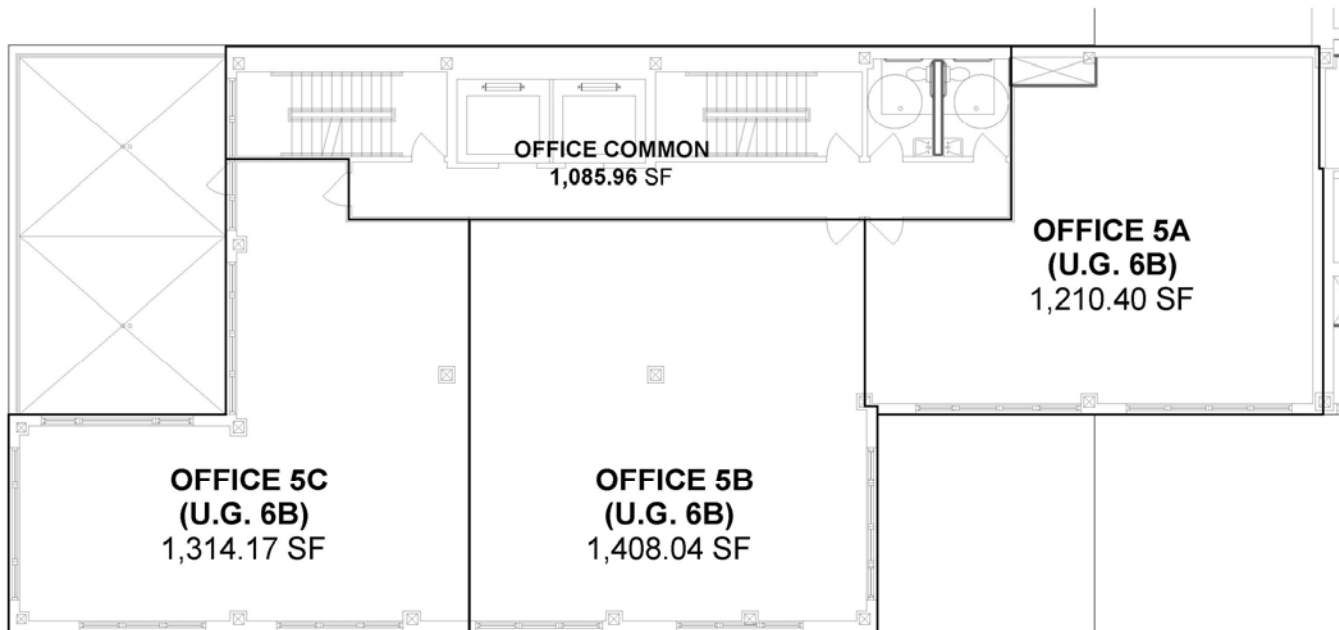
DRAWING TITLE: 4TH FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO.: 1403
DATE: 02.08.2021

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

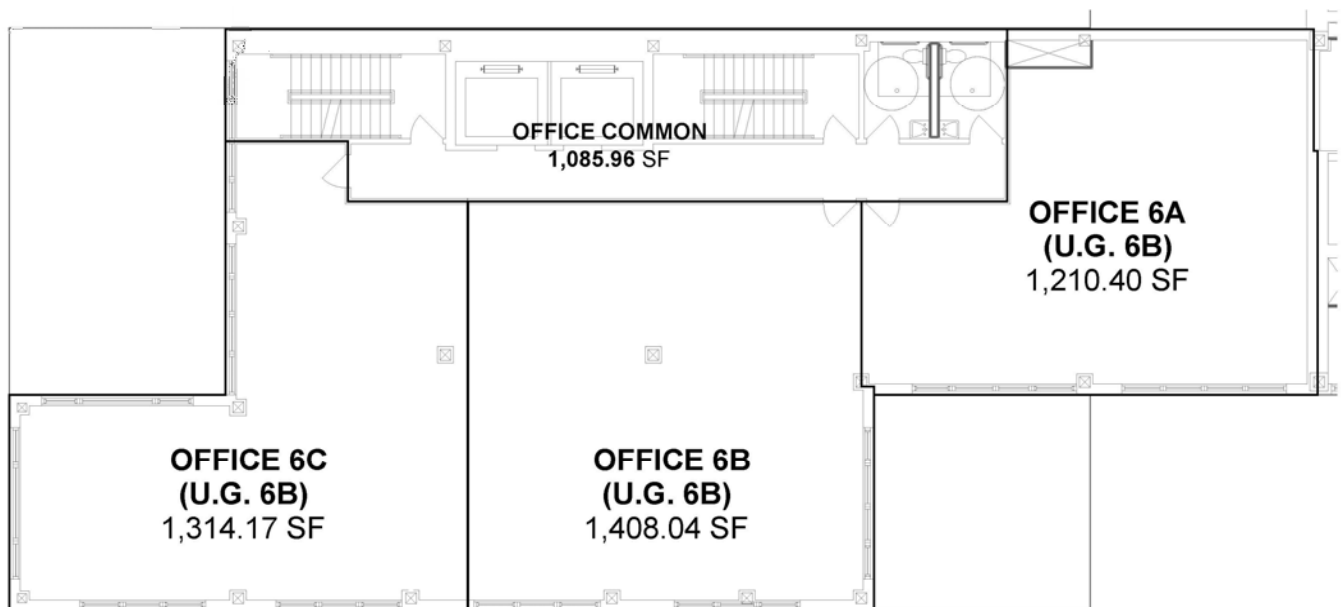


DRAWING TITLE: 5TH FLOOR
SCALE: 1/8" = 1'-0"
PROJECT NO: 1403
DATE: 02.08.2021

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.