



# 38-01

QUEENS BOULEVARD

QUEENS DISCOVERY & INNOVATION CENTER

## COMMUNITY FACILITY USE

### NEW TURNKEY OPPORTUNITY FOR LEASE

#### BUILDING WITHIN A BUILDING

Entire Ground Floor	15,000 RSF
Entire 2nd Floor	24,164 RSF
Entire 3rd Floor	25,204 RSF
Entire 4th Floor	24,527 RSF
Entire 5th Floor	16,401 RSF
Entire 6th Floor	16,348 RSF
Entire 7th Floor	16,348 RSF
Entire 8th Floor	16,348 RSF
<b>Total</b>	<b>154,340 RSF</b>



#### BELOW GRADE OPTIONS

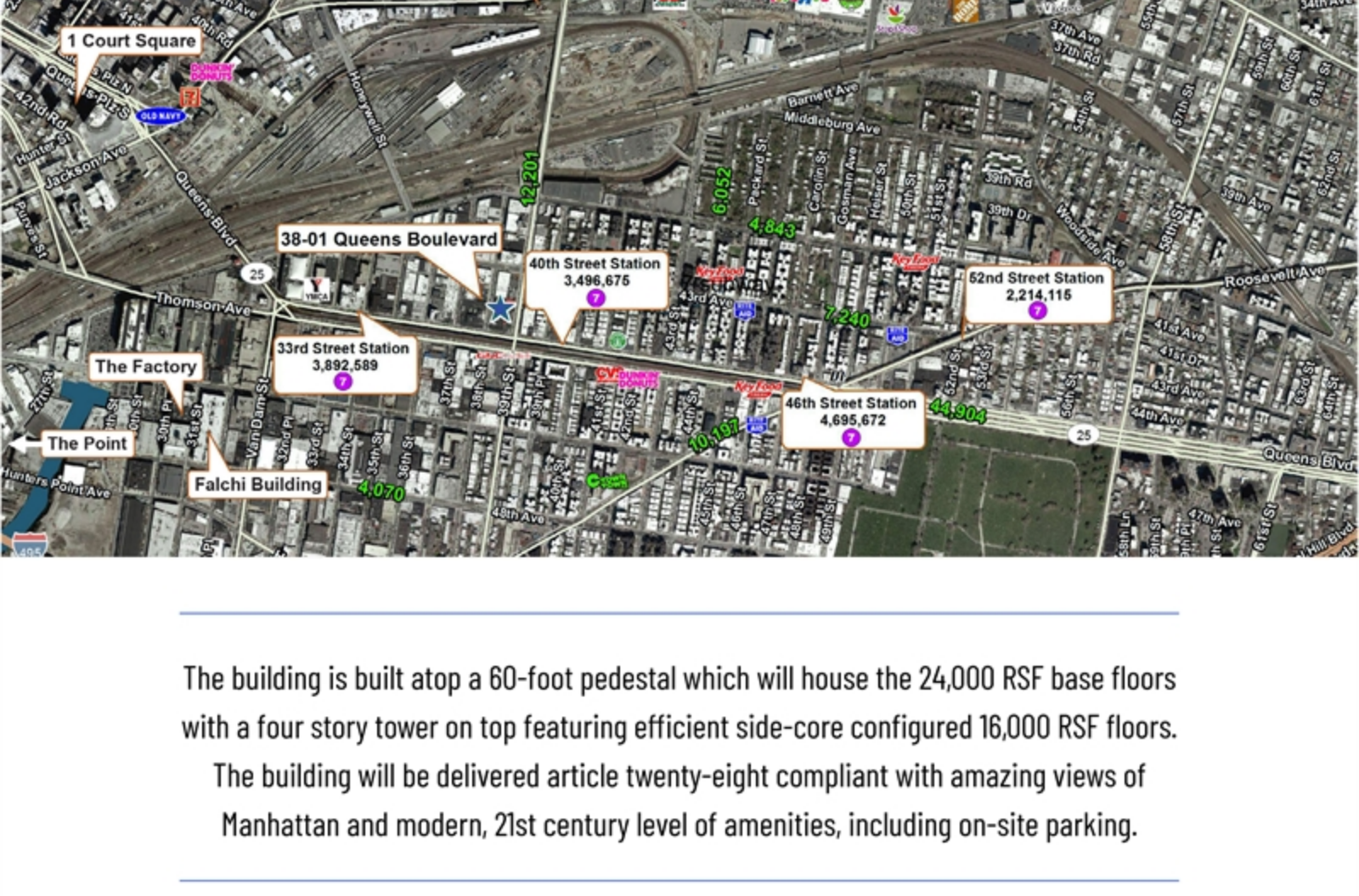
- 14,000 SF lower level

#### COMMENTS

- Build to suit building opportunity
- Southern & Western unobstructed exposures
- Expansive ceiling heights
- Signage / branding opportunity
- Article 28 Compliant
- 80 car parking garage with bike storage and EV charging stations
- Excellent mass transit access, 1 block to 7 train, 40th street station and Queen Blvd Buses
- Easily accessible to the LIE (495), BQE (278), Midtown Tunnel, and 59th Street Bridge

#### DEVELOPMENT FEATURES

- Backup generator available
- Four passenger elevator cabs, one freight cab, as well as two car lifts/elevators
- Brand new con-ed vault with ample power
- Excellent connectivity including fiber and redundancy in ISP's
- Post covid Engineering controls, airflow, filtration, sanitation and UV
- Location in an Opportunity Zone
- Post covid Merv 13 filters or greater
- Set the new standard of new post covid building



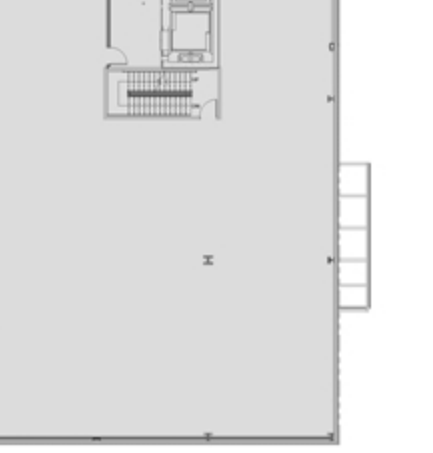
The building is built atop a 60-foot pedestal which will house the 24,000 RSF base floors with a four story tower on top featuring efficient side-core configured 16,000 RSF floors.

The building will be delivered article twenty-eight compliant with amazing views of Manhattan and modern, 21st century level of amenities, including on-site parking.

#### UNPARALLELED INCENTIVES

- REAP** (Relocation Employment & Assistance Program) **\$3K** Tax Credit | Per Employee | Per Year
- ECSP** (Energy Cost Savings Program) **45%** Reduction of Electric & Natural Gas Cost
- BIR** (Business Incentive Rate) **35%** Reduction on Electric Delivery
- ICAP** (Industrial & Commercial Tax Abatement Program)
- For Newly Build or Renovated Construction | Abated Real Estate Tax | Located in an Opportunity Zone

#### FLOOR PLANS



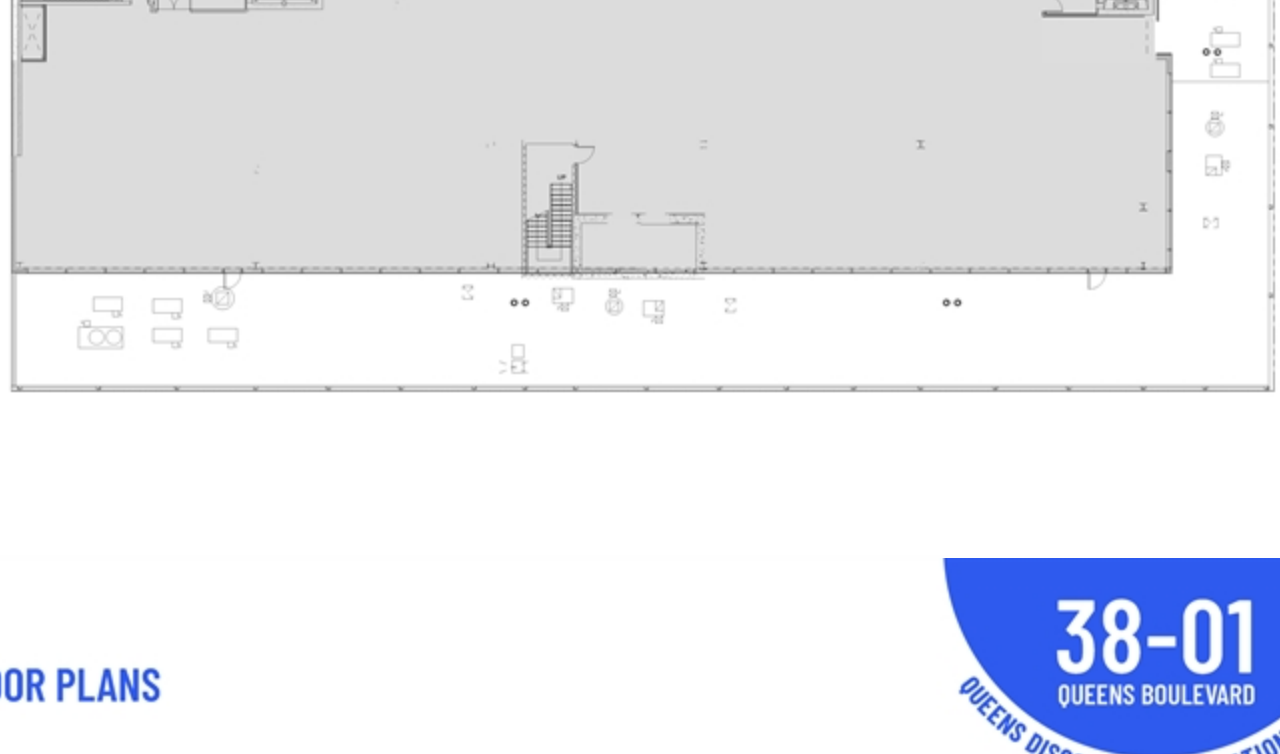
##### TYPICAL BASE FLOOR PLAN

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##### TYPICAL TOWER FLOOR PLAN

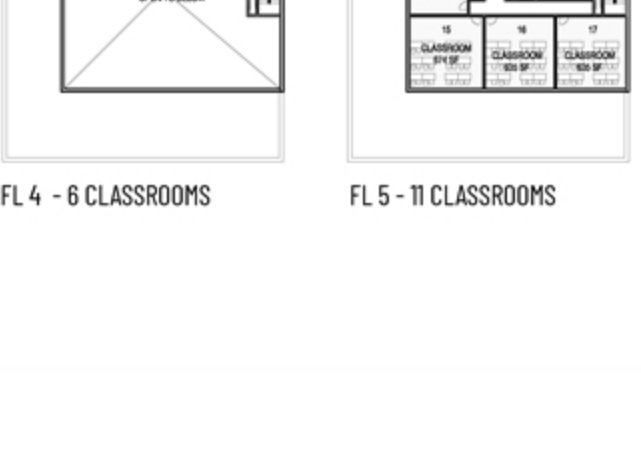
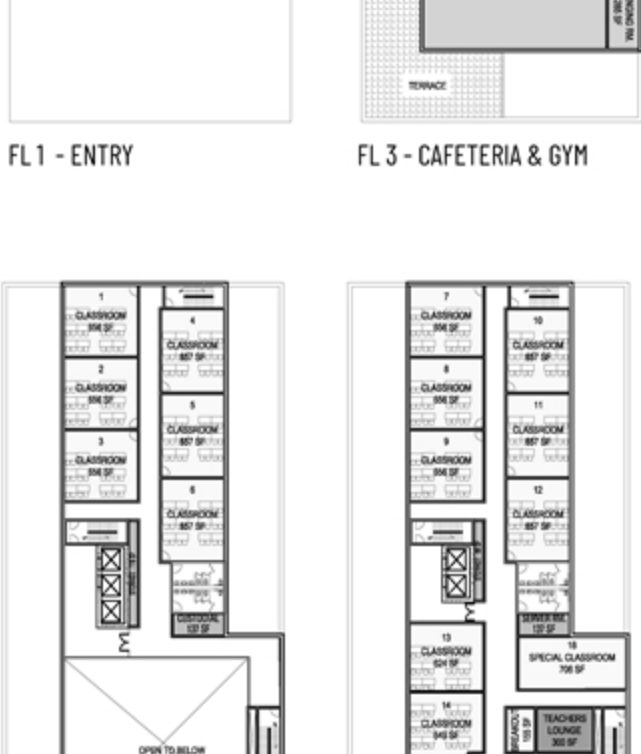
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#### FLOOR PLANS

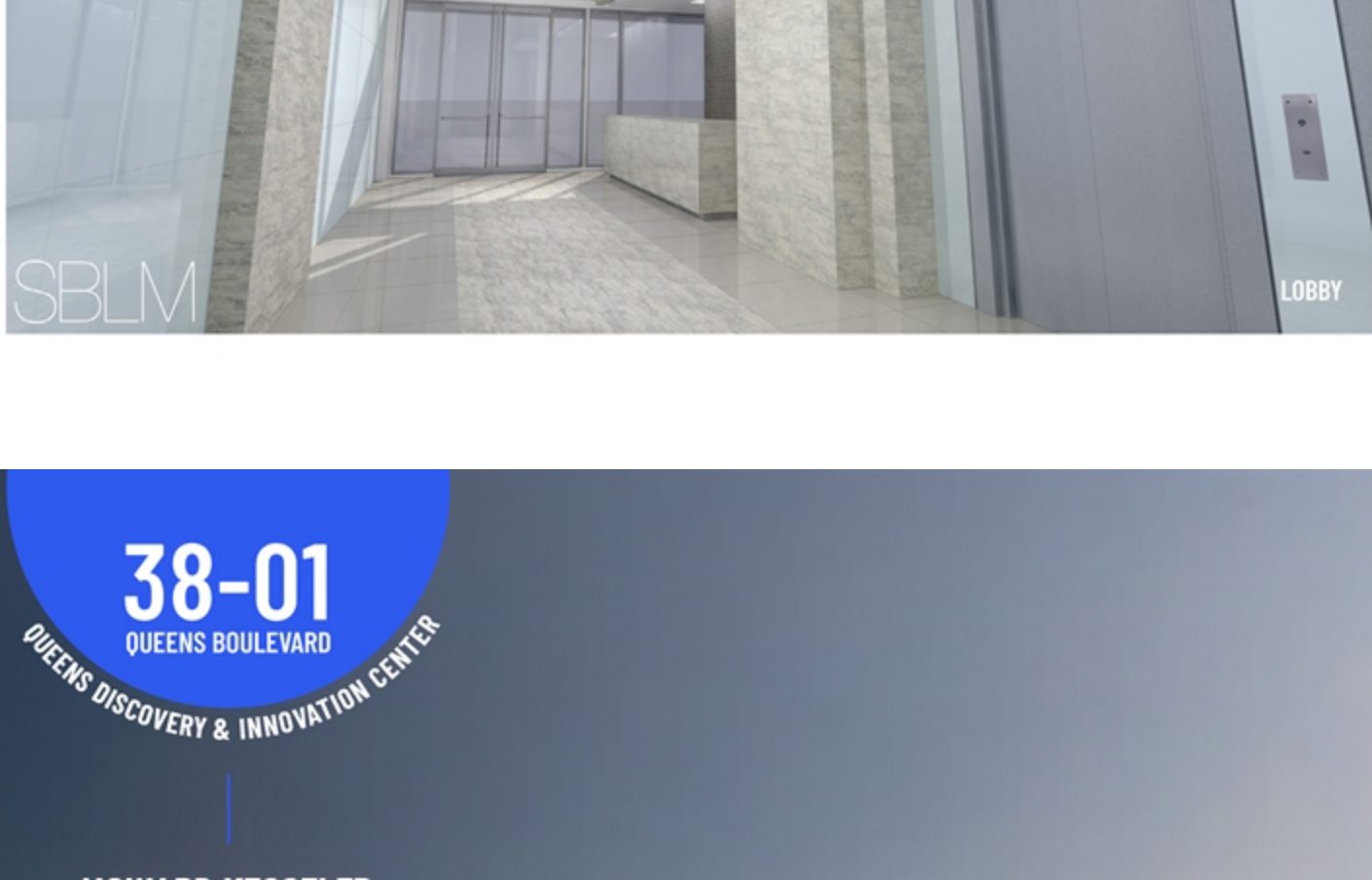


#### SCHOOL USER TEST FIT



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#### RENDERINGS



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