

10-27 46th Avenue
Long Island City
New York 11101



welcome to your coop

Bldg.10-27 offers 60,000 square feet of newly renovated workspace within a Long Island City industrial building. Polished spaces and natural light paired with swift commutes and a host of nearby amenities make bldg.10-27 a smart alternative to Manhattan. Did we mention we're one subway stop from Grand Central? Come see for yourself.





bldg.
10-
27

bldg. 10-27



with liberty and office for all

With natural light pouring in from four sides, wooden floors, and exposed brick and beams, bldg.10-27 offers work space where productivity and inspiration go hand in hand. The renovated lobby, featuring work by local artists, sets the stage for space where creative thinking is the norm.



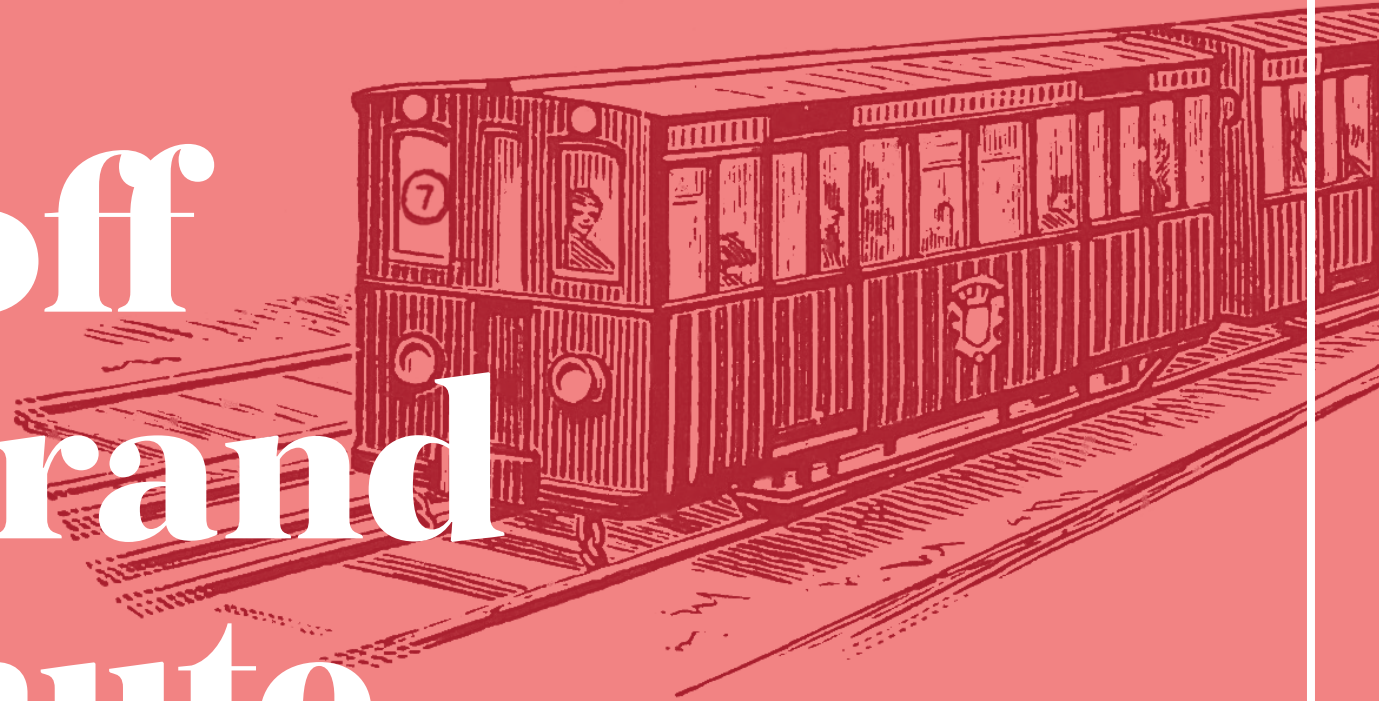
bldg. 10-27

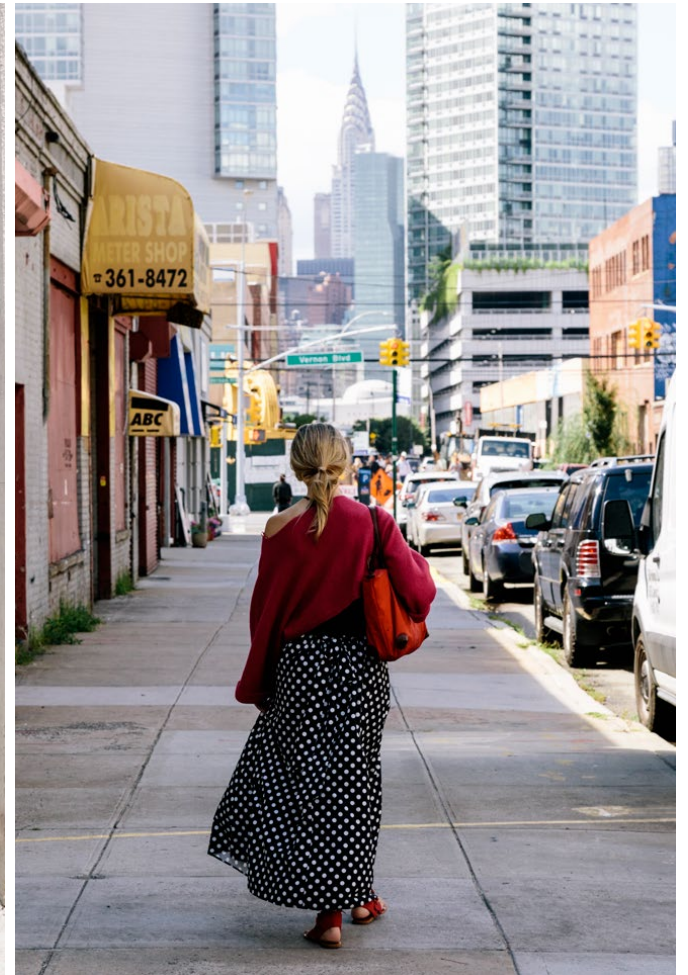




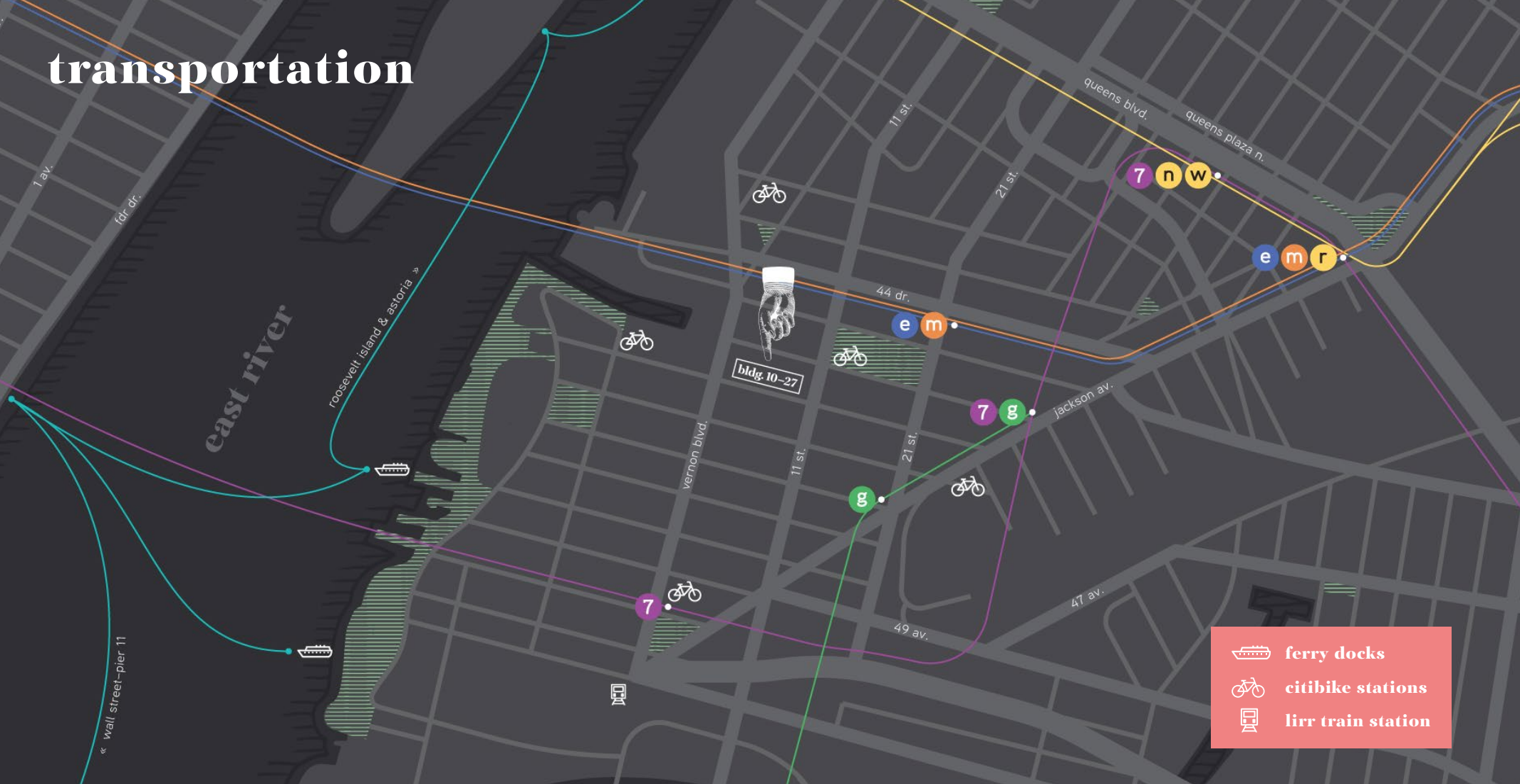
hats off to a grand commute

Just one stop to Grand Central and 20 minutes from Penn Station, bldg.10-27 is centrally located in the heart of Long Island City. Swift commutes by subway, ferry, car, or bike allow tenants to spend less time getting places and more time enjoying life.





transportation



6 mins.

from 7, G, E, and M trains

one stop

from Grand Central

20 mins.

from Penn Station

25 mins.

from Williamsburg

7 mins.

from the NYC Ferry

12 mins.

from N, R, and W trains

18 mins.

from Port Authority

30 mins.

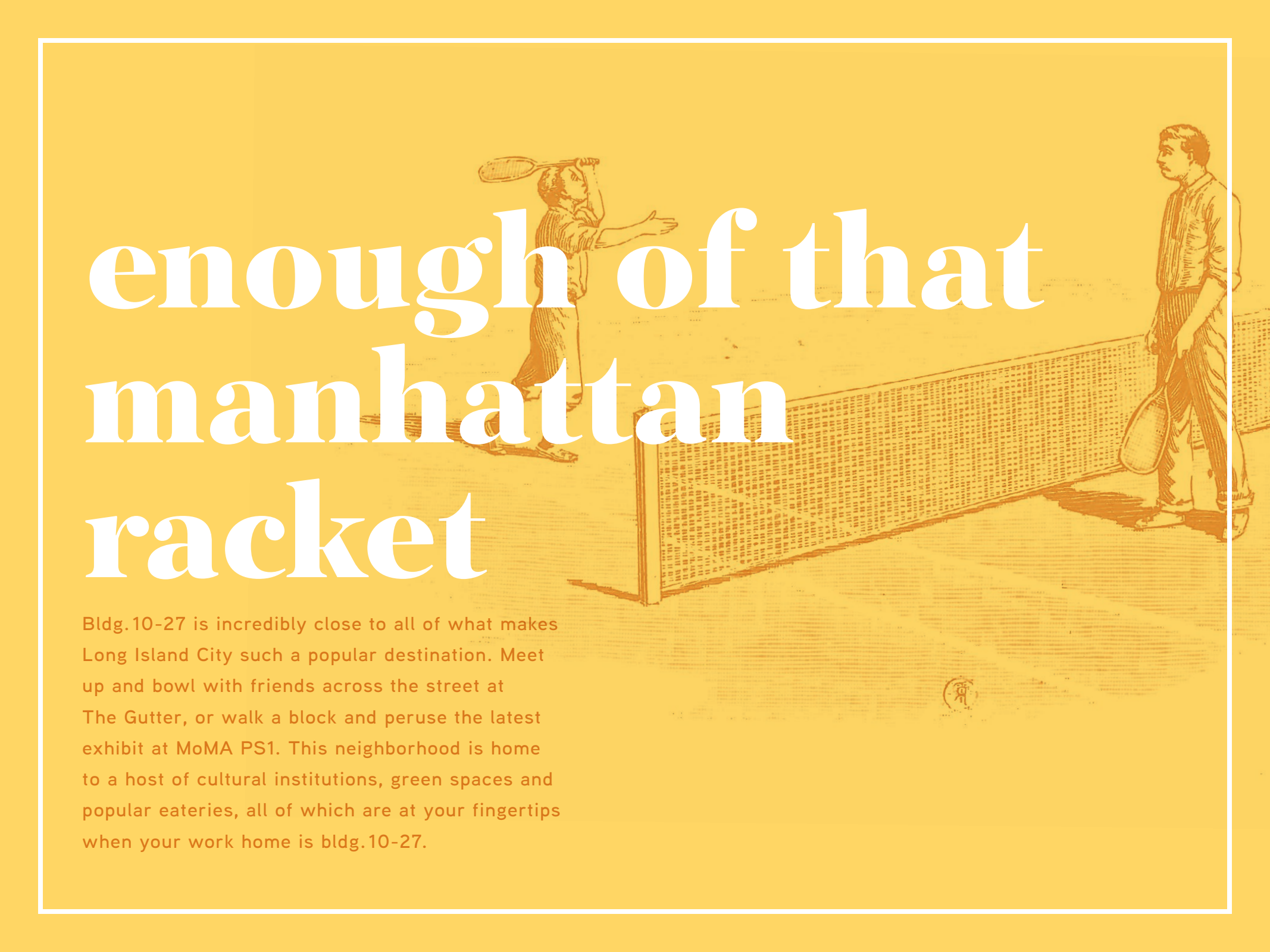
from Union Square

40 mins.

from Hoboken, NJ

4 mins.

from the closest CitiBike

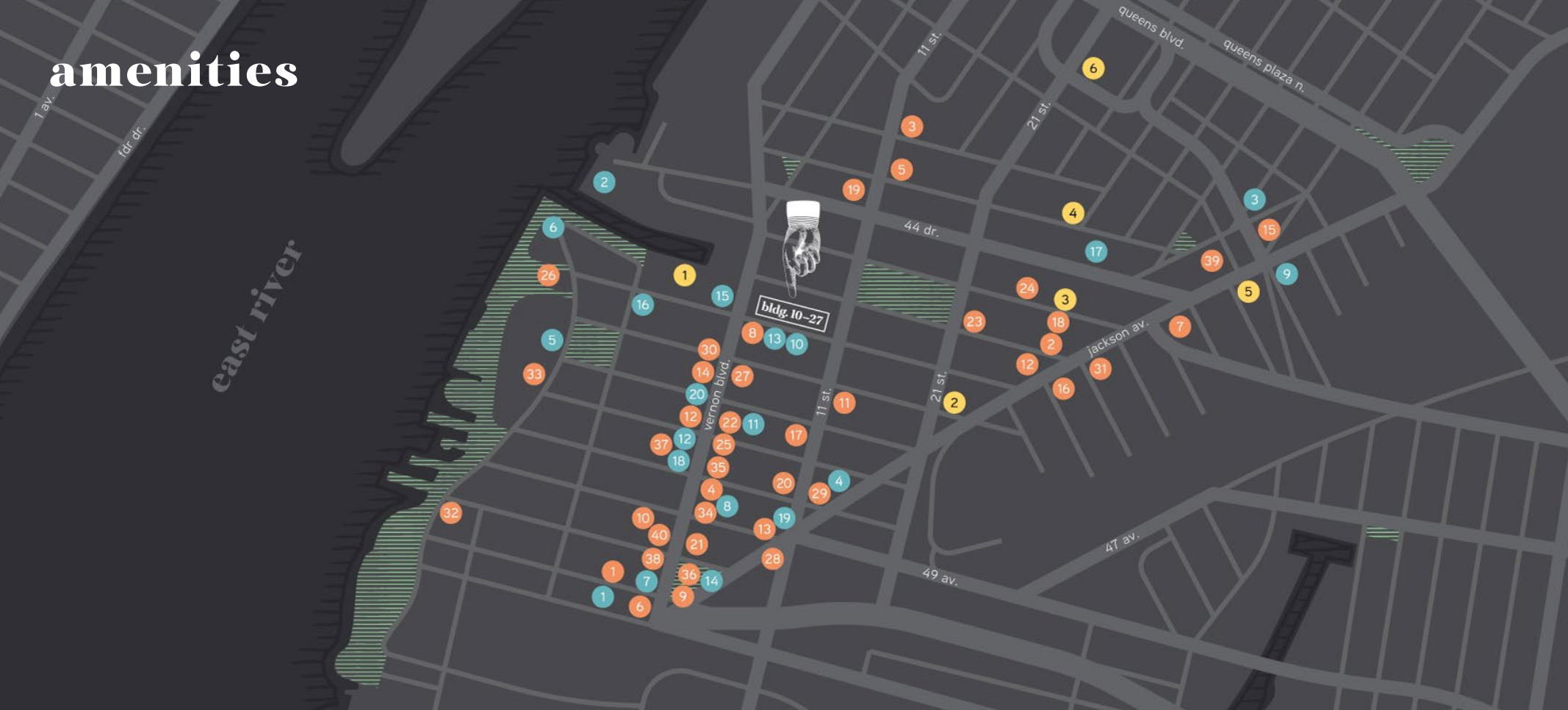
A vintage, sepia-toned illustration of a tennis court. Two men are playing tennis. One man on the left is in a ready stance, holding a tennis racket over his shoulder. The other man on the right is standing near the net, also holding a racket. A tennis net is stretched across the court. The background shows a simple landscape with a fence or building in the distance.

enough of that manhattan racket

Bldg.10-27 is incredibly close to all of what makes Long Island City such a popular destination. Meet up and bowl with friends across the street at The Gutter, or walk a block and peruse the latest exhibit at MoMA PS1. This neighborhood is home to a host of cultural institutions, green spaces and popular eateries, all of which are at your fingertips when your work home is bldg.10-27.



amenities



restaurants & cafés

1. 51st Bakery & Cafe
2. Aanchal
3. Aunt Rosie's
4. Bareburger
5. Barista Panini House
6. Bricktown Bagels & Cafe
7. The Burger Garage
8. Cafe Colombia
9. Café Henri
10. Casa Enrique
11. Communitea
12. Corner Bistro
13. The Creek and The Cave
14. Cyclo
15. Etto Espresso Bar
16. Gaw Gai
17. The Green Street LIC

18. The Inkan
19. John Brown Smokehouse
20. Jora Restaurant & Bar
21. Kavala Estiatorio
22. L'inizio Pizza Bar
23. LIC Corner Cafe
24. LIC Market
25. Madera
26. Maiella
27. Manducatis Rustica
28. Manetta's
29. Mu Ramen
30. Murasaki
31. Pantry Market Eatery
32. Piatto Wood Fire Pizza
33. SHI
34. Slice
35. Spice
36. SugarCube

37. Sushi Daizen
38. Takumen
39. Toby's Estate LIC Cafe & Courtyard
40. Tuk Tuk

bars & lounges

1. Alewife
2. Anable Basin Sailing Bar & Grill
3. The Beast Next Door
4. Bierocracy
5. Blvd Wine Bar
6. Blend on the Water
7. Domaine bar a vins
8. Dominic's Hoek
9. Dutch Kills
10. Fifth Hammer Brewing Company
11. Gantry Bar & Kitchen
12. Gizi Wine & Tapas Bar

13. The Gutter Bar
14. Jackson's Eatery & Bar
15. LIC BAR
16. Rockaway Brewing Company
17. The Shannon Pot
18. The Standing Room
19. Sweetleaf Cocktail Bar
20. Woodbines

cultural amenities

1. LIC Flea
2. Moma PS1
3. Queens Library @ Court Square
4. The Secret Theatre
5. Sculpture Center
6. Silvercup Studios

- restaurants & cafés
- bars & lounges
- cultural amenities

down to the nitty-gritty.

building address

10-27 46th Avenue

location

46th Avenue between
11th St. and Vernon Blvd.,
Long Island City

ownership

GFP Real Estate, LLC

exclusive leasing agent

GFP Real Estate, LLC

built

1903

renovated

Q4 2017 – Q1 2018

building size

60,000 RSF

typical floor size

Ground: 16,001 RSF
Floor 2-4: 13,663 RSF (each)

stories

4

avg. ceiling heights

Approx. 13' 6" slab-to-slab

column spacing

Approx. 16' - 18'

**floor load capacity
(liveload)**

65 lbs. PSF

renovations

Currently undergoing a multi-million dollar capital improvement program including new building entrance and lobby featuring a mural by local renowned artist Daniel Ruston, new passenger elevators, new windows, fully landscaped courtyard for tenant enjoyment, parking lot with up to 15 spaces, new HVAC, new bathrooms, new mechanical and electrical systems and façade restoration.

construction type

Former brickmill warehouse; Wood beams with reinforced concrete and a brick façade.

features

Wood floors and exposed brick accents, original wood beams & columns throughout. Brand new windows on all four sides with amazing natural light.

building amenities

Newly renovated lobby, elevators, common corridors and restrooms

windows

On all four sides; brand new aluminum double pane operable windows throughout

security

24/7 access/ keycard and cameras security monitoring system

hvac

The brand new HVAC building equipment includes high-efficiency, multiple variable, refrigerant flow split systems which provides air conditioning, ventilation and heating for the occupied tenant and common areas. This system is tenant controlled within each tenant's space. The system also provides dehumidification and tight temperature control by rapidly adapting to changing load profiles. The indoor evaporator units are compact and quiet, which allows for greater flexibility when it comes to tenant fit-outs. In addition, the system has software which can monitor the cooling & heating usage and needs for each individual tenant.

life safety systems

Fully addressable centrally monitored Fire Alarm System; building fully sprinklered.

elevators

Two newly renovated passenger elevators (one that is brand new) with one serving as a dual passenger/ freight elevator with a loading dock.

transportation

Vernon Blvd and Jackson Ave Subway (7) Court Square 23rd St. Station Subway (E, M) 21st St. and Jackson Ave Subway (G) Long Island Railroad Station/ Hunter Point Station: located within the City Terminal Zone at Borden Avenue and Second Street, it is the westernmost LIRR station in Queens and the end of both the Main Line and Montauk Branch. The station is wheelchair accessible. Astoria Ferry: Center Blvd & 46th Ave Hunters Point South Ferry: 54th Ave on 2nd St.

electrical capacity

New York Energy Code Compliant. Up to 6 watts per RSF exclusive of HVAC can be provided.

cleaning

Building common area cleaning provided.

parking

15 spots available

incentives

The building qualifies for various economic and municipal incentives.

amenities

Only a 6 mins from Grand Central; parking; newly landscaped courtyard amenity with seating for tenants; Private outdoor terraces available with certain spaces; across the street from The Fifth Hammer Brewery, Gutter Bowling Alley and a block away from LIC Flea.

data providers

Verizon FIOS, Spectrum, and RCN

availabilities

Small spaces, big spaces, or something in-between, the choice is yours here at bldg.10-27. From 1,350 to 60,000 of rentable square feet, you can take the whole building, an entire floor or a tiny space within a floor. We want the space to be right for you.

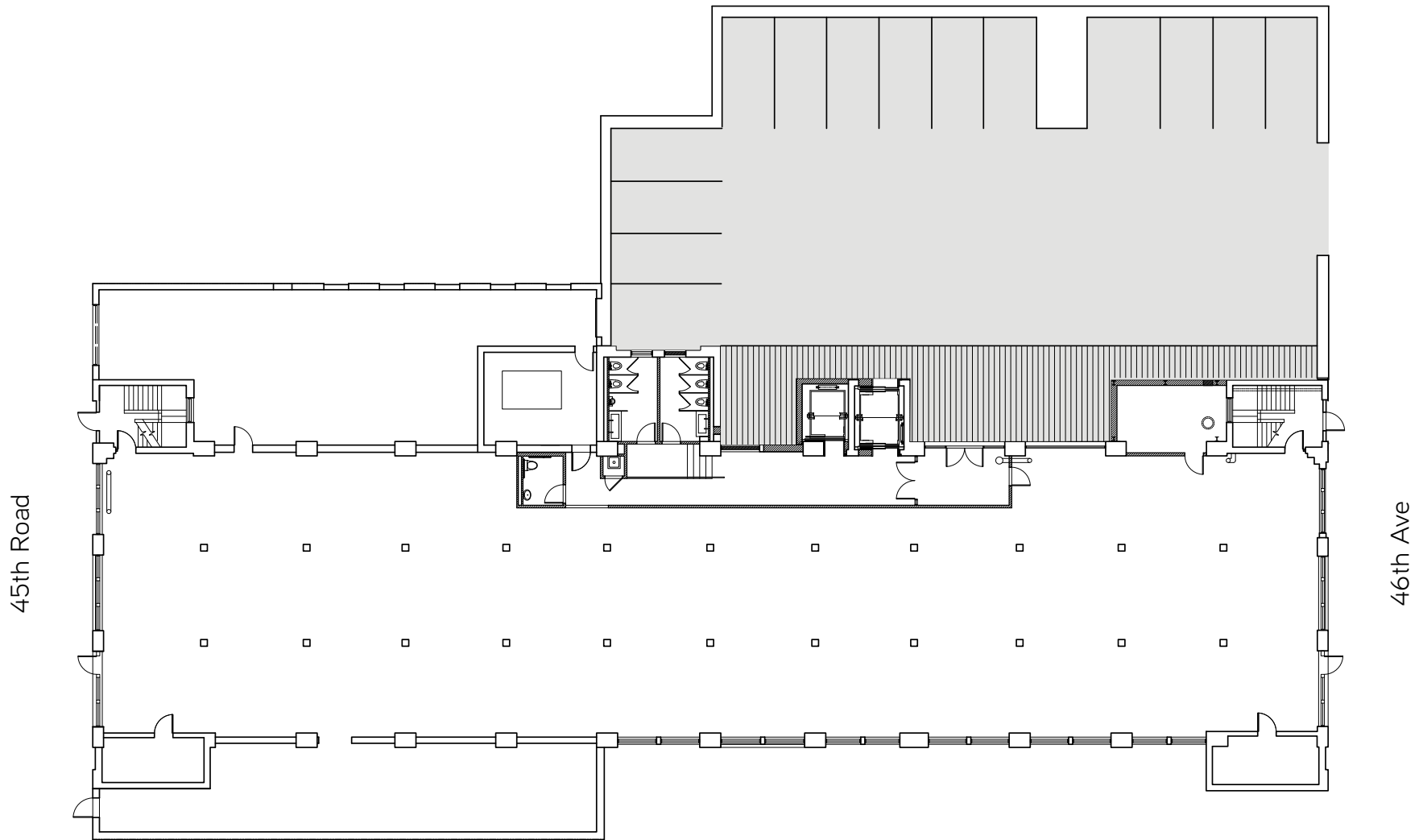


ground floor

single tenant

Floor/Suite
Ground

RSF
16,001 RSF



ground floor

two tenants

Floor/Suite

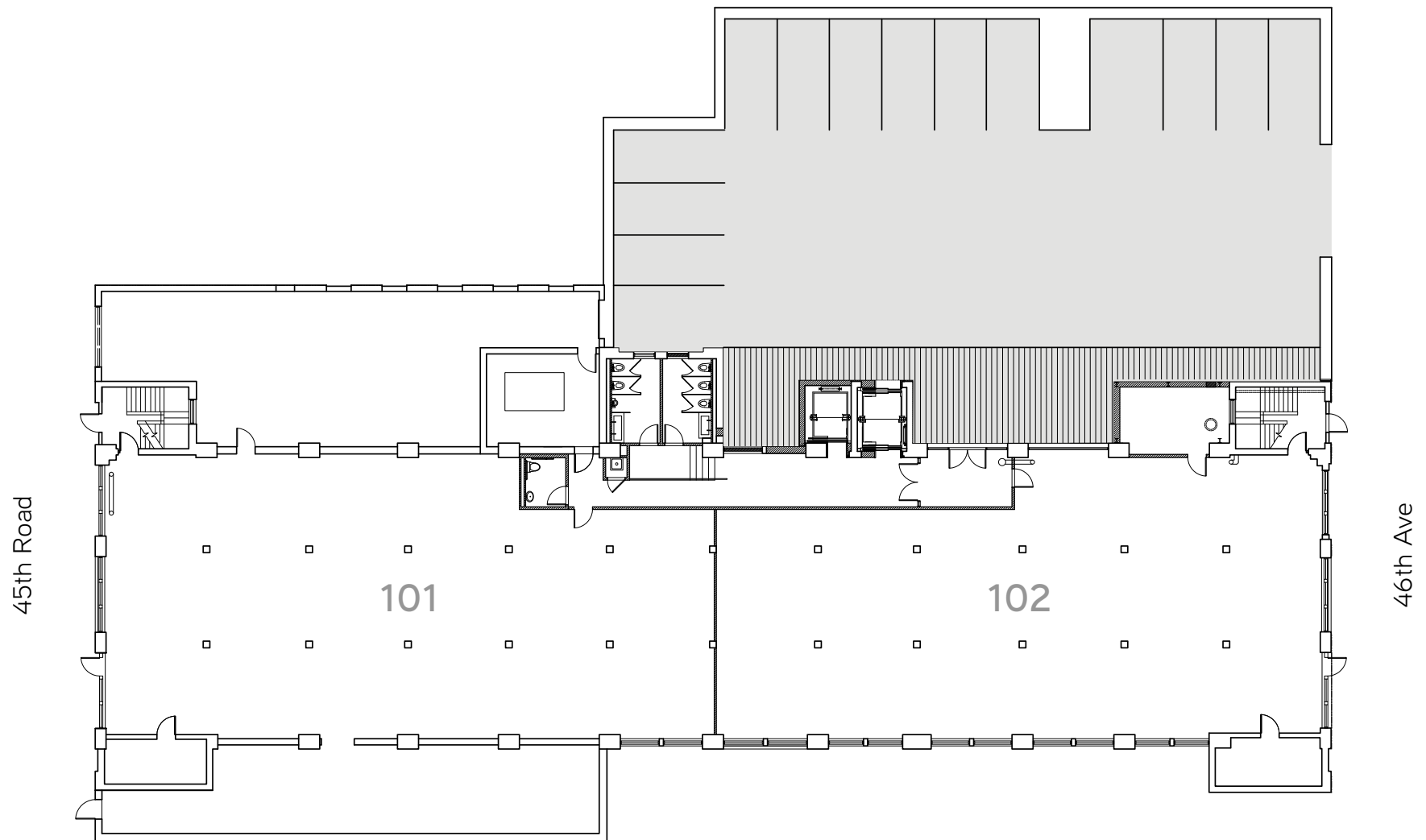
101

102

RSF

10,052 RSF

5,949 RSF



ground floor

three tenants

Floor/Suite

RSF

101

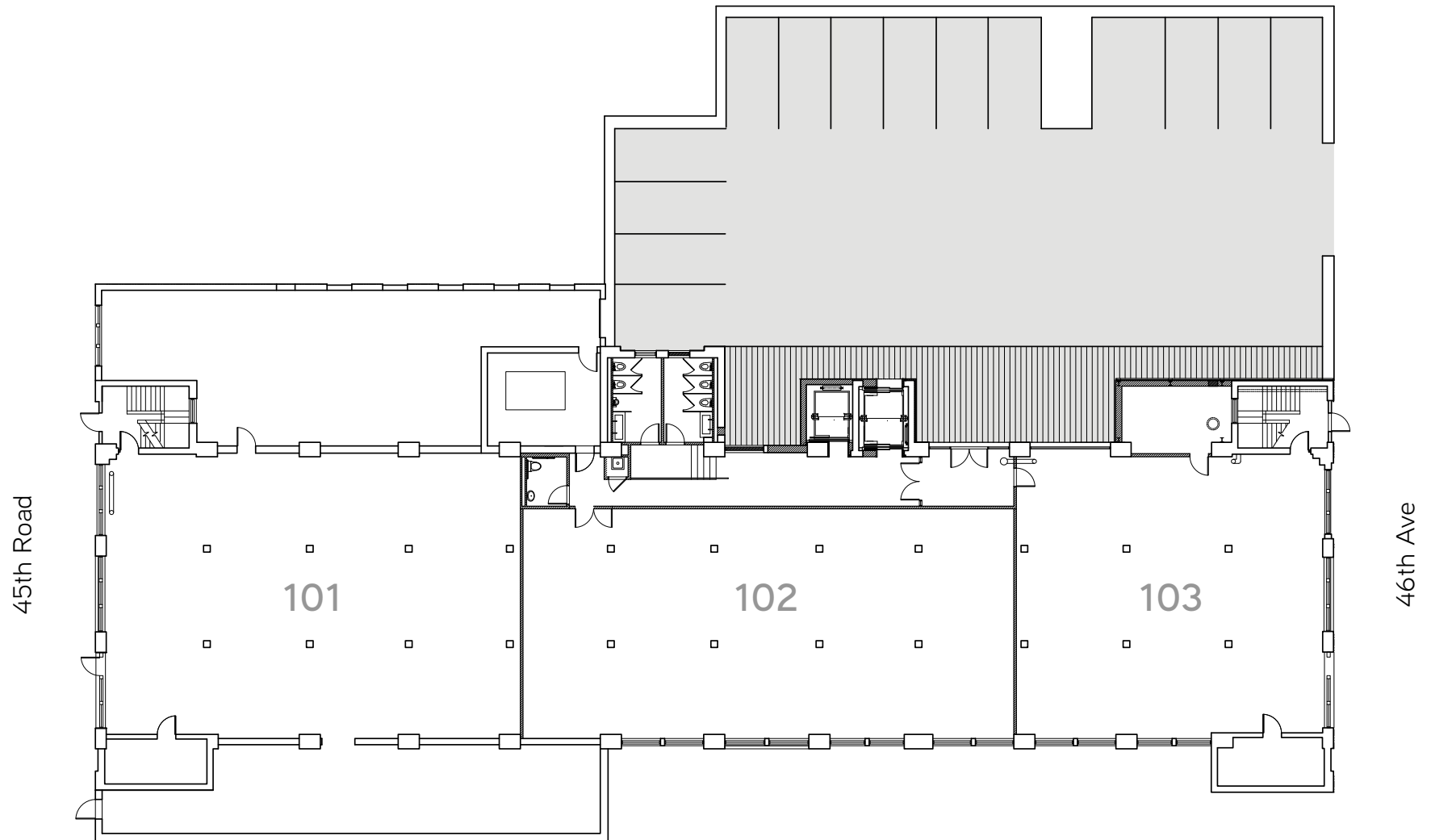
8,412 RSF

102

4,149 RSF

103

3,440 RSF

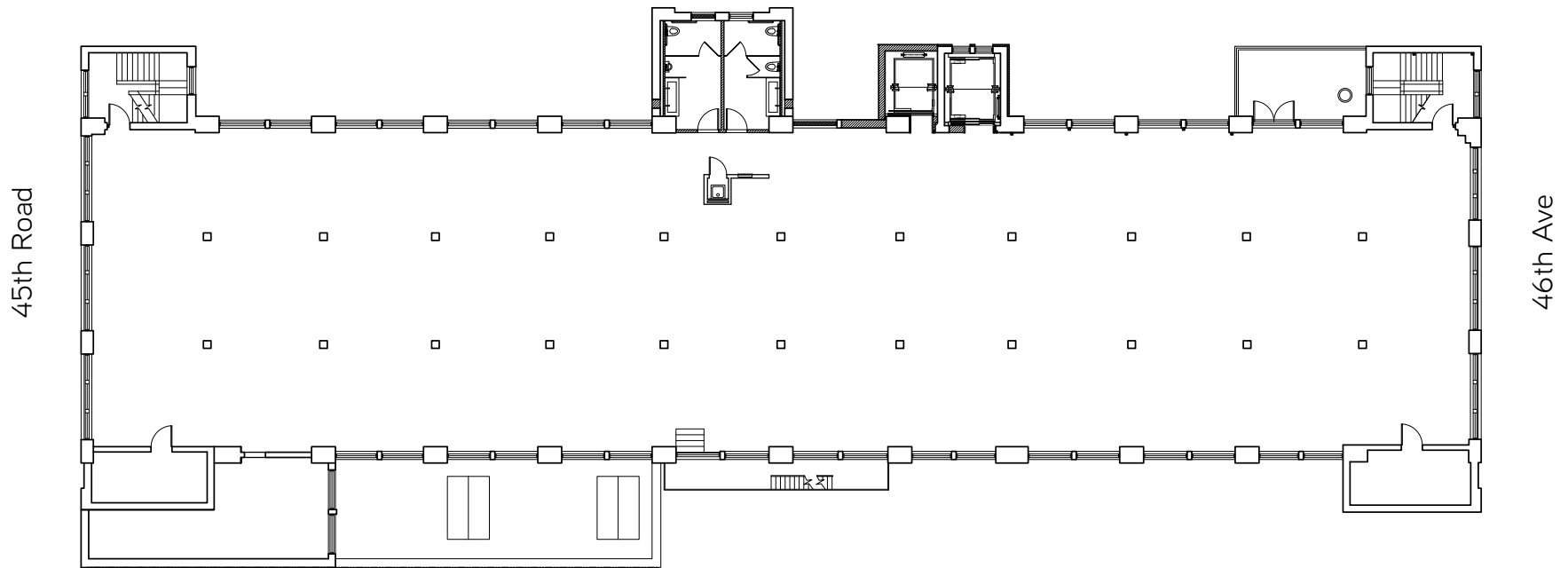


2nd floor

single tenant

Floor/Suite
2nd Floor

RSF
13,663 RSF



2nd floor

two tenants

Floor/Suite

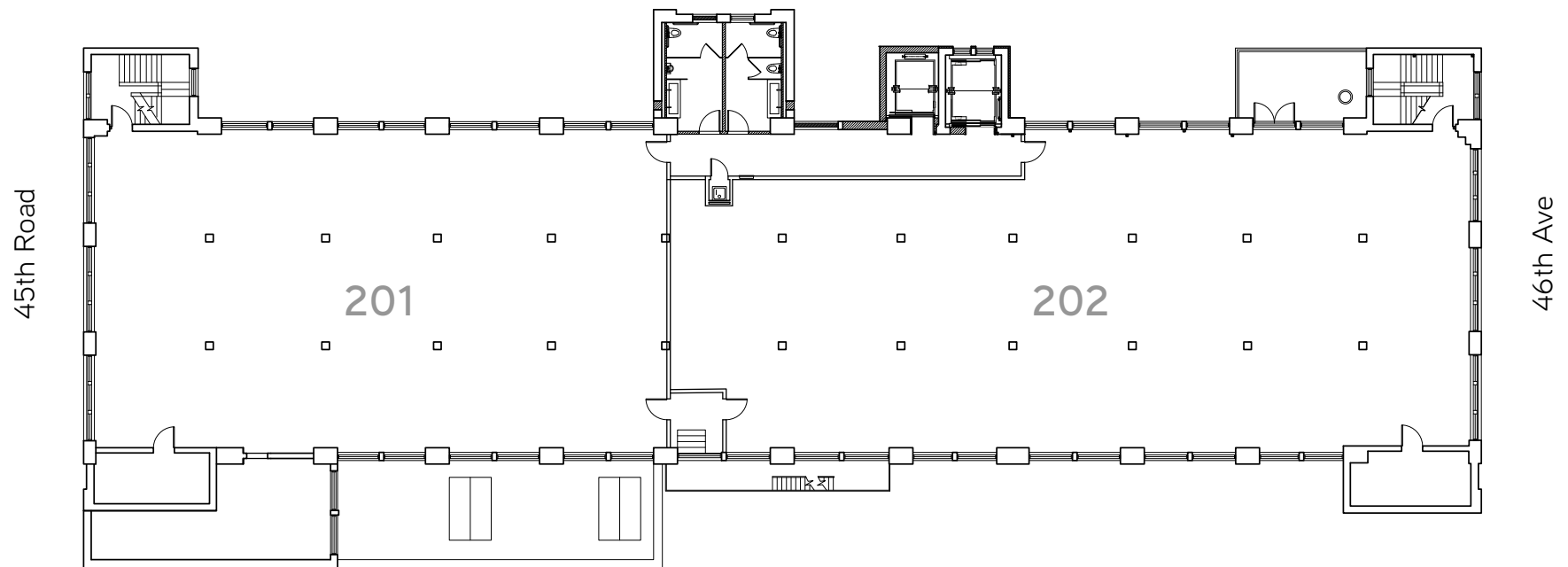
201

202

RSF

6,001 RSF

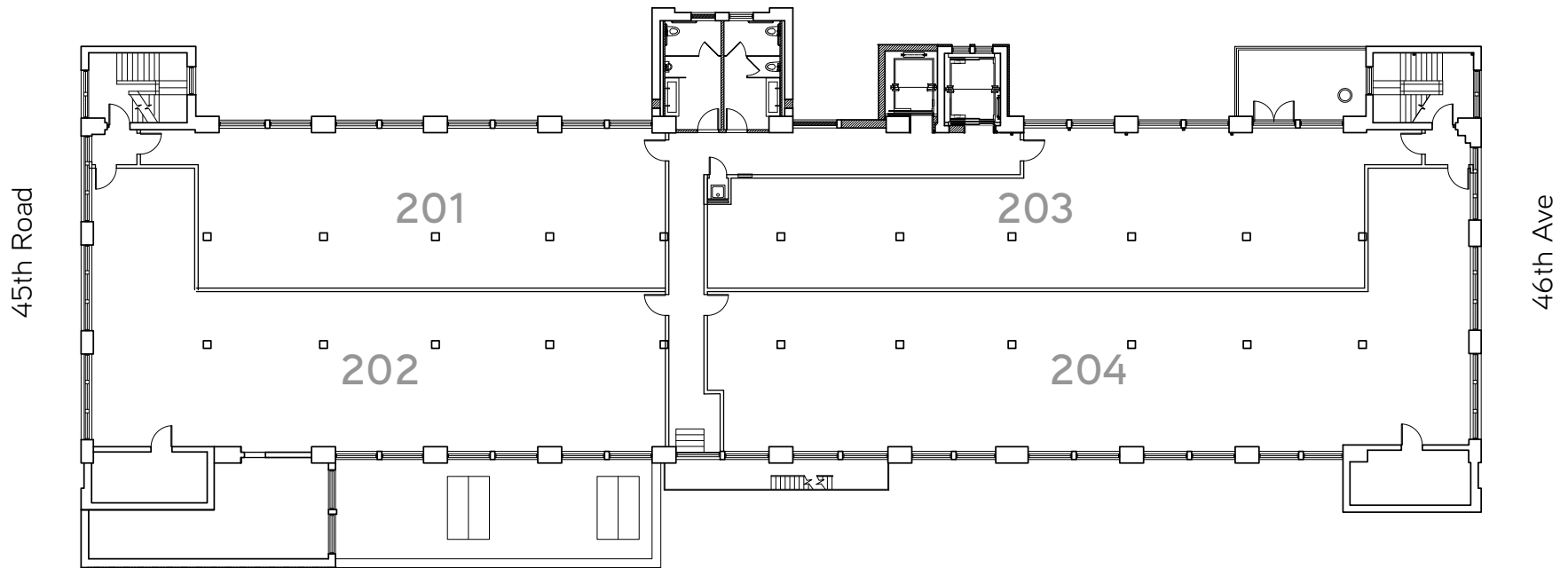
7,644 RSF



2nd floor

four tenants

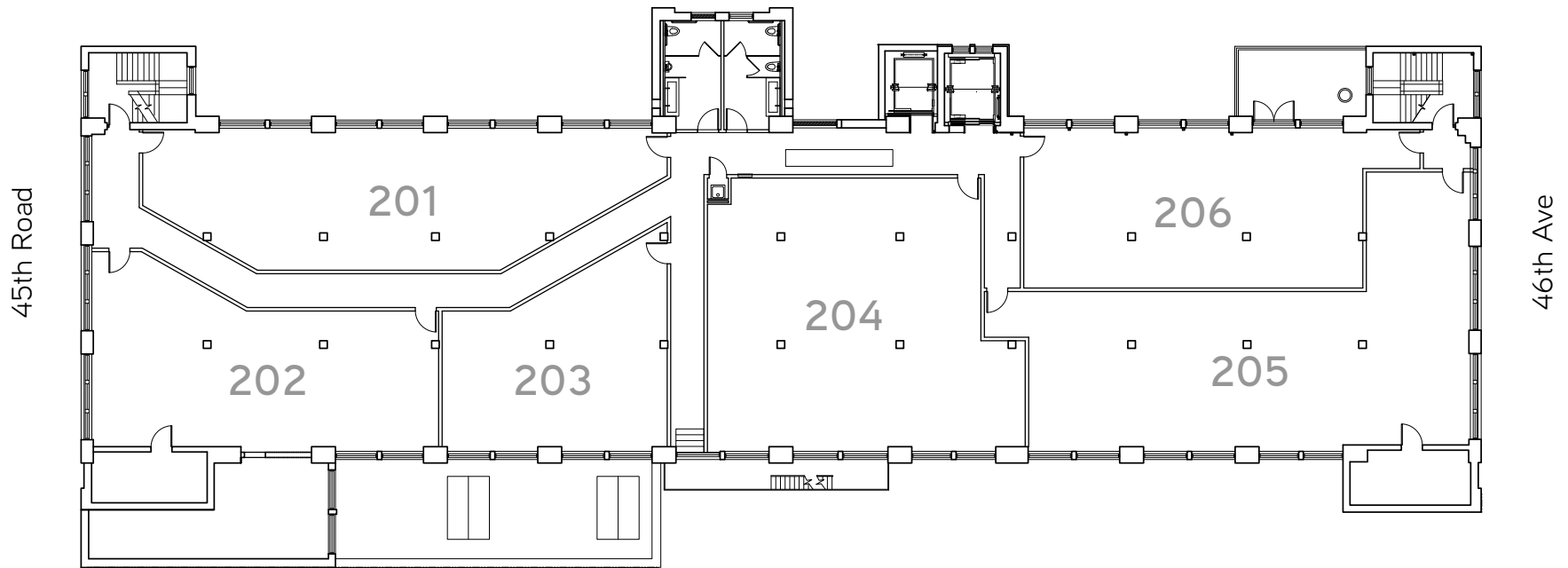
Floor/Suite	RSF
201	2,505 RSF
202	3,610 RSF
203	2,974 RSF
204	4,573 RSF



2nd floor

six tenants

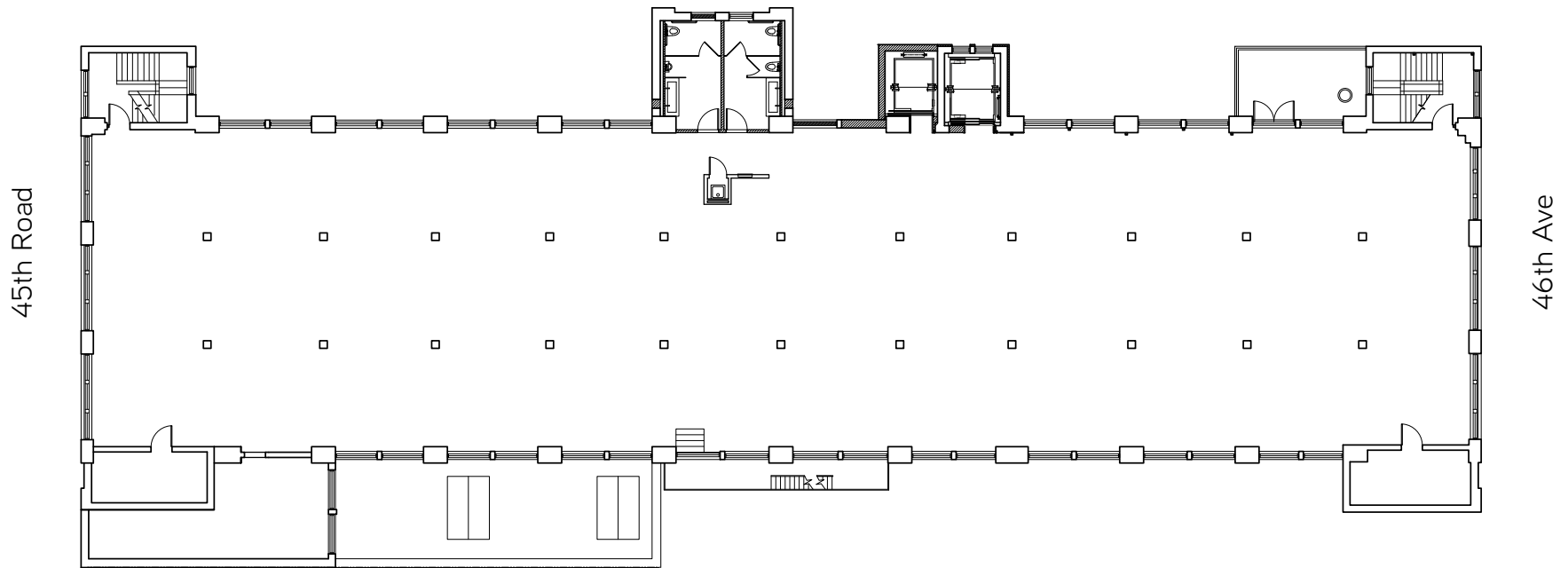
Floor/Suite	RSF
201	2,216 RSF
202	2,147 RSF
203	1,356 RSF
204	2,735 RSF
205	3,212 RSF
206	1,987 RSF



3rd & 4th floors

single tenant

Floor/Suite RSF
3rd & 4th Floor 13,663 RSF



3rd & 4th floors

two tenants

Floor/Suite

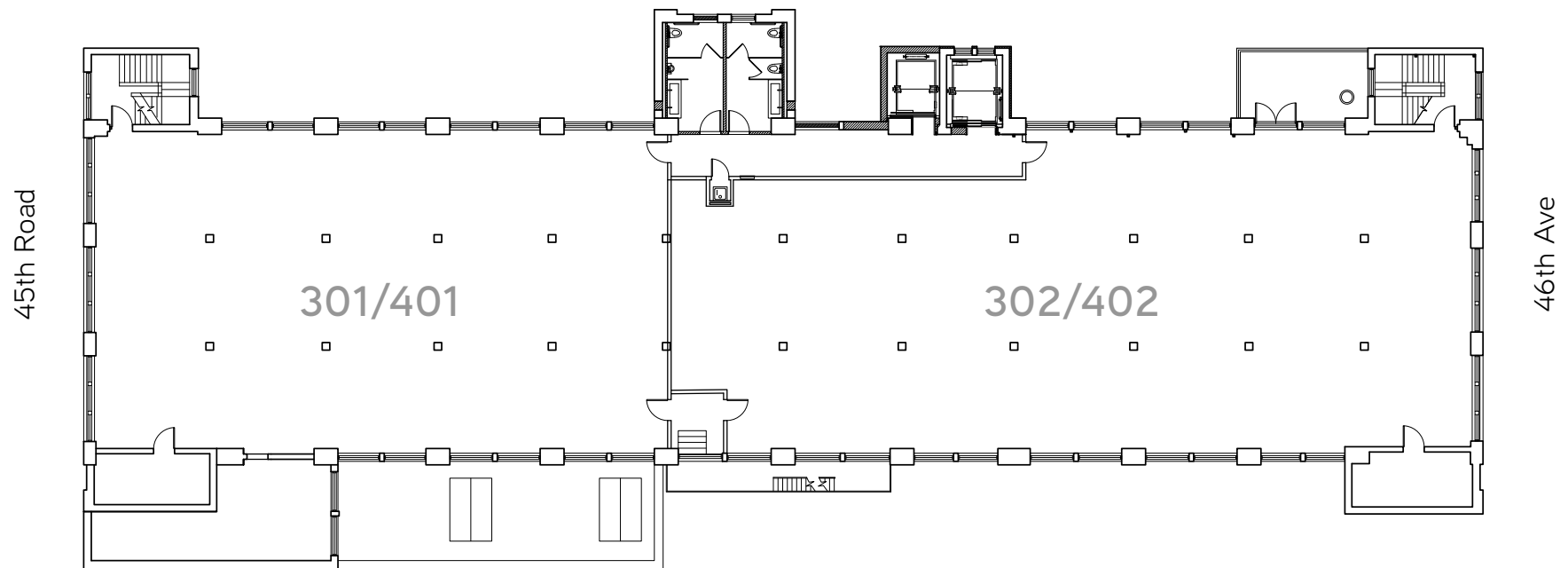
301 & 401

302 & 402

RSF

6,001 RSF

7,644 RSF



3rd & 4th floors

four tenants

Floor/Suite

RSF

301 & 401

2,505 RSF

302 & 402

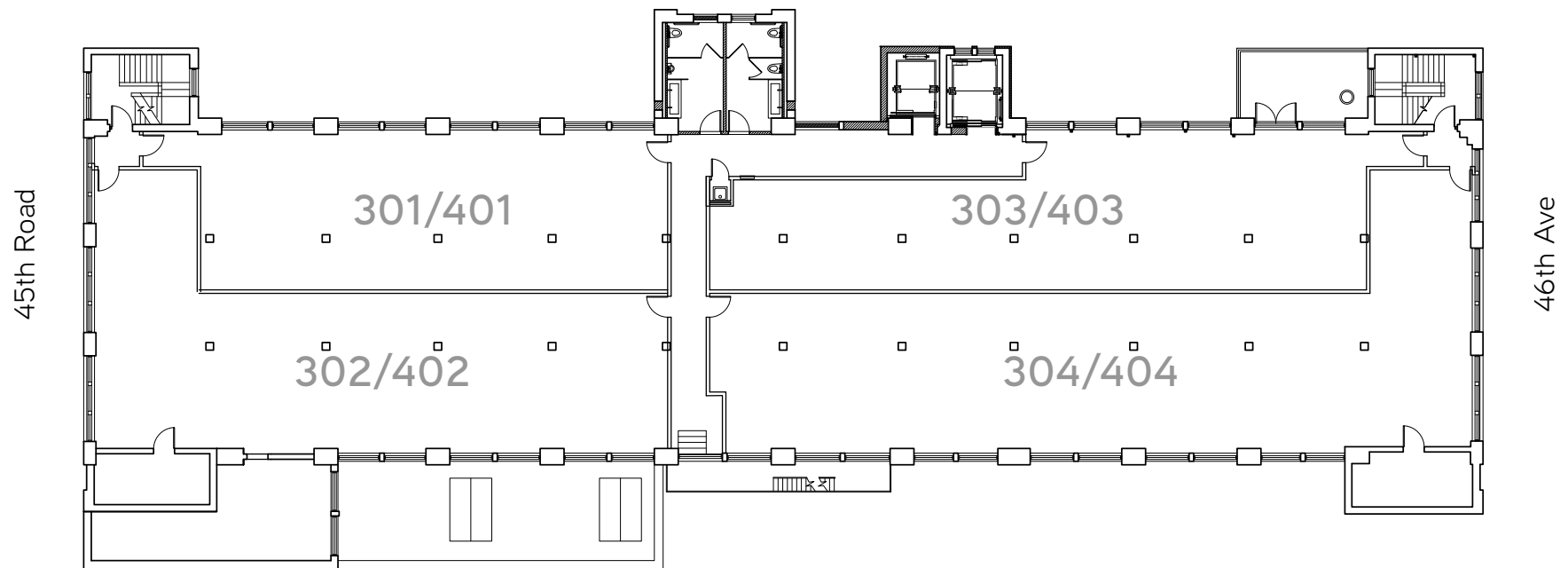
3,610 RSF

303 & 403

2,974 RSF

304 & 404

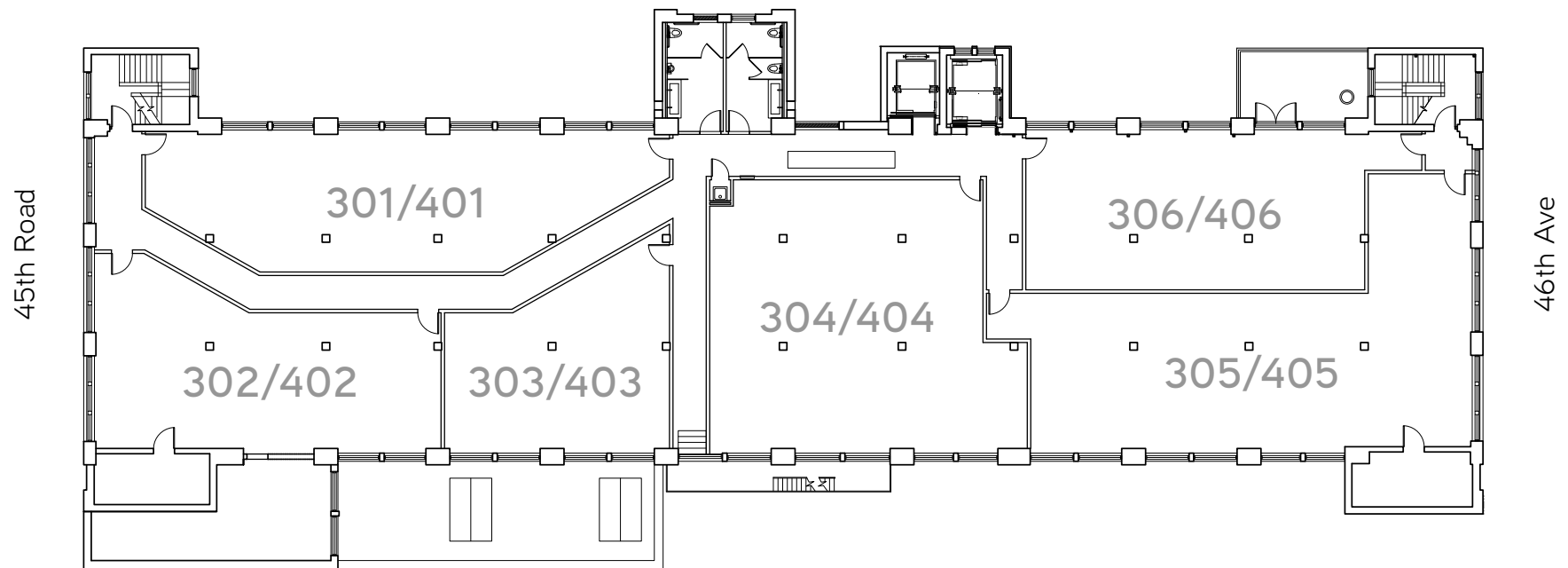
4,573 RSF



3rd & 4th floors

six tenants

Floor/Suite	RSF
301 & 401	2,216 RSF
302 & 402	2,147 RSF
303 & 403	1,356 RSF
304 & 404	2,735 RSF
305 & 405	3,212 RSF
306 & 406	1,987 RSF



bldg. 10–27 business incentive guide

Top Programs

Long Island City neighbors benefiting from these incentives:

As-of-Right	Description
Relocation Employment Assistance Program (REAP)	Business income tax credits of up to \$1,000 or \$3,000 per qualified employee for 12 years for companies moving from outside NYC or from Manhattan into qualified areas.
Energy Cost Savings Program (ECSP)	Up to 12 years of energy discounts for commercial and manufacturing businesses that can reduce regulated costs up to 45% in qualified buildings.
Commercial Rent Tax (CRT)	Permanent exemption of NYC Commercial Rent Tax, worth 3.9% of annual gross rent.

Discretionary	Description
Excelsior Jobs Program	10 years of discretionary tax credits worth up to 6.85% off of payroll taxes for new hires in targeted industries and 2% off capital investment facilities
Training Grants	Up to 70% off of training-related costs for employees up to \$400,000



7,000 SF business incentive case study

Media company relocates 20 employees from Midtown to Long Island City and leases 7,000 SF. Company plans to add 25 employees over next 5 years.*

Programs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Total Savings
Commercial Rent Tax Exemption (CRT)	\$10,920 \$1.56/SF	\$10,920 \$1.56/SF	\$10,920 \$1.56 PSF	\$10,920 \$1.56 PSF	\$10,920 \$1.56 PSF	\$54,600 \$7.80 PSF	\$109,200
Energy Cost Savings Program (ECSP)**	\$2,100 \$0.30 PSF	\$2,100 \$0.30 PSF	\$2,100 \$0.30 PSF	\$2,100 \$0.30 PSF	\$2,100 \$0.30 PSF	\$9,240 \$1.32 PSF	\$19,740
Relocation Employment Assistance Program (REAP)***	\$75,000 \$10.71 PSF	\$90,000 \$12.86 PSF	\$105,000 \$15 PSF	\$120,000 \$17.14 PSF	\$135,000 \$19.29 PSF	\$675,000 \$96.43 PSF	\$1,200,000
Excelsior Jobs Program (NY State)	\$11,987 \$1.71 PSF	\$23,975 \$3.43 PSF	\$35,963 \$5.13 PSF	\$47,950 \$6.85 PSF	\$59,937 \$8.56 PSF	\$299,685 \$42.81 PSF	\$479,497
Total Savings	\$100,007 \$14.28	\$126,995 \$18.14	\$153,983 \$21.99	\$180,970 \$25.85	\$207,957 \$29.70	\$1,038,525 \$148.36	\$1,808,437 \$258.34

* Assumes: 10 year lease for commercial office activity with \$40 psf base rent, \$3 psf electric, and \$45 psf build-out

*** REAP is a 12 year program that has remaining benefits for years 11 and 12 estimated to be \$270,000

** ECSP is a 12 year program that starts to phase out year 9. Remaining benefits for years 11 & 12 are estimated to be \$1,260

10,000 SF business incentive case study

Media company relocates 30 employees from Midtown to Long Island City and leases 10,000 SF. Company plans to add 35 employees over next 5 years.*

Programs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Total Savings
Commercial Rent Tax Exemption (CRT)	\$15,600 \$1.56 PSF	\$15,600 \$1.56 PSF	\$15,600 \$1.56 PSF	\$15,600 \$1.56 PSF	\$15,600 \$1.56 PSF	\$78,000 \$7.80 PSF	\$156,000
Energy Cost Savings Program (ECSP)**	\$3,000 \$0.30 PSF	\$3,000 \$0.30 PSF	\$3,000 \$0.30 PSF	\$3,000 \$0.30 PSF	\$3,000 \$0.30 PSF	\$13,200 \$1.32 PSF	\$28,200
Relocation Employment Assistance Program (REAP)***	\$110,000 \$11.00 PSF	\$132,000 \$13.20 PSF	\$153,000 \$15.30 PSF	\$174,000 \$17.40 PSF	\$195,000 \$19.50 PSF	\$975,000 \$97.50 PSF	\$1,739,000
Excelsior Jobs Program (NY State)	\$16,783 \$1.67 PSF	\$33,565 \$3.36 PSF	\$50,347 \$5.03 PSF	\$67,130 \$6.71 PSF	\$83,913 \$8.39 PSF	\$419,563 \$41.95 PSF	\$671,301
Total Savings	\$145,383 \$14.53	\$184,165 \$18.42	\$221,947 \$22.19	\$259,730 \$25.97	\$297,513 \$29.75	\$1,485,763 \$148.57	\$2,594,501 \$259.45

* Assumes: 10 year lease for commercial office activity with \$40 psf base rent, \$3 psf electric, and \$45 psf build-out

*** REAP is a 12 year program that has remaining benefits for years 11 and 12 estimated to be \$270,000

** ECSP is a 12 year program that starts to phase out year 9. Remaining benefits for years 11 & 12 are estimated to be \$1,260

13,663 SF business incentive case study

Media company relocates 30 employees from Midtown to Long Island City and leases 13,663 SF. Company plans to add 35 employees over next 5 years.*

Programs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6–10	Total Savings
Commercial Rent Tax Exemption (CRT)	\$21,314 \$1.56 PSF	\$21,314 \$1.56 PSF	\$21,314 \$1.56 PSF	\$21,314 \$1.56 PSF	\$21,314 \$1.56 PSF	\$106,570 \$7.80 PSF	\$213,140
Energy Cost Savings Program (ECSP)**	\$4,099 \$0.30 PSF	\$4,099 \$0.30 PSF	\$4,099 \$0.30 PSF	\$4,099 \$0.30 PSF	\$4,099 \$0.30 PSF	\$18,035 \$1.32 PSF	\$38,530
Relocation Employment Assistance Program (REAP)***	\$110,000 \$8.05 PSF	\$132,000 \$9.66 PSF	\$153,000 \$11.12 PSF	\$174,000 \$12.73 PSF	\$195,000 \$14.27 PSF	\$975,000 \$71.36 PSF	\$1,739,000
Excelsior Jobs Program (NY State)	\$16,783 \$1.23 PSF	\$33,565 \$2.45 PSF	\$50,347 \$3.68 PSF	\$67,130 \$4.91 PSF	\$83,913 \$6.14 PSF	\$419,562 \$30.70 PSF	\$671,300
Total Savings	\$152,196 \$11.13	\$190,978 \$13.97	\$228,760 \$16.66	\$266,543 \$19.50	\$304,326 \$22.27	\$1,519,167 \$111.18	\$2,661,970 \$194.83

* Assumes: 10 year lease for commercial office activity with \$40 psf base rent, \$3 psf electric, and \$45 psf build-out

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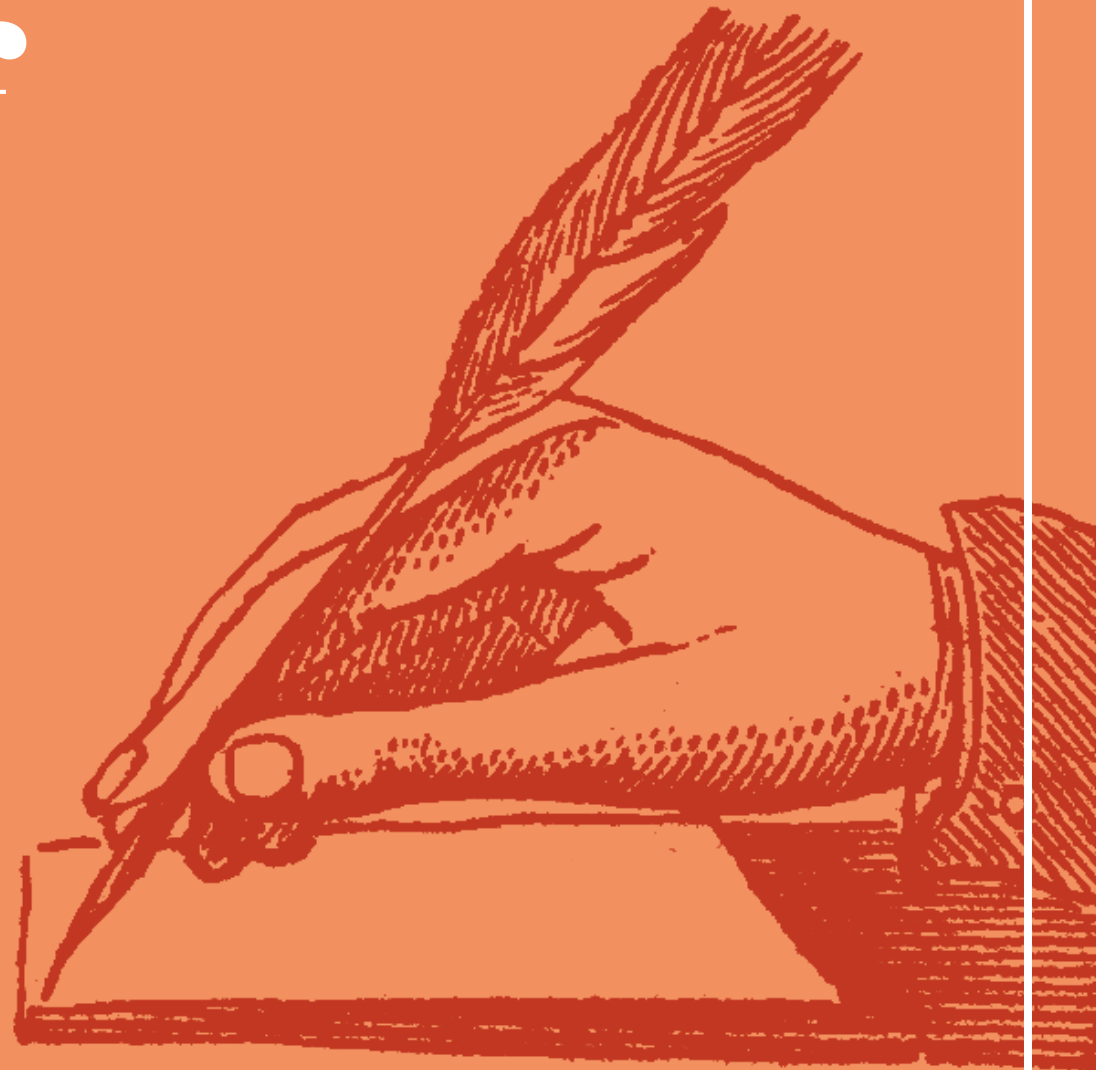
you've got yourself a deal.

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