

9-03 44TH
ROAD
LONG ISLAND CITY

THE
WOODWORKS
L.L.C.

BRAND NEW STATE-OF-THE-ART
**OFFICE & INDUSTRIAL
WAREHOUSE COMPLEX**

92,210 RSF

UNIQUE LEASING OPPORTUNITY
MULTIPLE UNITS • FLEX SPACE
HEADQUARTERS • SATELLITE • RETAIL

 **CUSHMAN &
WAKEFIELD**

THE
WOODWORKS
L.L.C.

THE WOODWORKS LIC



Premier construction of the first new ground up industrial / light manufacturing building in LIC in over 30 years.

The building has been designed as to efficiently scale down and accommodate multiple sized users without sacrificing quality.

Aesthetically designed to speak to the manufacturing history of the property and the area, the building has been constructed with 21st century construction advances, and a strong IT backbone capable of supporting modern business needs, including multiple service providers.

Additionally ownership has been fortunate enough to secure a multitude of municipal incentives, allowing the ability to pass those positive economics along to the future tenant base.

PROPERTY DESCRIPTION

- Individual industrial ground floor units ranging from 2,628 RSF - 8,247 RSF + Single Units or Combine up to 45,000 RSF
- Individual office/flex units on second and third floor units ranging from 943 RSF - 4,279 RSF or Combine up to 45,000 RSF
- Contiguous spaces can be combined in a multitude of options to accommodate larger requirements and ground floor warehouses and second floor offices can be combined with internal/private staircases
- 21' typical ceilings on ground floor, 14' typical ceilings on second and third floors
- Industrial spaces are heated and cooled, with glass panel electrical overhead doors, tenant signage/branding, 4,500 SF of common roof terrace with amenity and recreational space
- All office spaces have private roof terraces with stunning views of Manhattan and Long Island City skylines
- Building common conference room suite with Class A finishes



FOR LEASING INFORMATION, PLEASE CONTACT:

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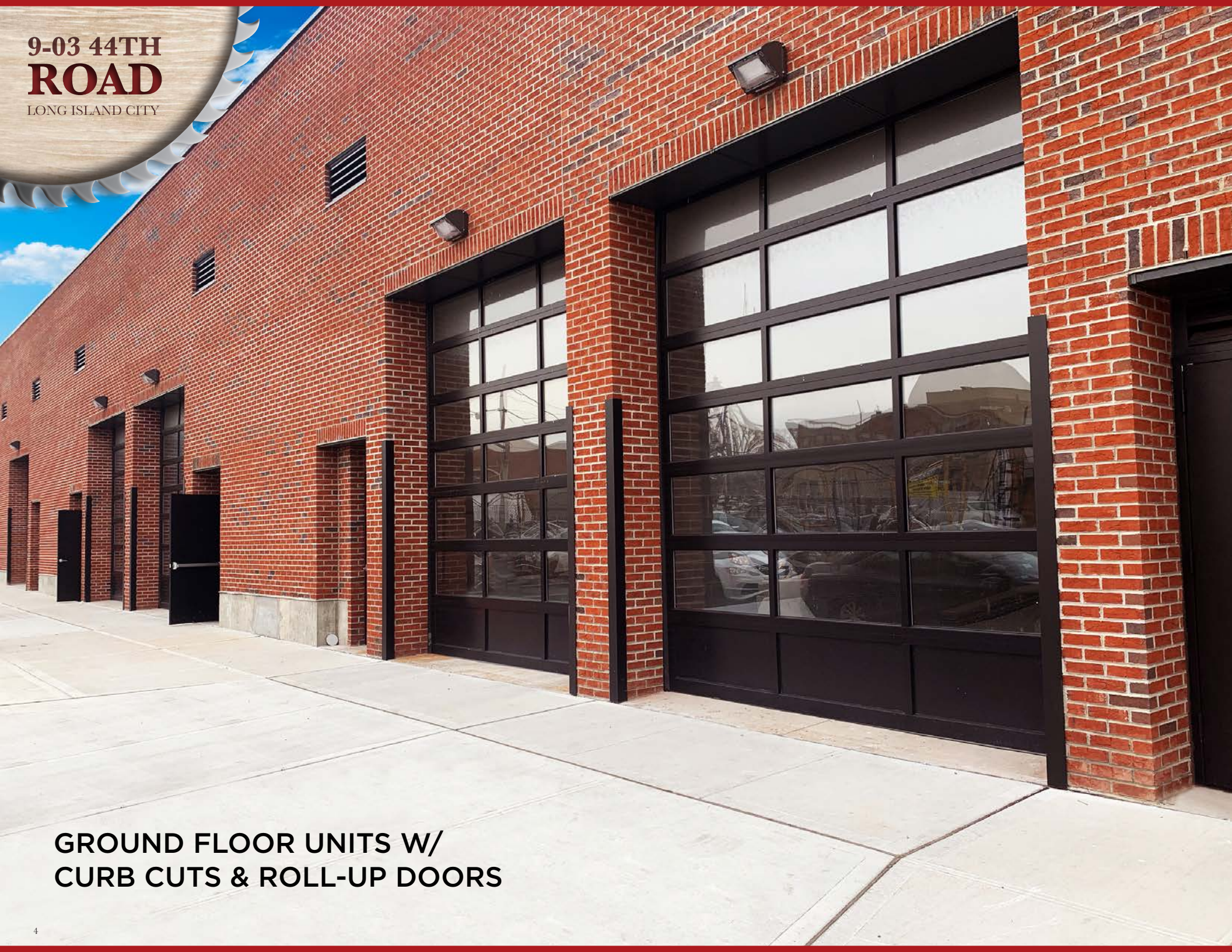


ELLIOT BAUM
516 637 0084
elliott@esltns.com

TOTAL BUILDING
92,210 RSF



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**GROUND FLOOR UNITS W/
CURB CUTS & ROLL-UP DOORS**

INDIVIDUAL INDUSTRIAL
GROUND FLOOR UNITS



THE
WOODWORKS
LTD.

9-03 44TH
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SPACIOUS LOBBY
W/ NATURAL SUNLIGHT



SUSTAINABLE MATERIALS
& LARGE ELEVATOR CAB.



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COMMON VIDEO &
CONFERENCE ROOM



WIDE HALLWAYS
W/ HIGH CEILINGS

HALLWAY
BATHROOMS



THE
WOODWORKS
LLC

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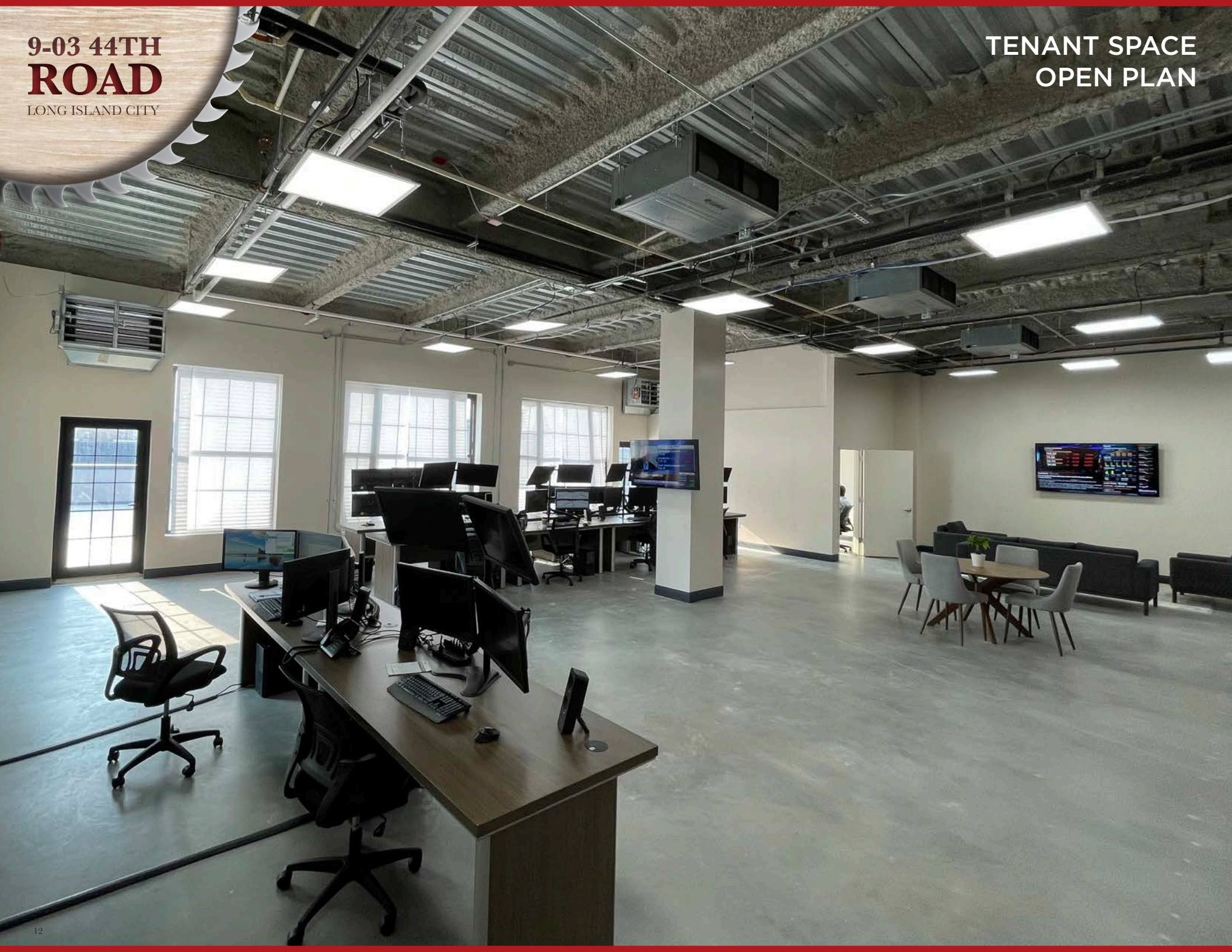
2ND FLOOR
EAST SIDE



THE
WOODWORKS
LTD

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TENANT SPACE
OPEN PLAN



TENANT SPACE
OPEN PLAN W/
PRIVATE OFFICES



THE WOODWORKS LIC

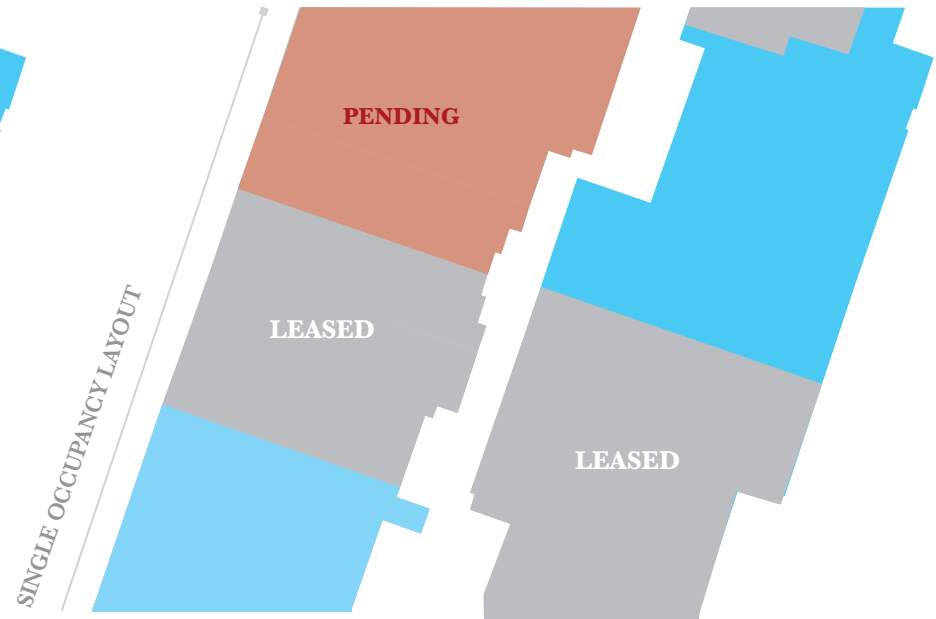
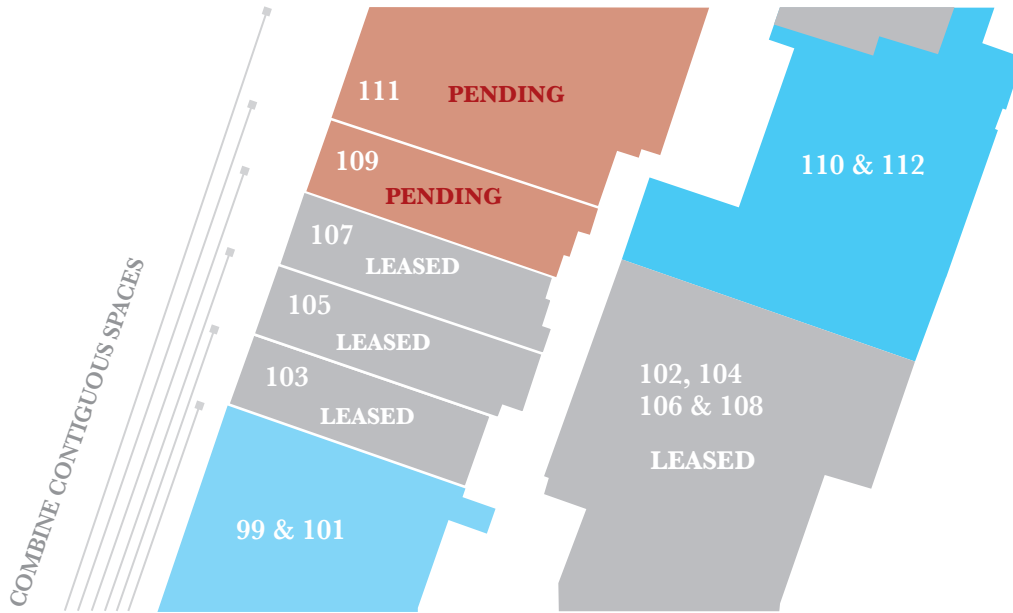


GROUND FLOOR • 8 UNITS • COMBINE CONTIGUOUS SPACES
OVERHEAD DRIVE-IN DOORS • 21' CEILING HEIGHTS

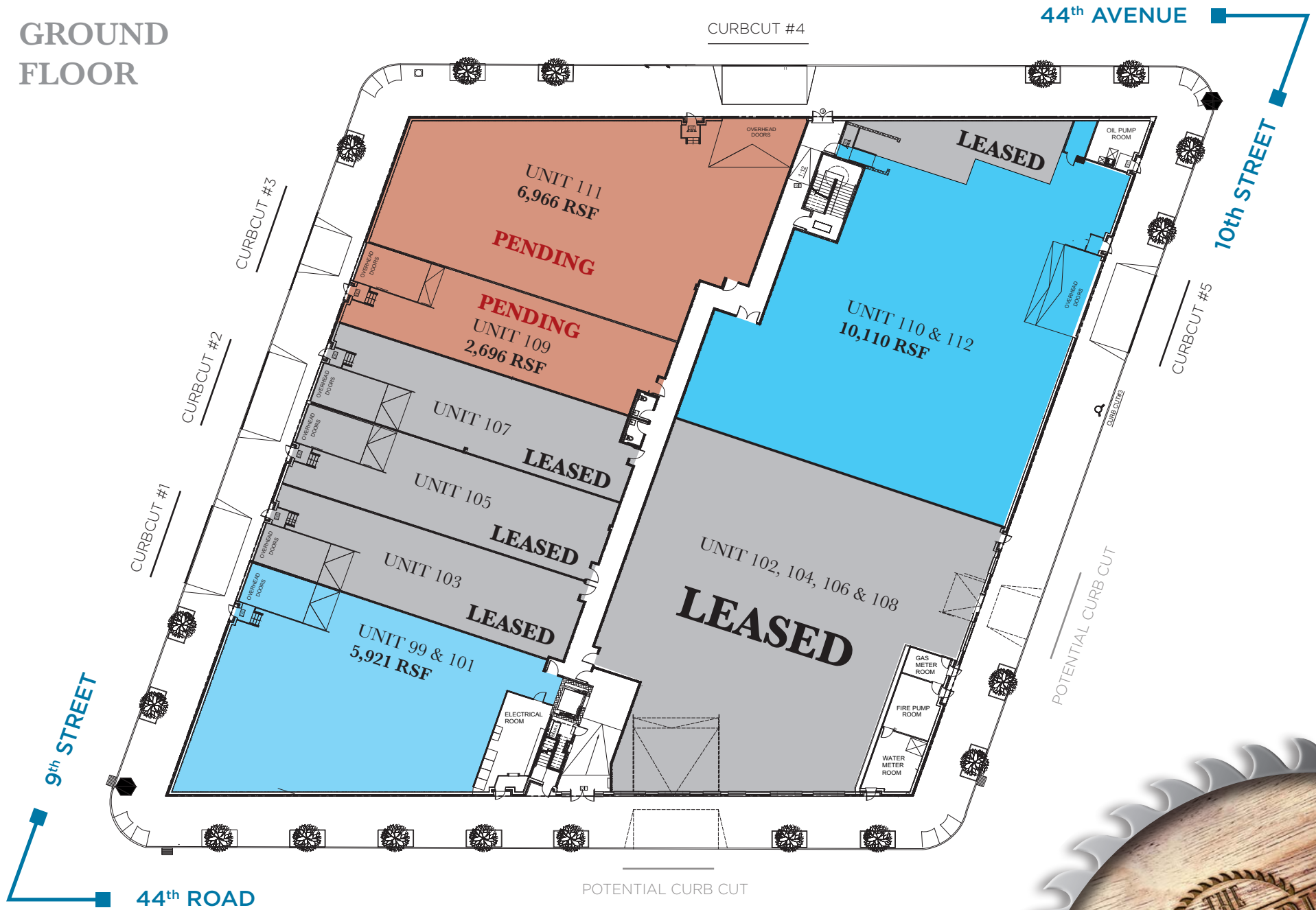
99 & 101 – 5,921 RSF
109 – 2,696 RSF

111 – 6,966 RSF
110 & 112 – 10,110 RSF

TOTAL SPACE AVAILABLE
25,693 RSF



GROUND FLOOR



GROUND FLOOR AVAILABILITY — 25,693 RSF



THE WOODWORKS LIC

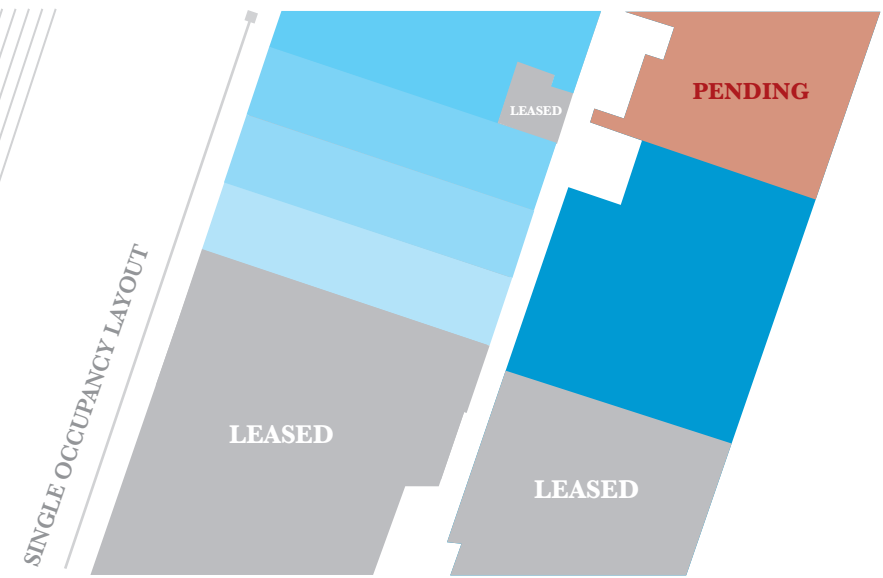
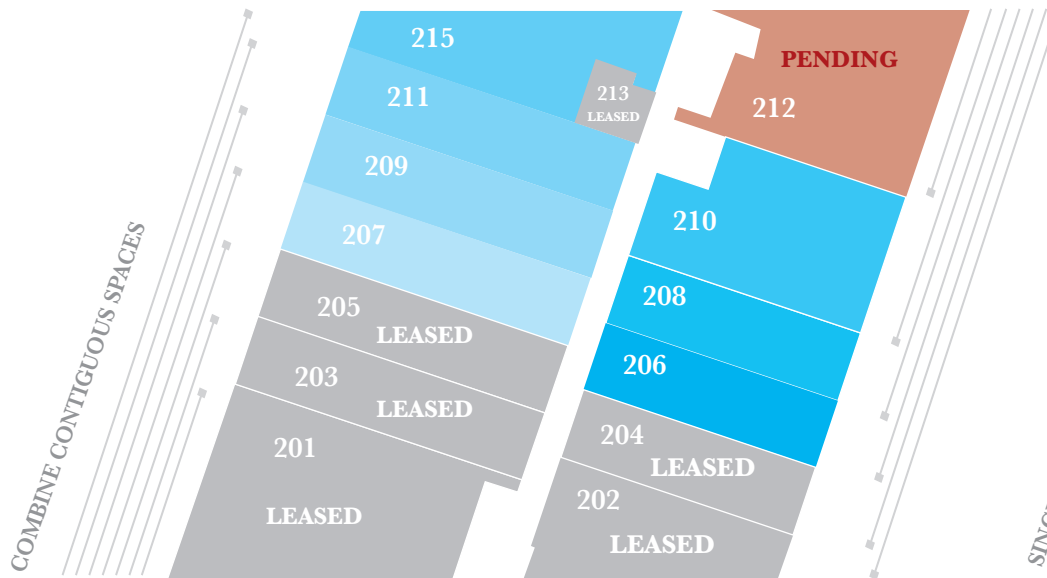


SECOND FLOOR • 13 UNITS • COMBINE CONTIGUOUS SPACES
PRIVATE ROOF TERRACES • 14' CEILING HEIGHTS

207 – 2,481 RSF
209 – 2,477 RSF
211 – 2,476 RSF
215 – 2,991 RSF

212 – 3,971 RSF
210 – 3,726 RSF
208 – 2,288 RSF
206 – 2,108 RSF

TOTAL SPACE AVAILABLE
22,518 RSF



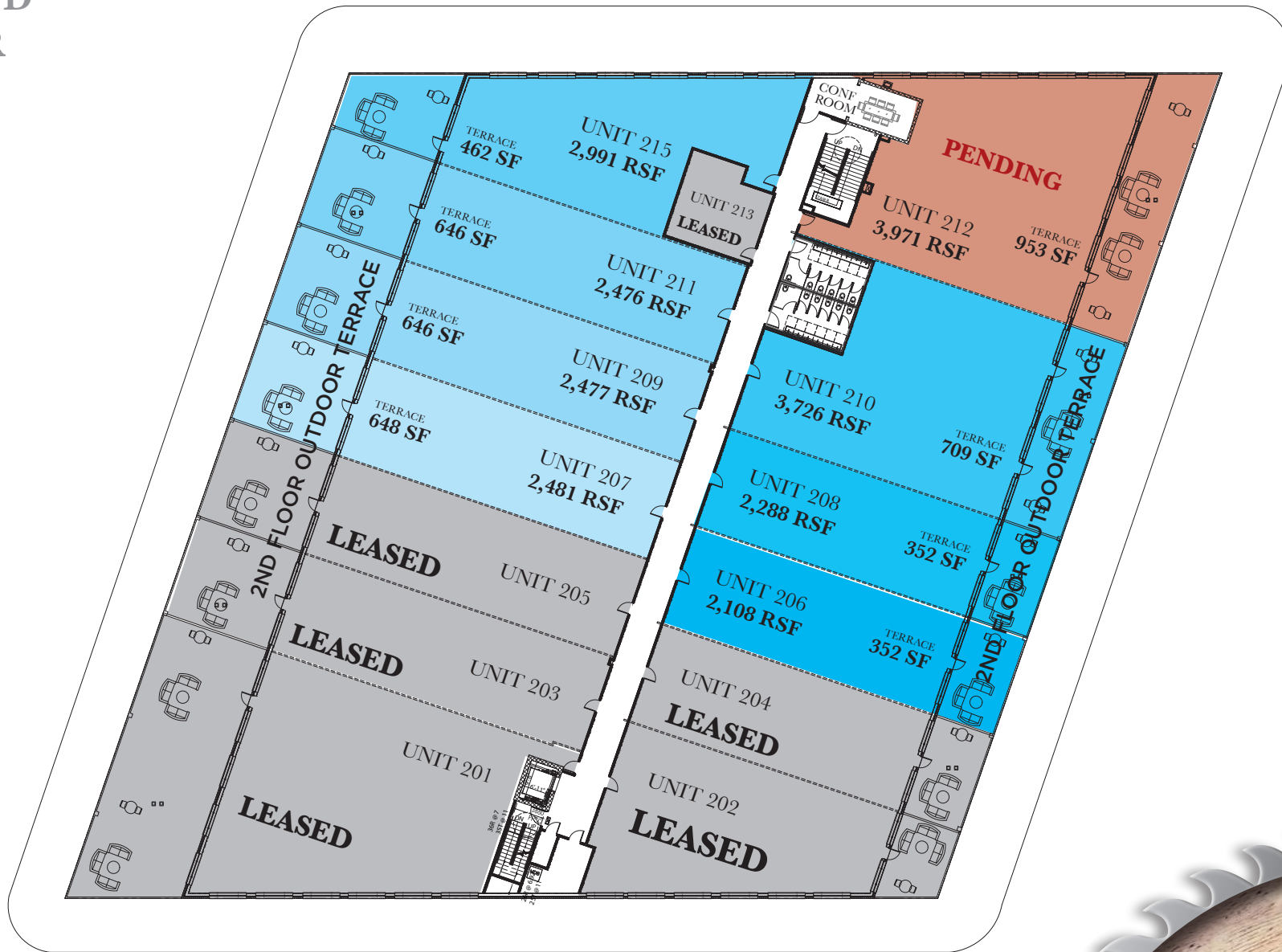
SECOND FLOOR

44th AVENUE

10th STREET

9th STREET

44th ROAD



SECOND FLOOR AVAILABILITY — 22,518 RSF



THE WOODWORKS LIC



THIRD FLOOR • 9 UNITS • COMBINE CONTIGUOUS SPACES
ROOF DECK & OUTDOOR LOUNGE • 14' CEILING HEIGHTS

301 – 1,123 RSF

303 – 1,108 RSF

305 – 1,104 RSF

307 – 1,134 RSF

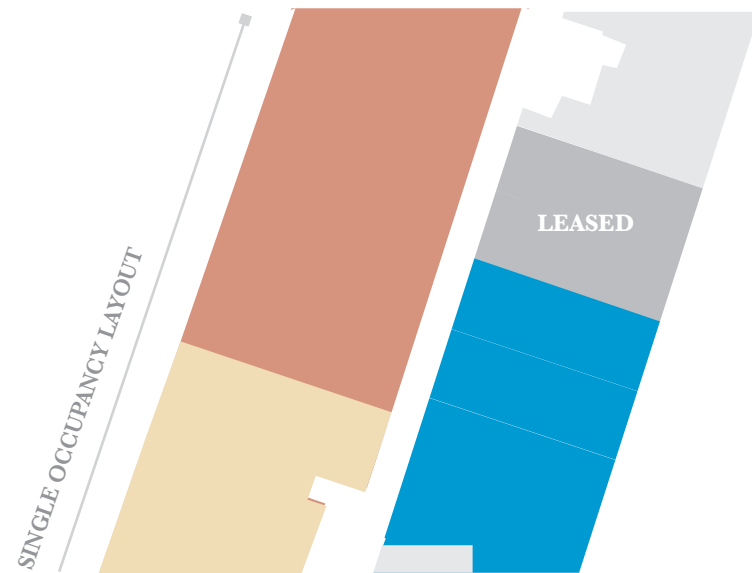
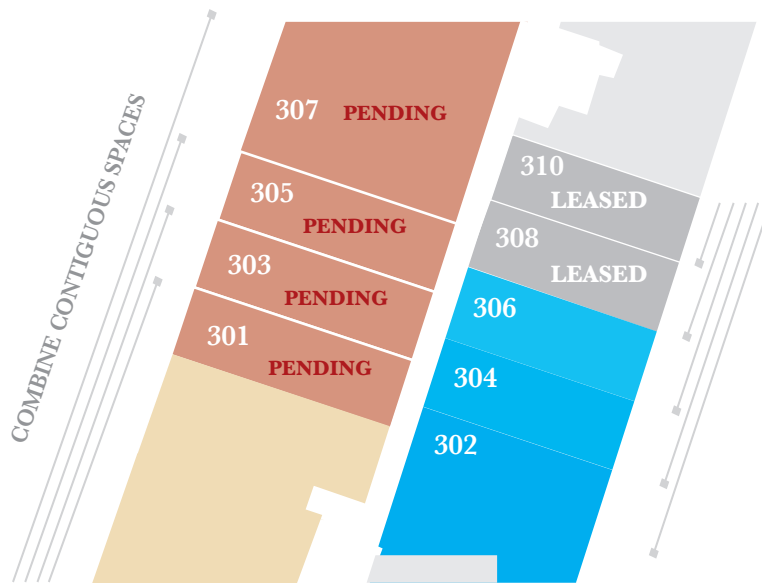
306 – 1,133 RSF

304 – 1,104 RSF

302 – 1,092 RSF

TOTAL SPACE AVAILABLE

7,798 RSF



THIRD FLOOR

44th AVENUE

10th STREET

9th STREET

44th ROAD



THIRD FLOOR AVAILABILITY — 7,798 RSF



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SECOND & THIRD FLOOR
TENANT TERRACES



COMMON OUTDOOR
AMENITY SPACE



THE
WOODWORKS
L.T.C.



WORKERS





MADE HERE



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LIC LANDING AT
HUNTER'S POINT



CORNELL TECH CAMPUS
ROOSEVELT ISLAND



GANTRY PARK



KAUFMAN STUDIOS



QUEENS PLAZA BIKE PATH



TRANSPORTATION & LOCATION



TAX ABATEMENTS

CITY INCENTIVES

REAP

@ \$3,000 PER JOB PER YEAR

CEP TAX ABATEMENT

@ \$2.50 PSF

ENERGY COST SAVINGS PROGRAM (ECSP)

CAN REDUCE REGULATED ENERGY COSTS UP TO 45%

EXEMPTION FROM COMMERCIAL OCCUPANCY TAX

@ \$3 PSF

ECONOMIC DEVELOPMENT

INCENTIVES FOR NEW TENANTS

Relocation and Employment Assistance Program (REAP)

If the tenant is relocating employees to the project facility from outside of New York City or Manhattan south of 96th Street, it may be eligible for the Relocation and Employment Assistance Program (REAP).

The benefits under this program are equal to a \$3,000 tax credit per employee and lasts for twelve years. The applicant can receive a cash payment for the first five years, in the event, it cannot utilize the tax credits. The lease agreement with the Landlord must state that the Landlord will cooperate with the tenant's REAP application. The Landlord cooperation language must be inserted in the lease agreement.

Energy Cost Savings Program (ECSP)

The tenant may qualify for the Energy Cost Savings Program (ECSP). The benefit is equal to a 45% reduction in the electricity delivery costs and a 35% reduction in the gas delivery costs (both for non-heating purposes). The benefit lasts for eight full years, with a four-year phase out.

Con Edison Business Incentive Rate (BIR)

BIR can provide additional reduction on the regulated electric costs by 30- 35% for 5 to 10 years.

Industrial Development Agency Tax Abatement (IDA)

The building has a 25 year IDA Tax Abatement under which Real Estate taxes will be nominal to the tenant, as Landlord will pay base year with tenant only responsible for increases over a base year, computed only on the land portion of the real estate tax.



MULTIPLE TAX INCENTIVES



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