



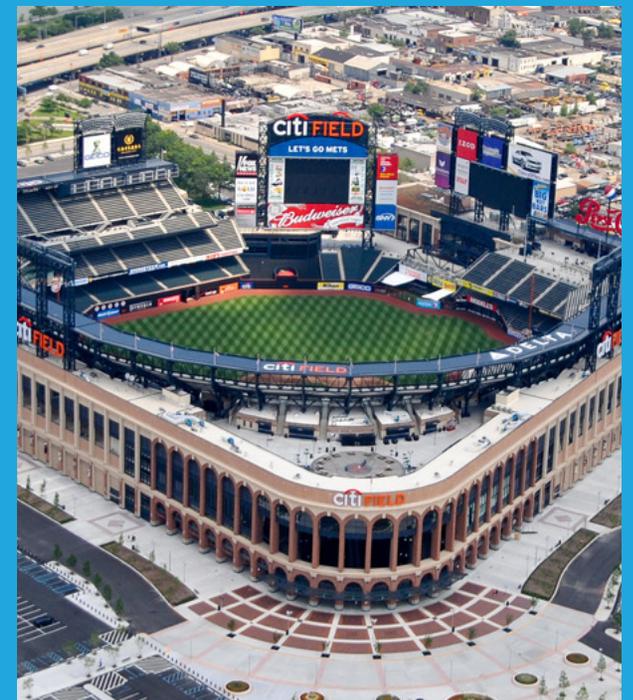
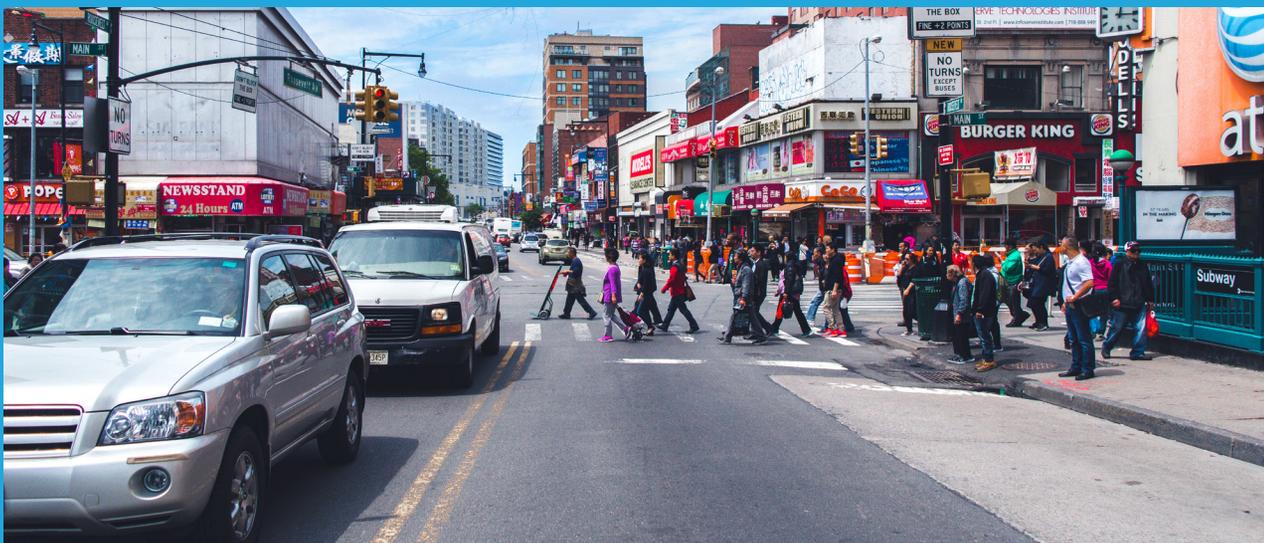
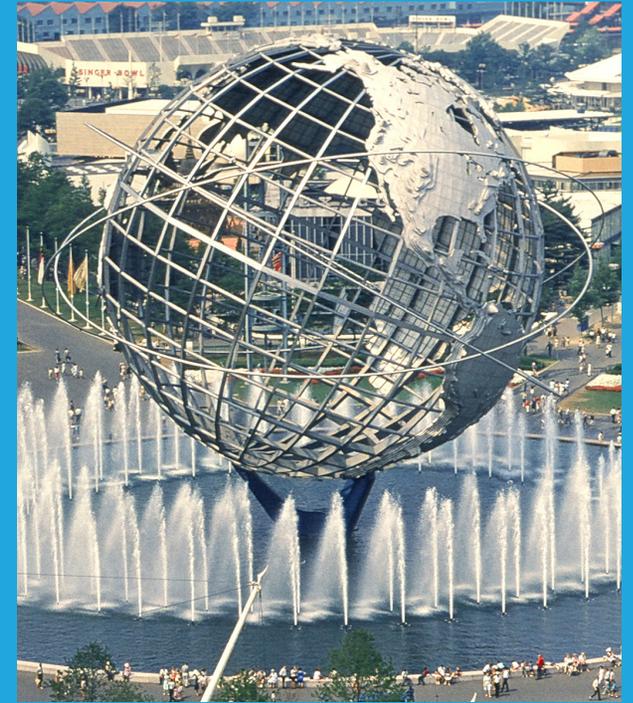
36-36 Main Street Flushing, NY 11354
Lease Opportunities | July 7th, 2017

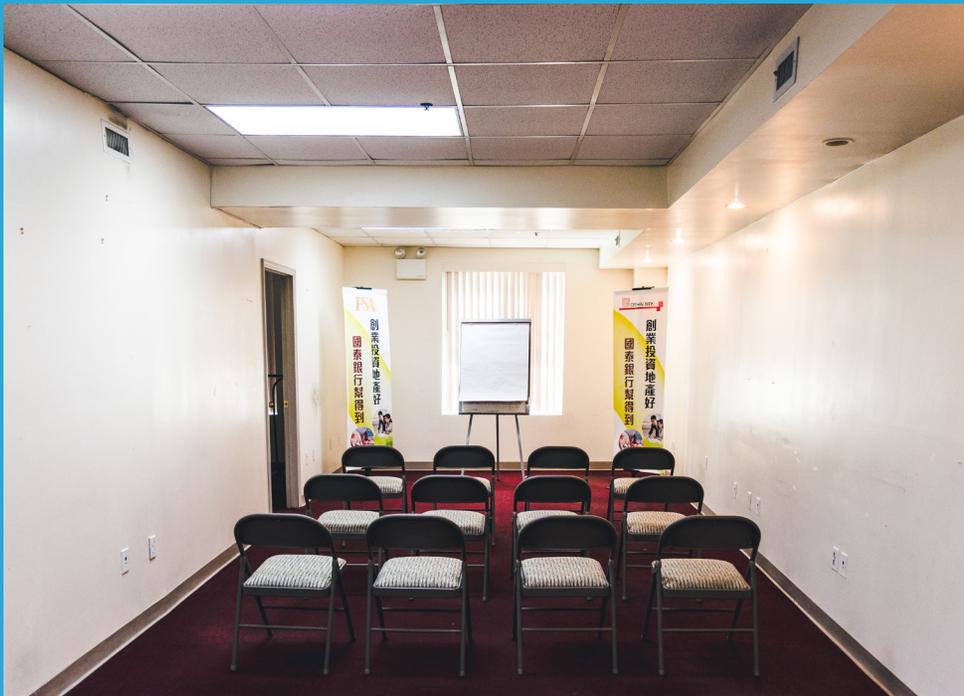
Thank you for taking the time to review this setup. The subject property is 36-36 Main Street, a 7 story office building located in the heart of Downtown Flushing. This setup will go over the current leasing opportunities as well as some up to date information about Flushing, Queens.

For any pricing and questions contact:

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OFFICE

SPACE

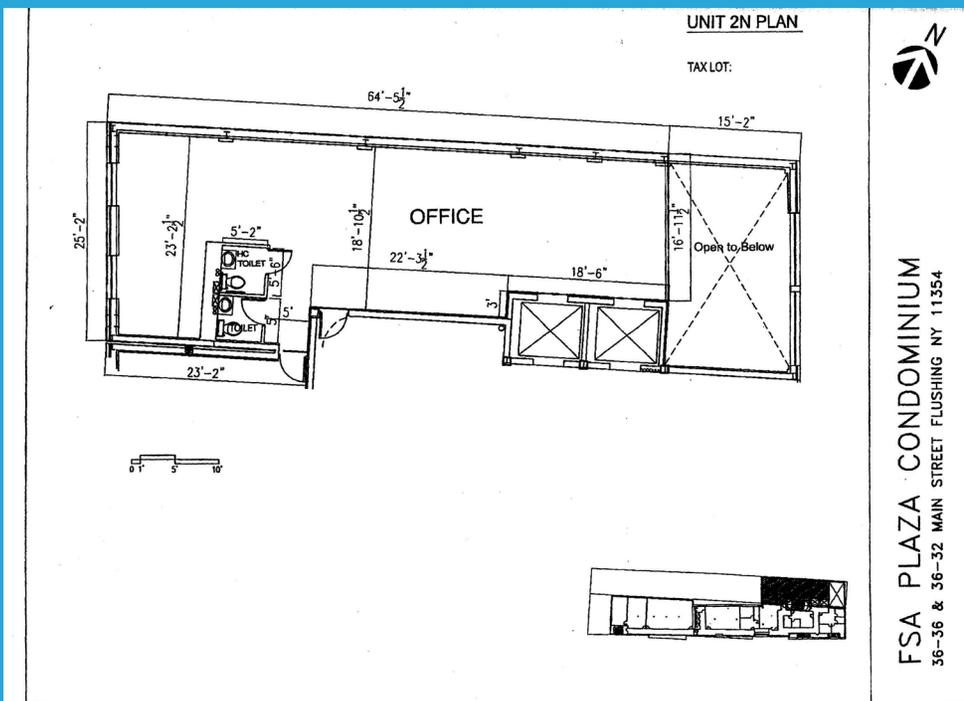
- + Block 4971 | Lot 7502
- + Unit 2N: 1,628 Sq ft.

TERM

- + \$8,500/Month
- + CAM: Approx \$1,017.50/ month
- + Tax: Approx \$407
- + 5+ Years

COMMENTS

FSA Plaza is one of the nicest buildings in all of Downtown Flushing. From it's modern exterior to the workmanship of the offices inside, FSA Plaza has been home to a multitude of A class tenants. Unit 2N is no exception. Already built out with conference rooms and offices, this unit also offers 2 private bathrooms and a mezzanine view of the lobby + waterfall. Unit has it's own elevator entrance.





OFFICE

SPACE

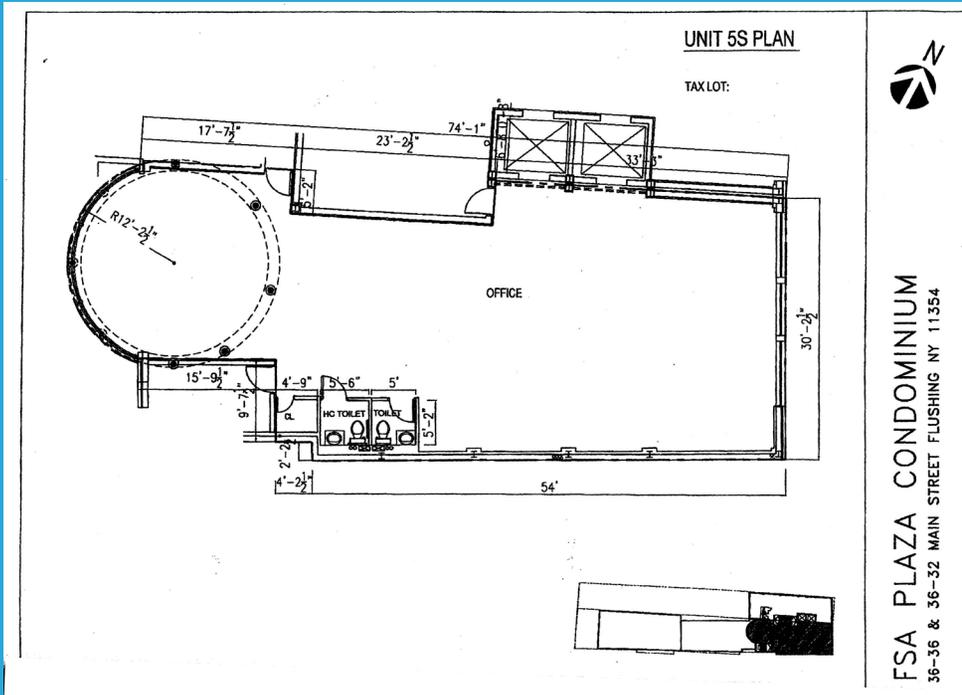
- + Block 4971 | Lot 7502
- + Unit 5S: 2,460 Sq ft.

TERM

- + Base rent: \$15,000/Month
- + CAM Approx: \$1537.50/Month
- + Tax Approx: \$615
- + 5+ Years

COMMENTS

Previously occupied by Bank of America, this office space is already built out with an immaculate conference room + multiple offices. You can see the high quality finishes in the picture to the left. Unit has it's own elevator entrance.



OFFICE

SPACE

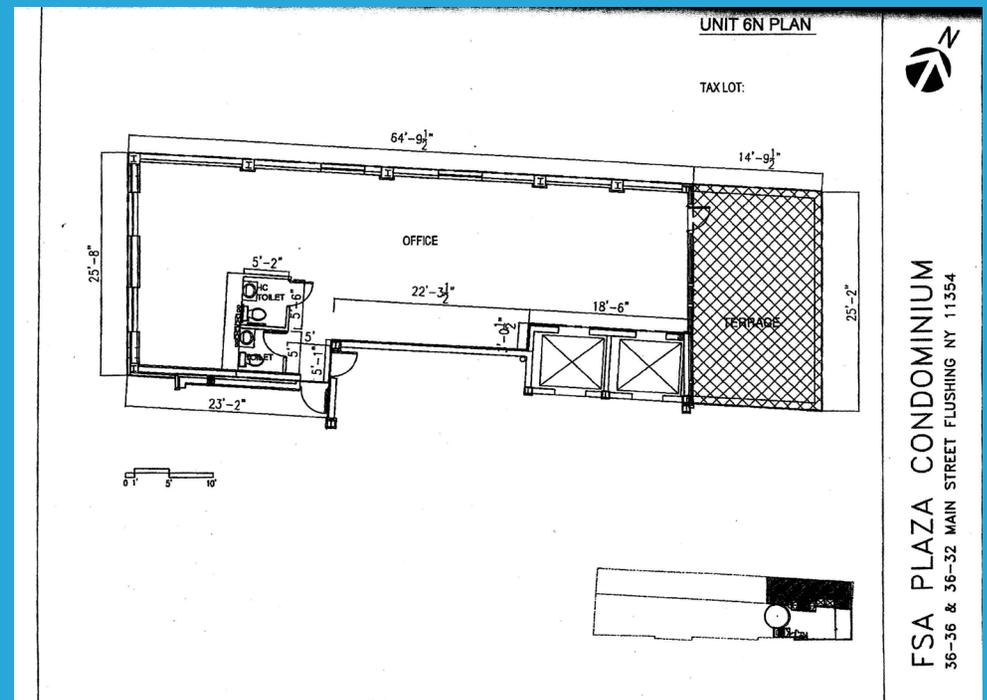
- + Block 4971 | Lot 7502
- + Unit 6N: 1,999 Sq ft. + 300 Sq ft. Balcony

TERM

- + Base rent: \$9,500/Month
- + CAM Approx: \$1,249.37
- + Tax Approx: \$499.75
- + 5+ Years

COMMENTS

Originally built for the owners personal use, this truly spectacular unit comes with custom wood cabinetry, the highest quality fixtures (for example the door handles are some of the nicest I've ever seen in an office), it's own 300 sq. ft. balcony overlooking bustling Main St. and a whole lot more. Unit has it's own elevator entrance.



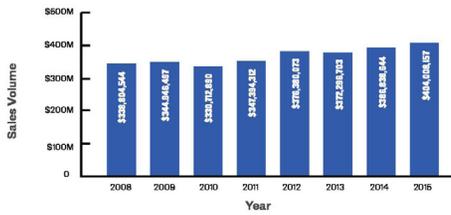
BUSINESS OUTLOOK

Business Trends

Change in Total Business Sales, 2008-2015



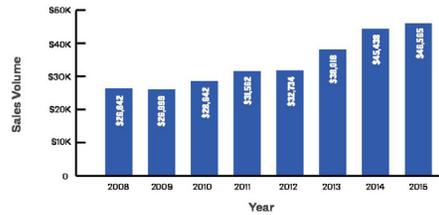
Downtown Flushing Total Business Sales



Change in Median Sales by Business, 2008-2015



Downtown Flushing Median Sales by Business

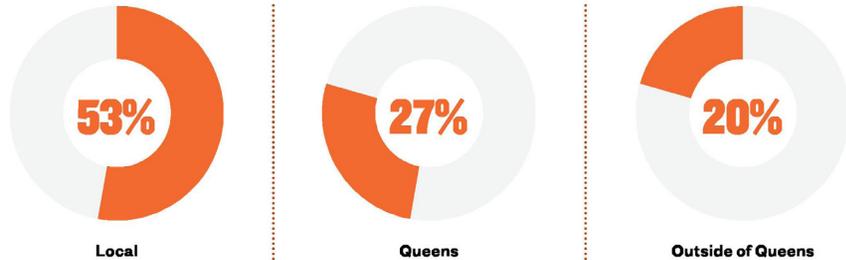


KEY FINDINGS & OPPORTUNITIES

Strengths

- ▶ Accessible transportation hub that attracts visitors from all over NYC, the region, and the world
- ▶ High concentration of national commercial banks and other financial institutions
- ▶ Cluster of arts and cultural institutions that are active in the community
- ▶ Premier destination for authentic Asian cuisines and goods
- ▶ Rich history of multicultural diversity and religious tolerance tracing back to the Flushing Remonstrance of 1657
- ▶ Dedicated community-based organizations delivering high quality maintenance, marketing, events, and business support district-wide
- ▶ Active upper floor uses with a wealth of healthcare and professional services that complement local shops and restaurants
- ▶ Nearly 100% commercial storefront occupancy rate
- ▶ Safe, 24/7 central business district with high foot traffic throughout the day and night

Where are your clients / shoppers from?



DATA APPENDIX

Study Area Boundaries

- Assessed Commercial Corridors
 - Downtown Flushing Context Area
 - Trade Area
- Primary data on Downtown Flushing storefront businesses presented on pg. 6-8 was gathered along Main Street, Roosevelt Avenue, Northern Boulevard, Union Street, 39th Avenue, and College Point Boulevard commercial corridors.
- Demographic and employment data on pg. 12-13 correspond to the Downtown Flushing neighborhood context area.
- Retail opportunity, leakage, and surplus data on pg. 9 corresponds to the 0.75 mile trade area.

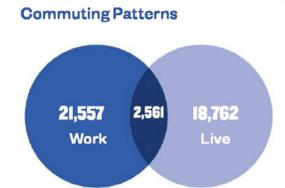


Area Demographics

Total Population	
68,902	Downtown Flushing
2,256,400	Queens
8,268,999	New York City

Population Density (per square mile)	
50,663	Downtown Flushing
20,701	Queens
27,027	New York City

Average Household Size	
2.6	Downtown Flushing
2.9	Queens
2.8	New York City



21,557	Work in Downtown Flushing, live elsewhere
2,561	Live & Work in Downtown Flushing
18,762	Live in Downtown Flushing, work elsewhere

Car Ownership	
43%	Downtown Flushing
63%	Queens
45%	New York City

BUSINESS LANDSCAPE: DOWNTOWN FLUSHING

Business Inventory

371

Total Number of Storefronts

1.1%

Storefront Vacancy*

*Note: In 2015, New York City's 69 Business Improvement Districts reported an average ground floor vacancy rate of 8.3% and median ground floor vacancy rate of 5.6% (BIBS BIDs Trends Report, 2015).

Storefront & Retail Mix



Downtown Flushing is a bustling central business district that attracts merchants, workers, and shoppers from NYC and beyond. While known for its authentic Asian dining, Flushing is also a center of professional services and home to 60+ commercial banks district-wide.

Business inventory and retail mix data were gathered by the Downtown Flushing BID and Greater Flushing Chamber of Commerce through a comprehensive inventory of ground floor and street-facing storefronts located along Main Street, Roosevelt Avenue, Northern Boulevard, Union Street, 39th Avenue, and College Point Boulevard, excluding collocated, basement, and/or above ground-floor businesses (January–June 2016).



BUSINESS OUTLOOK

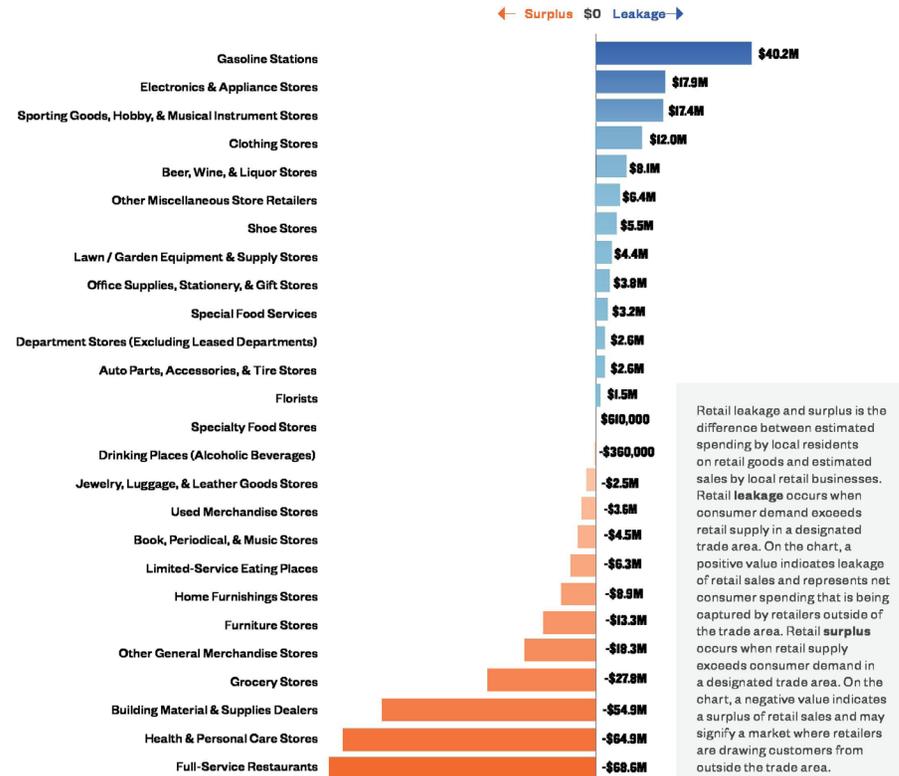
Downtown Flushing Retail Opportunity

Residents spend
\$1.27B
each year in
goods and services

Local businesses make
\$1.34B
each year in
retail sales

Every year, visitors spend
\$74.7M
in the
neighborhood

Retail Leakage & Surplus



Retail leakage and surplus is the difference between estimated spending by local residents on retail goods and estimated sales by local retail businesses. Retail leakage occurs when consumer demand exceeds retail supply in a designated trade area. On the chart, a positive value indicates leakage of retail sales and represents net consumer spending that is being captured by retailers outside of the trade area. Retail surplus occurs when retail supply exceeds consumer demand in a designated trade area. On the chart, a negative value indicates a surplus of retail sales and may signify a market where retailers are drawing customers from outside the trade area.