

33-02 SKILLMAN AVENUE



THE RAWSON

LIC's Most Adaptable “New Again” Building

FLOORS 2-4 OPPORTUNITY



OPPORTUNITY

VIEWS

NEIGHBORHOOD

FLOOR PLANS

INCENTIVES



AN OFFICE
A PRODUCTION STUDIO
A LIGHT MANUFACTURING
IT'S **AN IMAGINE-THE-POSSIBILITIES** BUILDING

Floors 2-4

17,000 RSF EACH

Contiguous Block up to 51,000 RSF

Spectacular views of Manhattan and LIC

13' ceiling heights

Abundant natural light on four sides

Floors leased individually or together

Potential for "building-within-a-building"
with private entrance, lobby, elevator
and dedicated signage

Divisible floors available



IT'S AN OFFICE BUILDING



IT'S A PRODUCTION STUDIO BUILDING



IT'S A LIGHT MANUFACTURING BUILDING



ROOFTOP Tenants can enjoy stunning views and fresh air



IT'S A BEST-VIEWS-IN-L.I.C. BUILDING

Incredible wide open views of
Manhattan, Long Island City
and more.

IT'S A GROWING- NEIGHBORHOOD BUILDING

The Rawson's Long Island City location is home to museums, movie studios, colleges, fitness facilities, breweries, food halls and diverse restaurants.

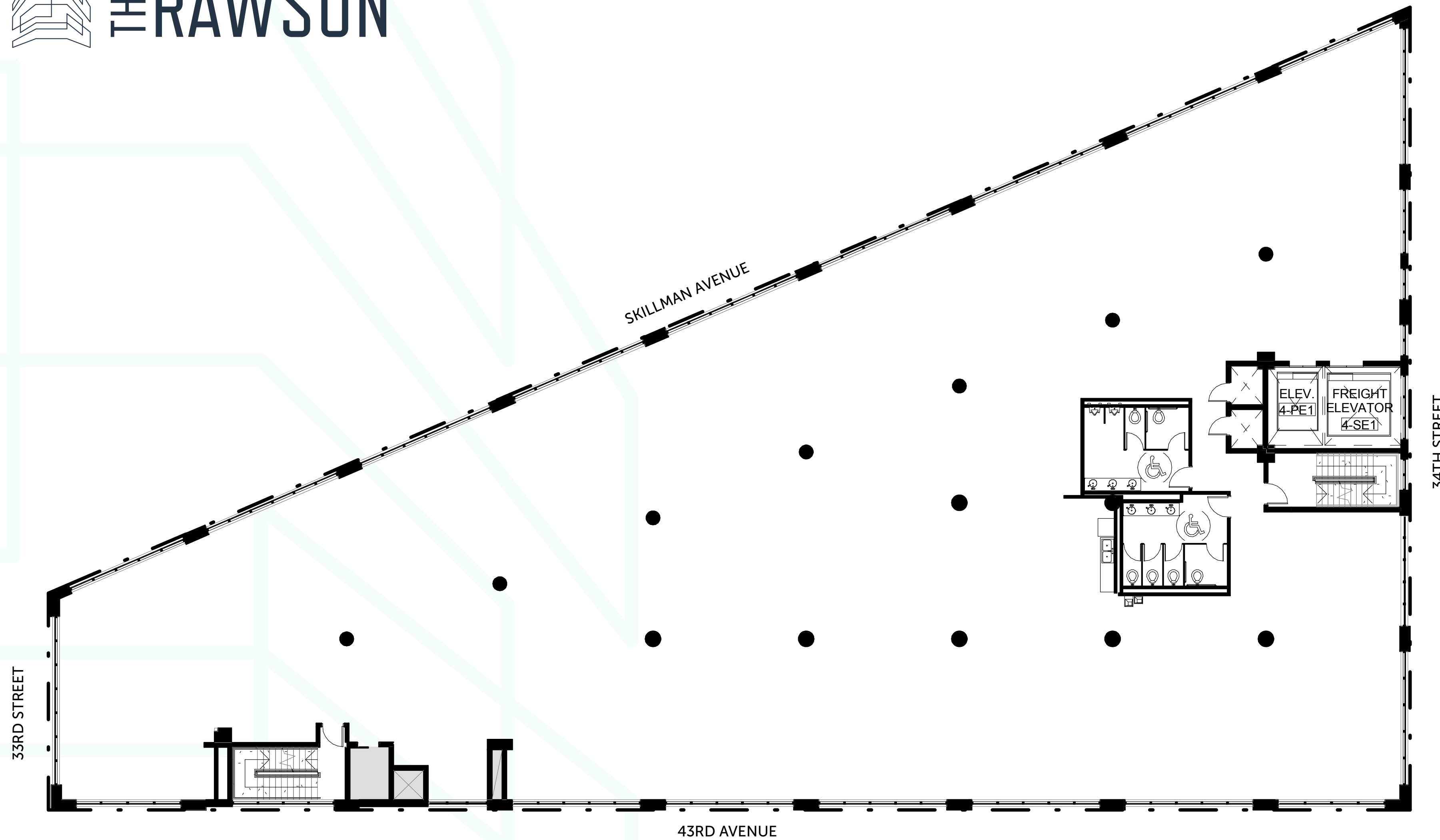


IT'S A MINUTES-
TO-EVERYTHING BUILDING



FLOORS 2-4

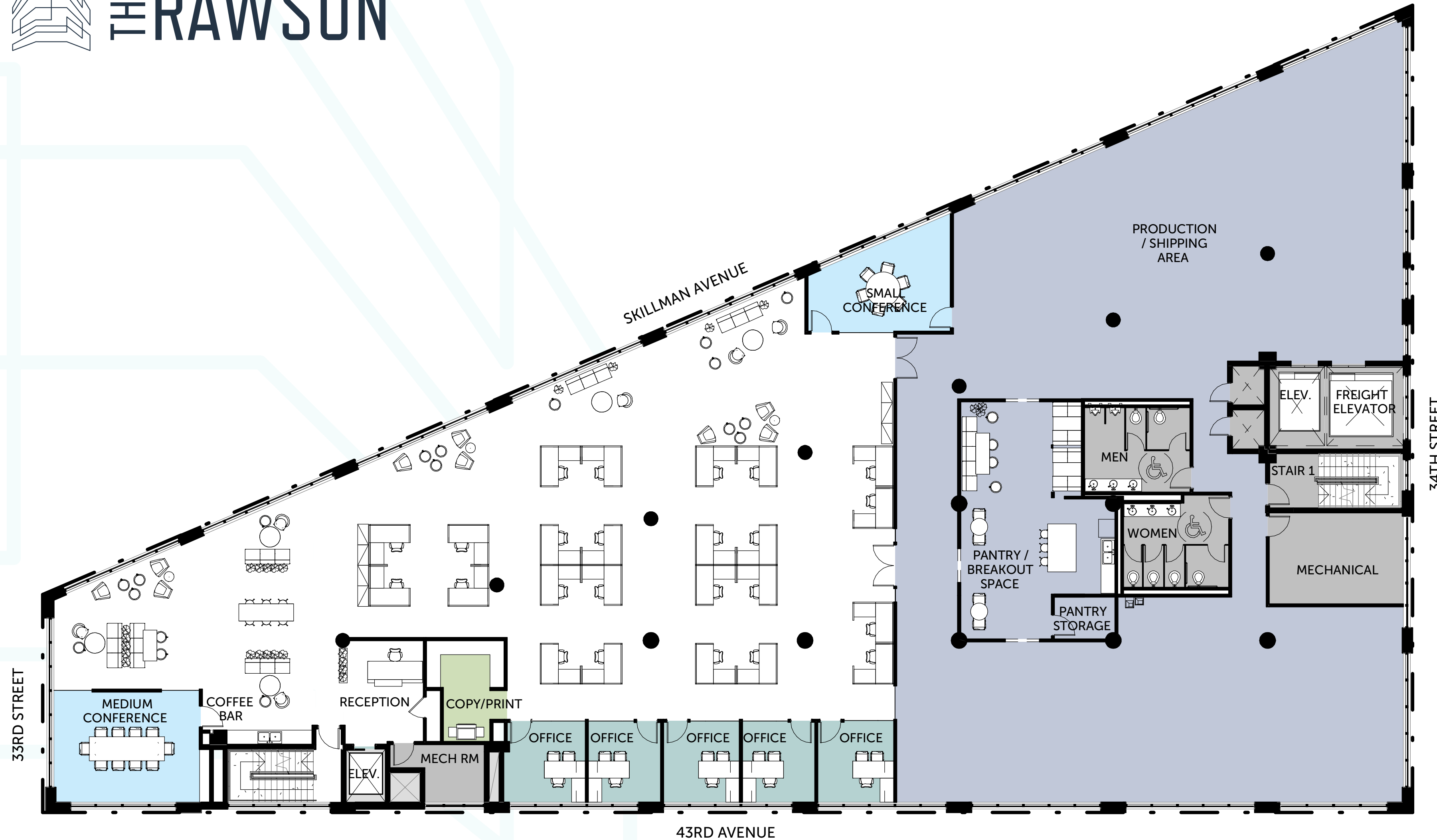
17,000 RSF (divisible)



FLOORS 2-4

Flex Plan

17,000 RSF



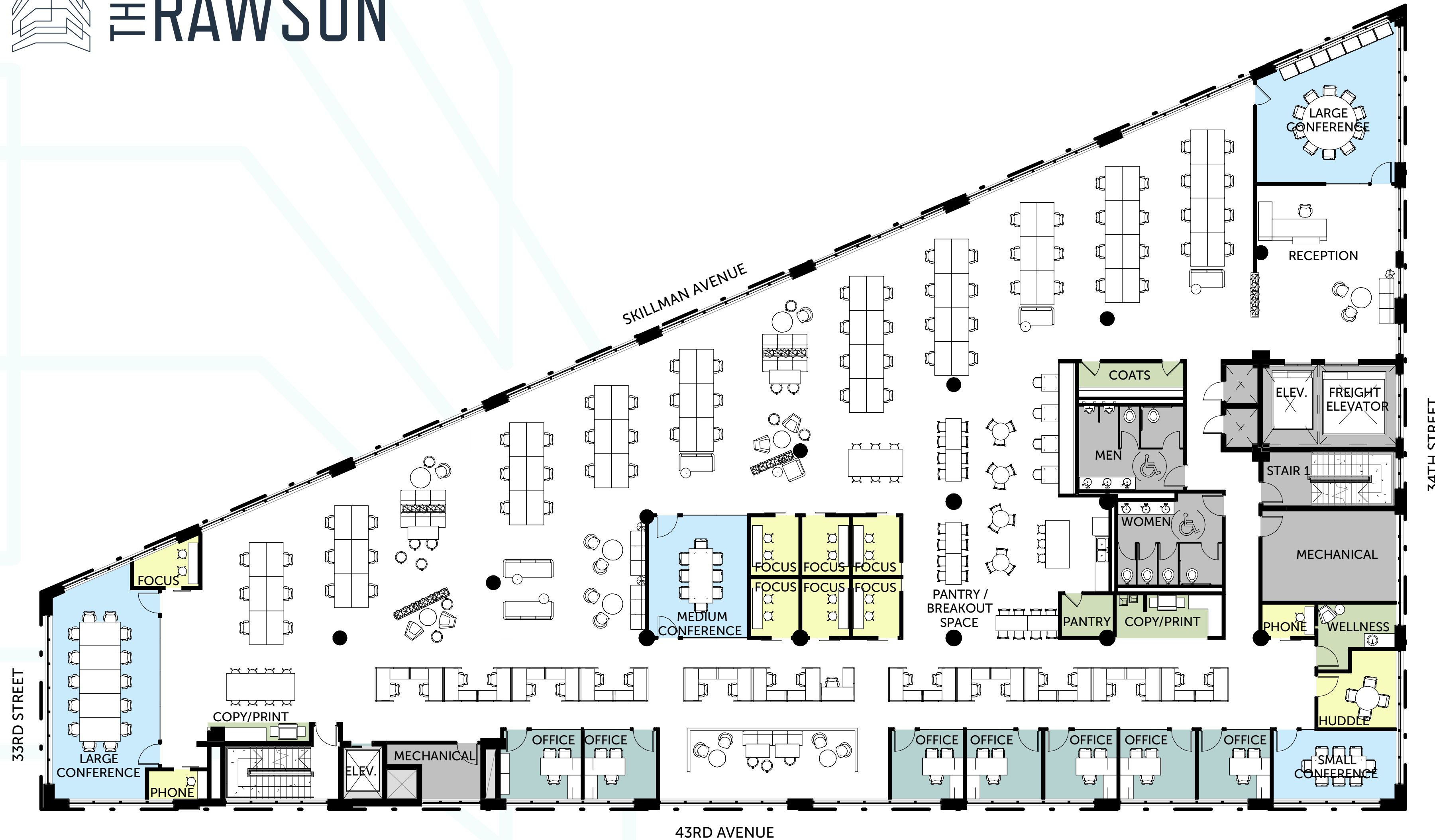
SPACE TYPE	COUNT
RECEPTION	1
COATS	1
CONFERENCE ROOMS	3
OFFICES	5
PRODUCTION/SHIPPING	1
STORAGE	1
PANTRY	1
COPY/PRINT	1
WORKSTATIONS	24
COFFEE BAR	1

- BASE BUILDING
- COATS
- COFFEE BAR
- CONFERENCE
- COPY/PRINT
- FOCUS
- HUDDLE
- OFFICE
- OPEN COLLABORATION
- OPEN OFFICE
- PANTRY
- PHONE
- PRODUCTION
- RECEPTION
- STORAGE
- WELLNESS

FLOORS 2-4

Open Office Plan

17,000 RSF



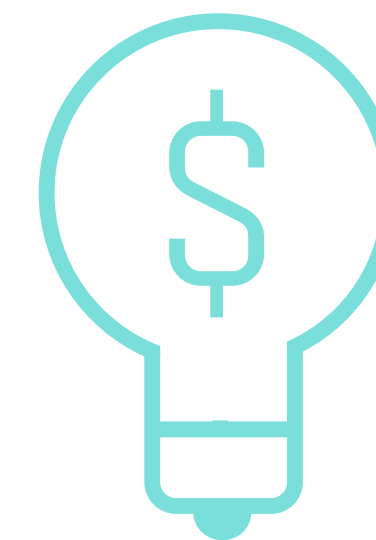
SPACE TYPE	COUNT
RECEPTION	1
COATS	1
CONFERENCE ROOMS	4
OFFICES	7
HUDDLE	1
FOCUS	7
PHONE	2
PANTRY/BREAKOUT	1
COPY/PRINT	2
STORAGE	1
WORKSTATIONS	91
WELLNESS	1

- BASE BUILDING
- COATS
- COFFEE BAR
- CONFERENCE
- COPY/PRINT
- FOCUS
- HUDDLE
- OFFICE
- OPEN COLLABORATION
- OPEN OFFICE
- PANTRY
- PHONE
- PRODUCTION
- RECEPTION
- STORAGE
- WELLNESS



REAP

Relocation and Employment Assistance Program (REAP) offers business income tax credits for relocating jobs from outside of New York City or below 96th Street in Manhattan — an annual credit of \$3,000 per eligible employee for twelve (12) years.*†



ENERGY SAVINGS

Energy Cost Savings Program (ECSP) for up to twelve (12) years reduces regulated energy costs up to 45%.*



TAX BREAK

Industrial & Commercial Abatement Program (ICAP) provides Real Estate Tax abatements for period of up to 25 years.*



+\$2.50/RSF

Commercial Expansion Program (CEP) program provides up to \$2.50 per square foot in rent credits for 3-5 years (10 years if manufacturing).*

IT'S AN ECONOMIC INCENTIVES BUILDING

\$15-\$20 / RSF SAVINGS

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[Click for Penthouse Info](#)

[Click for Street Level Info](#)

Six Floors Totaling 104,000 RSF

Limitless possibilities for each floor

\$15M building renovation: new attended lobby, new windows, high-speed internet, new HVAC, modern bathrooms, oversized passenger & freight elevators

Abundant natural light on all four sides

Spectacular views of Manhattan and LIC

Family-owned and operated building

Potential branding opportunity

IT'S THE RAWSON

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Some images shown are artist renderings