33-02 SKILLMAN AVENUE

THE RAWSON

LIC's **Most Adaptable** "New Again" Building

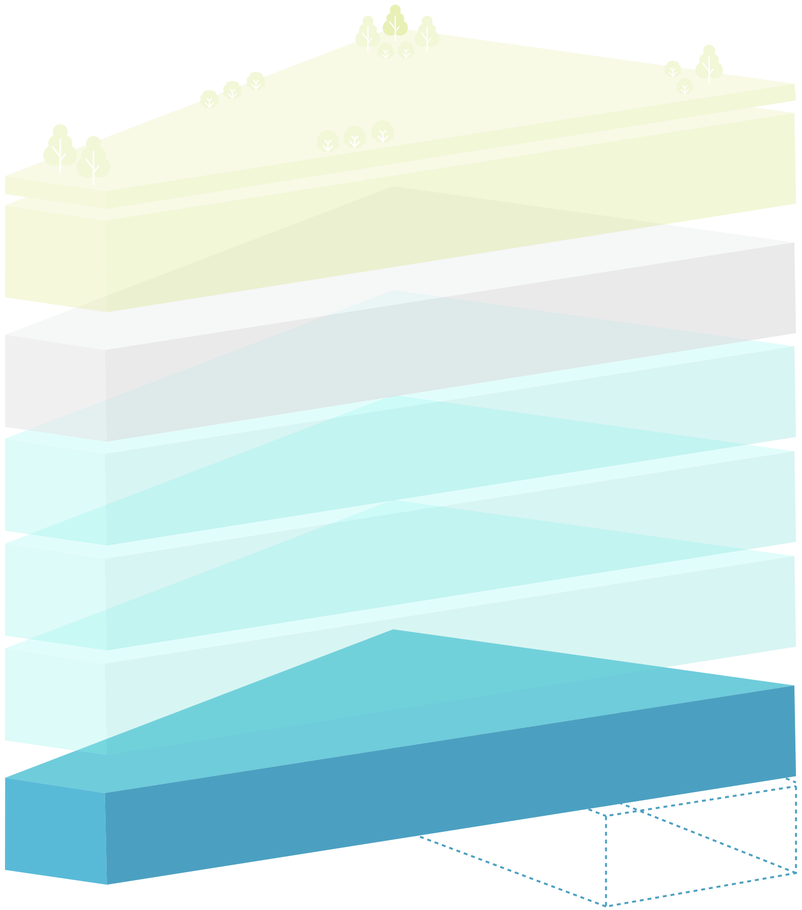
STREET LEVEL OPPORTUNITY

OPPORTUNITY

NEIGHBORHOOD

FLOOR PLAN

INCENTIVES



A GALLERY
A BREWERY
A GHOST KITCHEN
A TRAINING CENTER
IT'S AN IMAGINE-THE-POSSIBILITIES BUILDING

Street Level

with Lower Level Access

15,550 RSF(divisible) + 3,600 RSF

Private entrance with signage potential

Frontage totaling 110'
70' on Skillman Avenue | 40' on 34th Street

13' ceiling height

Potential for venting

Can be combined with top floor Penthouse for event venue

Interior stair to 3,600 RSF lower level

IT'S A GALLERY BUILDING

IT'S A BREWERY BUILDING

IT'S A GHOST KITCHEN BUILDING

IT'S A TRAINING CENTER BUILDING

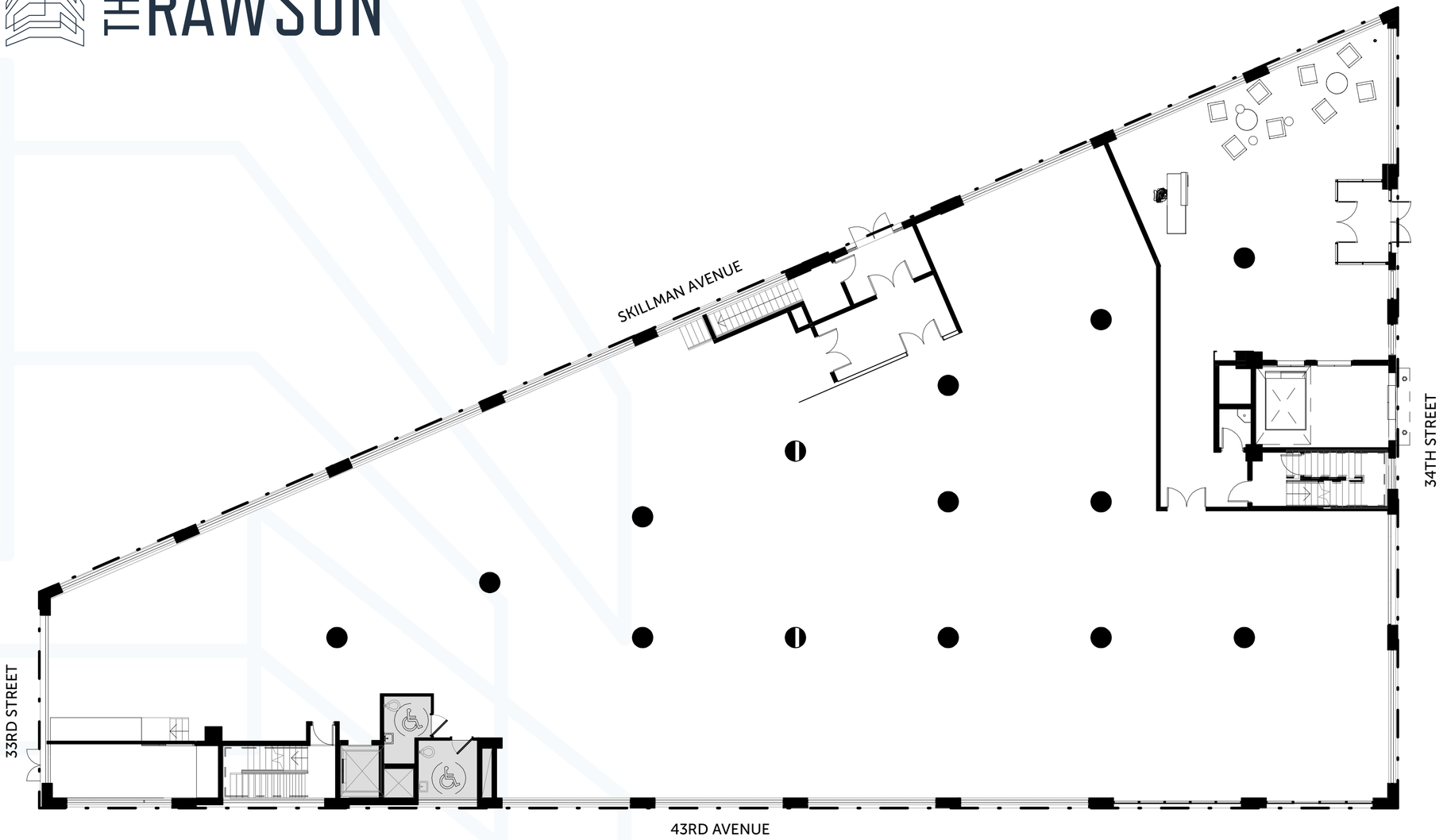
ROOFTOP Tenants can enjoy stunning views and fresh air

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
20 MIN
Train to
Times Square
Times Square
A C E N R Q W
S 1 2 3 7 7
Grand Central
4 5 7 7 S
15 MIN
Train to
Grand Central
MIDTOWN
Noguchi
Museum
17 MIN
Drive to
RFK Bridge
15 MIN
Drive to
LGA
Kaufman
Astoria
Studios
N W
M R
Cornell Tech
E M
Silvercup Studios
Queensboro
Plaza
7 N W
JetBlue HQ
Queens Plaza
E M R
The Cliffs at
Long Island City
Court
Square
7 7 E
M G
UNFCU
Sculpture Center
MoMA PS1
Supreme
Court
THE RAWSON
E F
25 MIN
Train to
Main St/ Flushing
Citi Field
USTA US Open Tennis
City View
Tennis
LaGuardia
College
YMCA
33rd St.-
Rawson St.
7
NYSC
Hunter's Point
Avenue
MTA
Long Island
Rail Road
BROOKLYN
22 MIN
Drive to
JFK

THE RAWSON



STREET LEVEL

with Lower Level Access

15,550 RSF

+ 3,600 RSF LOWER LEVEL

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TheRawson.com

FIRST PIONEER PROPERTIES, INC.
NEXT GENERATION REAL ESTATE

IT'S AN ECONOMIC INCENTIVES BUILDING

$15-$20 / RSF SAVINGS

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%.*

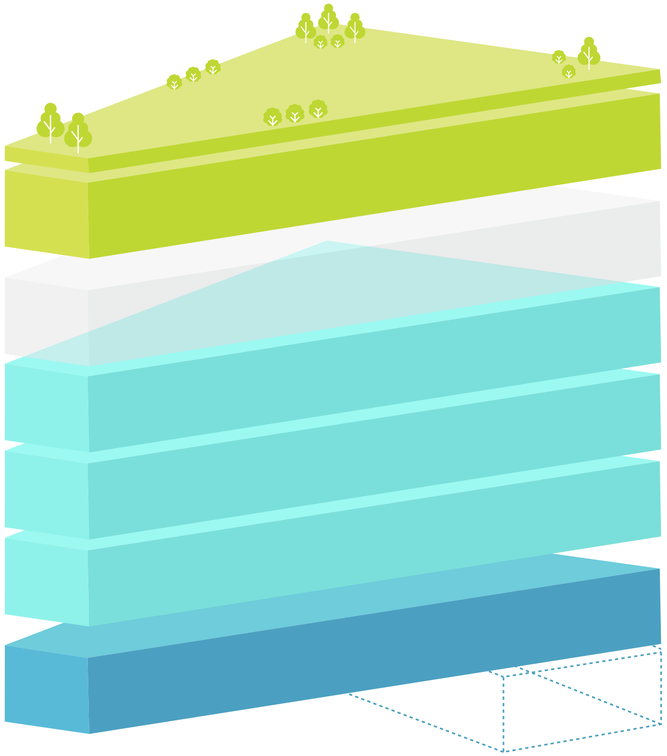
TAX BREAK

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).*

*The information herein is not the product or responsibility of Ownership or First Pioneer Realty LLC. No warranty or representation expressed or implied is made to the accuracy of the information and it is subject to errors, omissions, changes and withdrawal without prior notice. †Subject to number of employees.



Click for Penthouse Info

Click for Floors 2-4 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

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Some images shown are artist renderings