



THE RAWSON

LIC's Most Adaptable “New Again” Building

PENTHOUSE + ROOF OPPORTUNITY



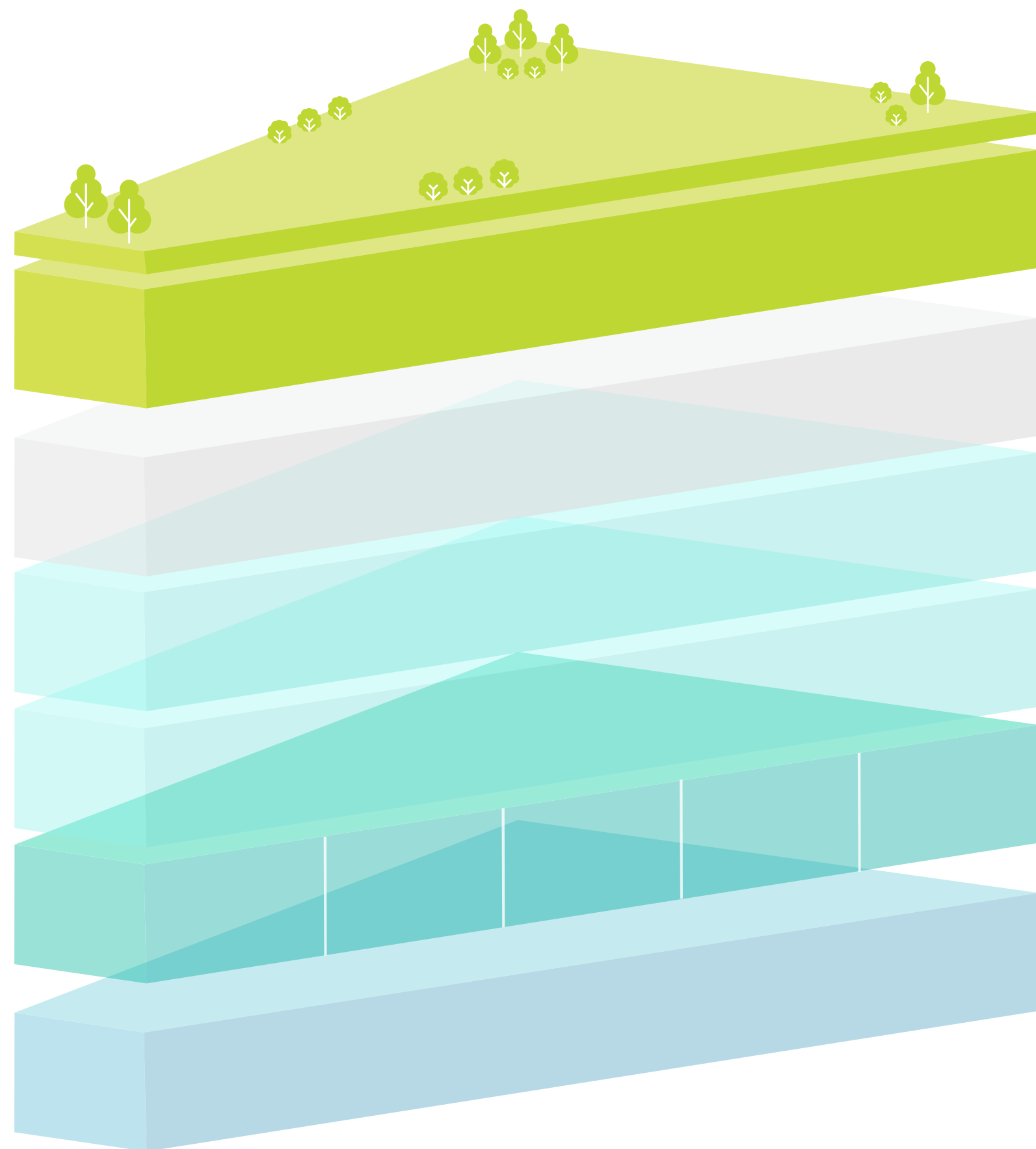
OPPORTUNITY

VIEWS

NEIGHBORHOOD

FLOOR PLAN

INCENTIVES



AN EVENT VENUE
AN OFFICE
IT'S AN IMAGINE-THE-POSSIBILITIES BUILDING.

Penthouse + Roof
17,000 RSF + 7,500 RSF

Private rooftop deck with NYC skyline views

Incredible light and views on all four sides

13' ceiling height

Can be combined with street-level space

Potential for private entrance, lobby, elevator
and dedicated signage



IT'S AN EVENT BUILDING



IT'S AN OFFICE BUILDING



ROOFTOP Tenants can enjoy stunning views and fresh air



IT'S A BEST-VIEWS-IN-LIC BUILDING

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



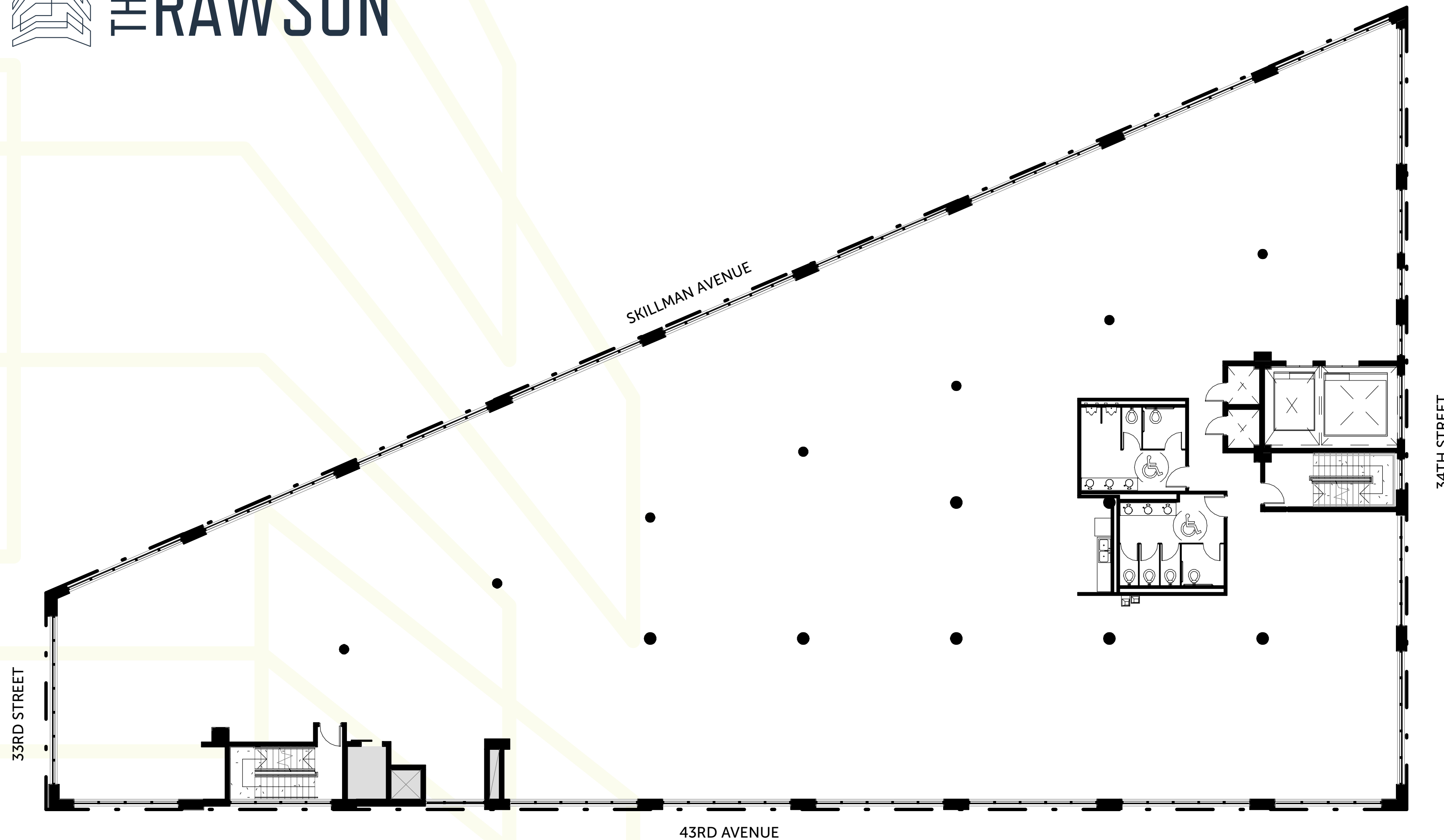
IT'S A GROWING- NEIGHBORHOOD BUILDING

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





PENTHOUSE + ROOF

17,000 RSF

+ 7,500 RSF ROOF DECK



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

*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 Floors 3 & 4 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