



# THE RAWSON

LIC's Most Adaptable “New Again” Building

STREET LEVEL OPPORTUNITY





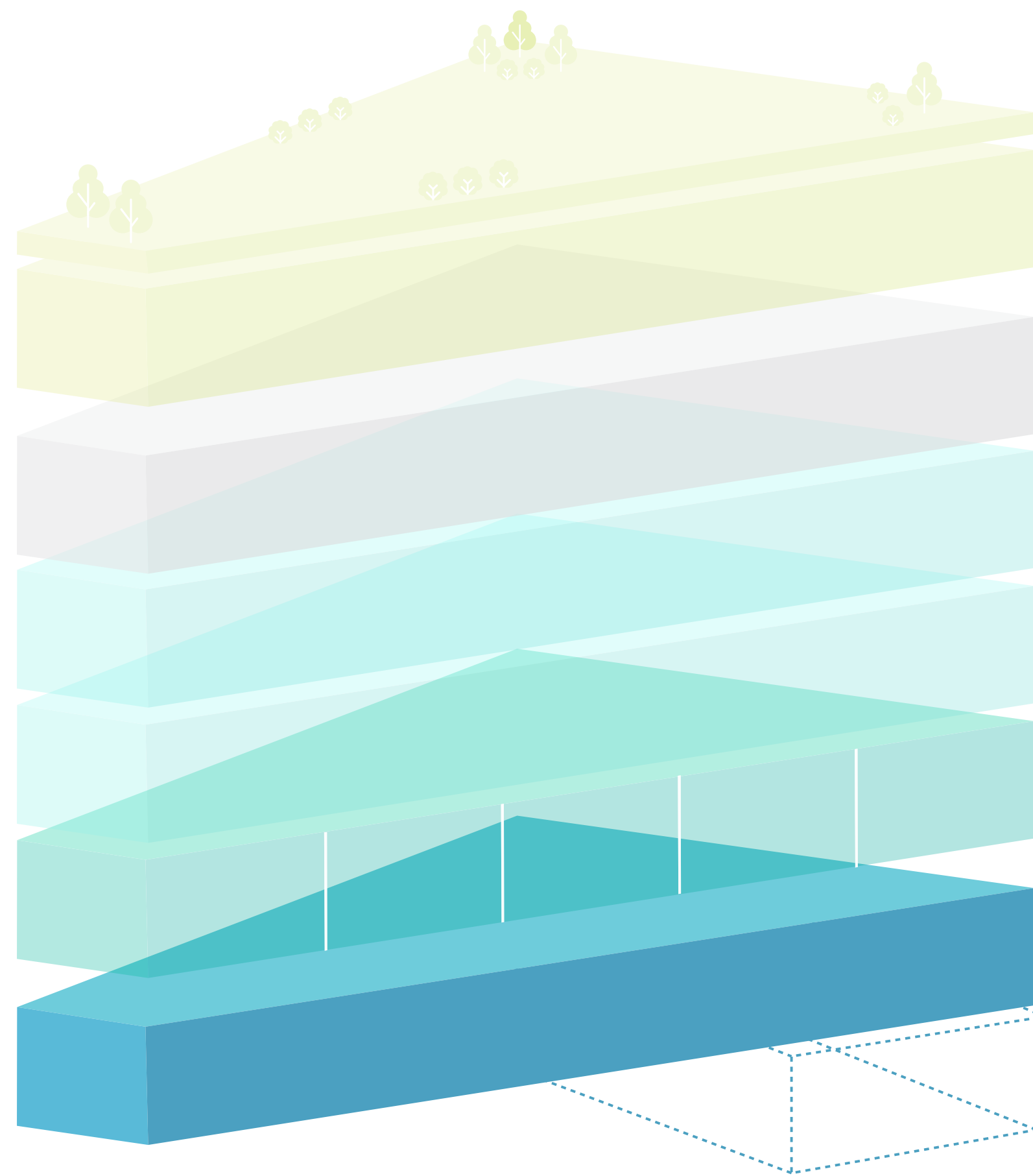
OPPORTUNITY

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.

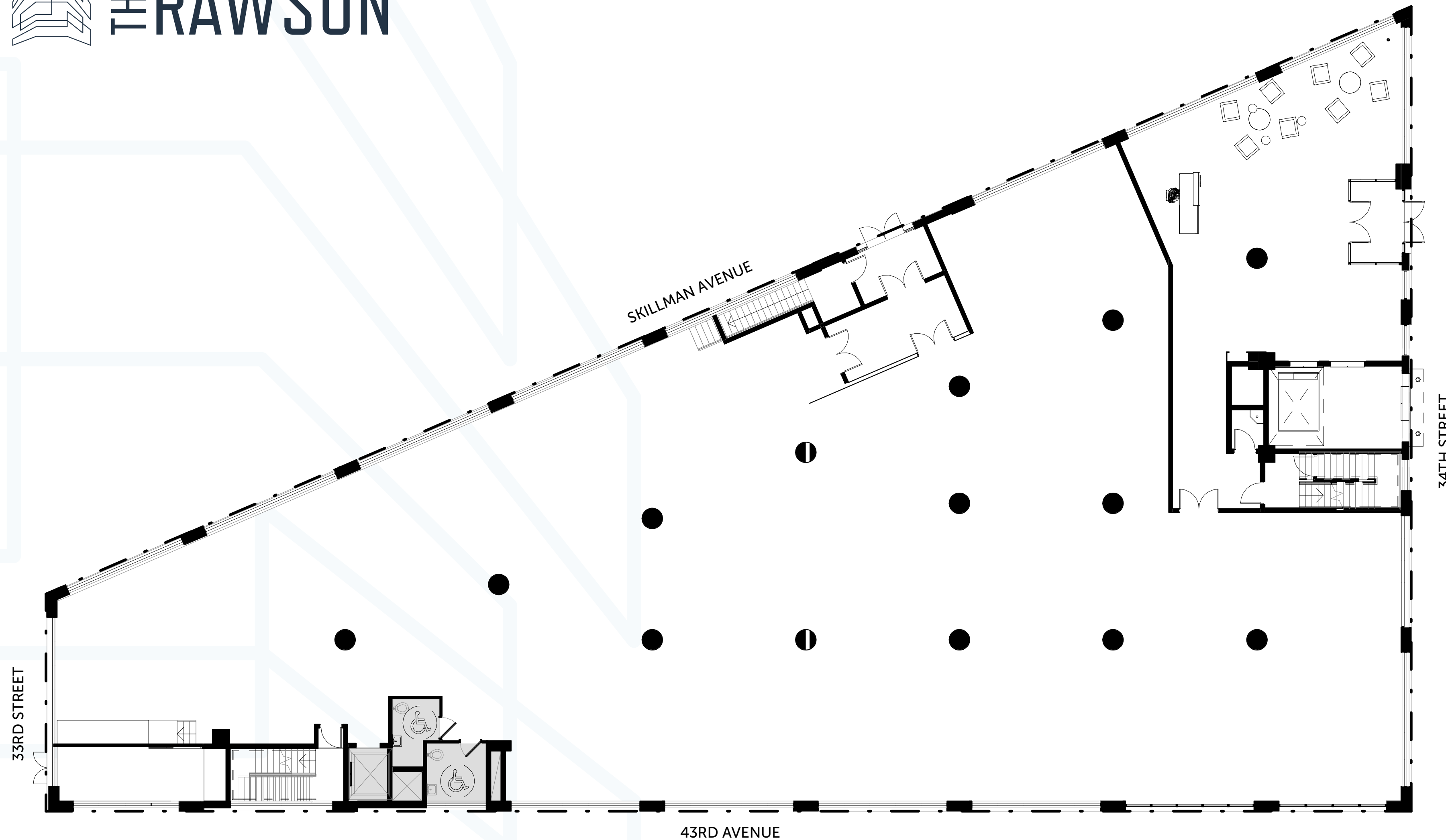




IT'S A MINUTES-  
TO-EVERYTHING BUILDING







## STREET LEVEL

with Lower Level Access

15,550 RSF

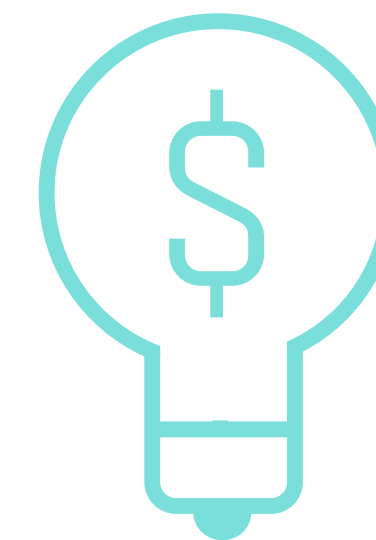
+ 3,600 RSF LOWER LEVEL





### 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 Floors 3 & 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

## IT'S THE RAWSON

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Some images shown are artist renderings