



THE RAWSON

LIC's Most Adaptable “New Again” Building



OVERVIEW

STREET LEVEL

FLOOR 2

FLOORS 3 & 4

PENTHOUSE + ROOF

VIEWS

NEIGHBORHOOD

FLOOR PLANS

INCENTIVES

AN OFFICE

AN EDUCATION

AN ARTS & ENTERTAINMENT

A RESTAURANT

IT'S AN IMAGINE-THE-POSSIBILITIES BUILDING

Limitless possibilities for each floor

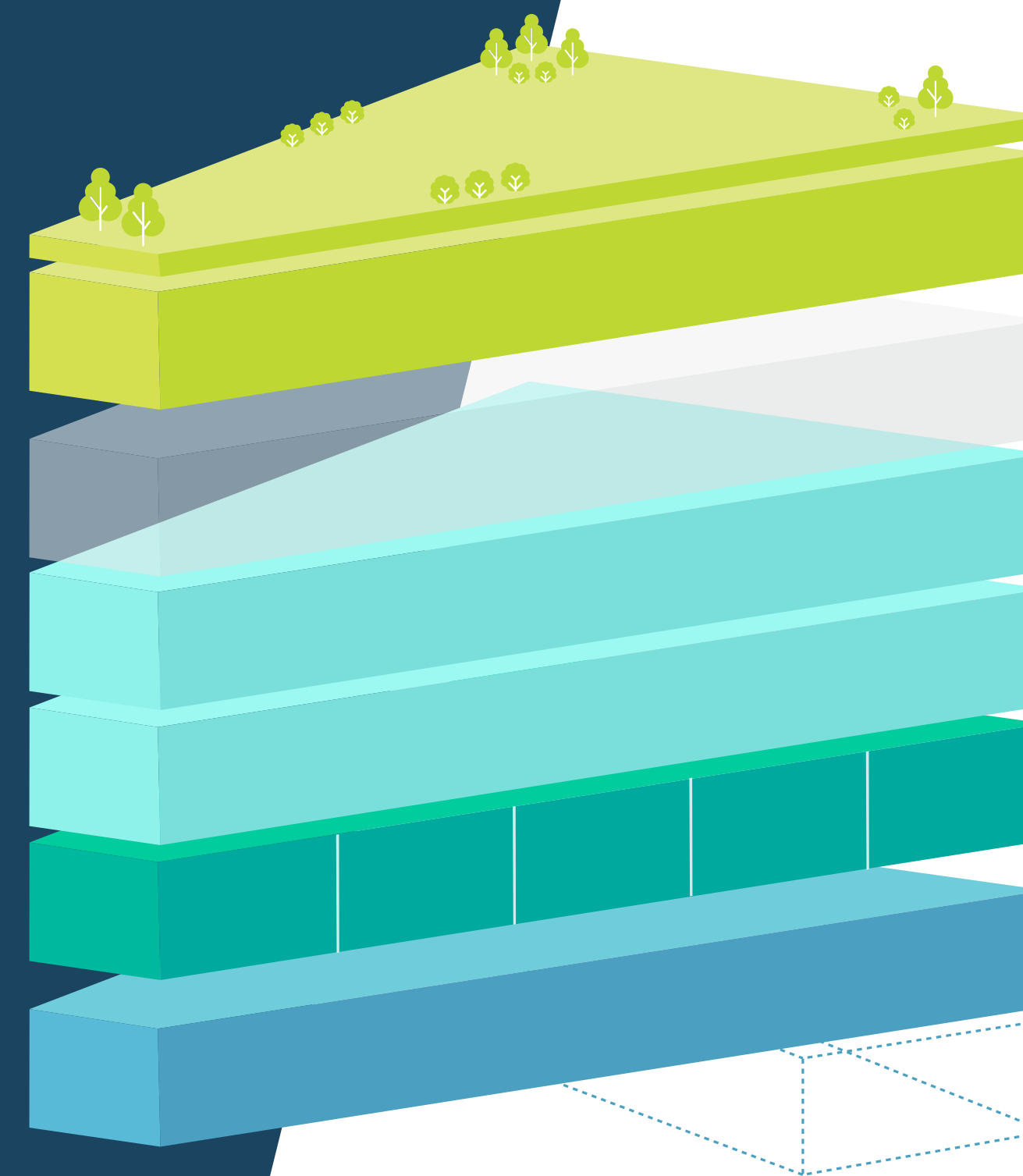
\$15M building renovation: new attended lobby, new windows, high-speed internet, new HVAC, modern bathrooms, oversized passenger & freight elevators

Abundant natural light on all four sides

Spectacular views of Manhattan and LIC

Family-owned and operated building

Potential branding opportunity



Six Floors Totaling 104,000 RSF

Penthouse + Roof

17,000 RSF + 7,500 RSF

Leased 17,000 RSF

Floors 3 & 4

17,000 RSF EACH

Contiguous Block
up to 34,000 + RSF

Floor 2

Pre-built suites ranging from
3,000 - 13,800 RSF

Street Level

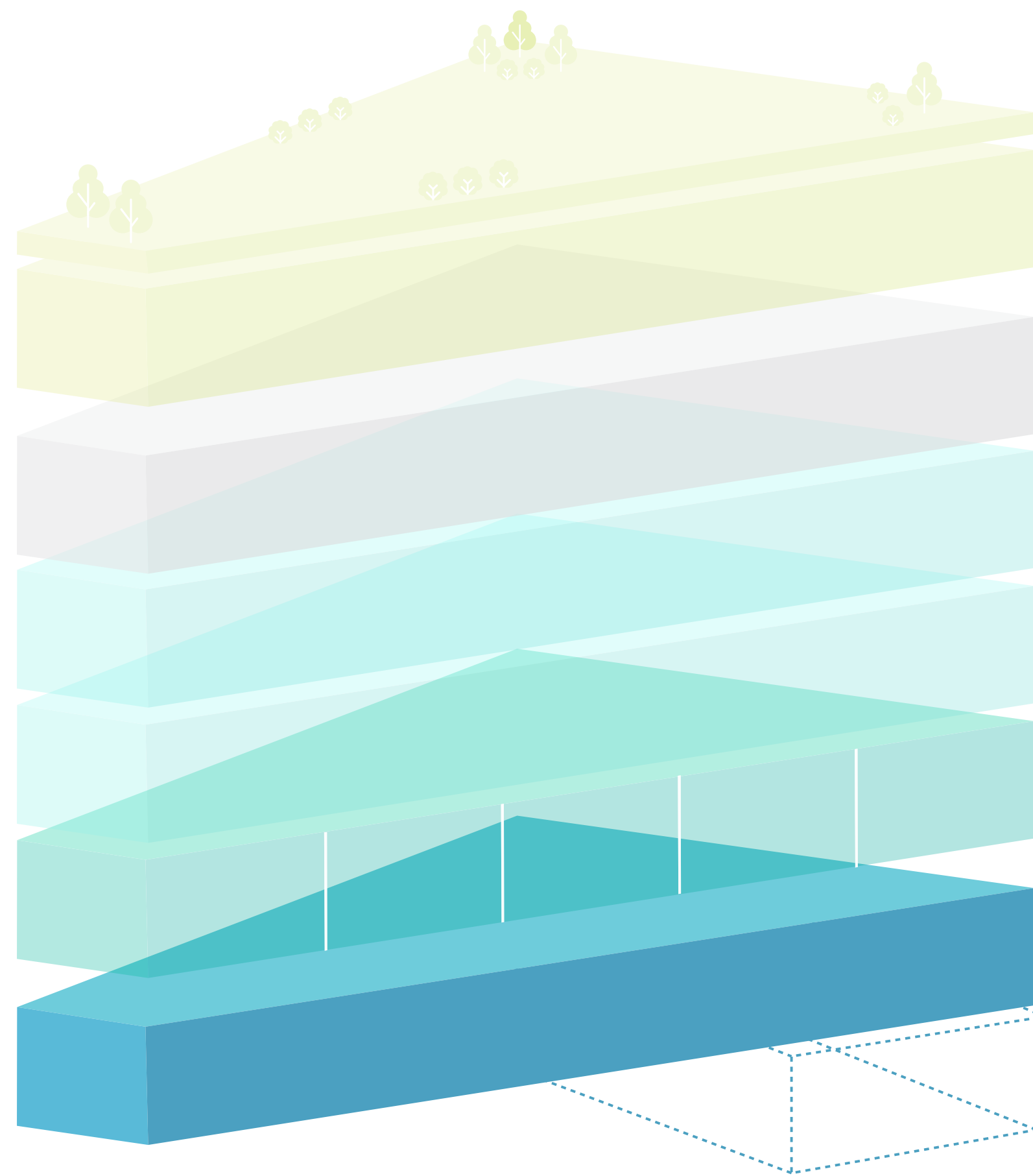
with Lower Level Access

15,550 RSF

3,600 RSF



LOBBY Newly renovated and attended lobby



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



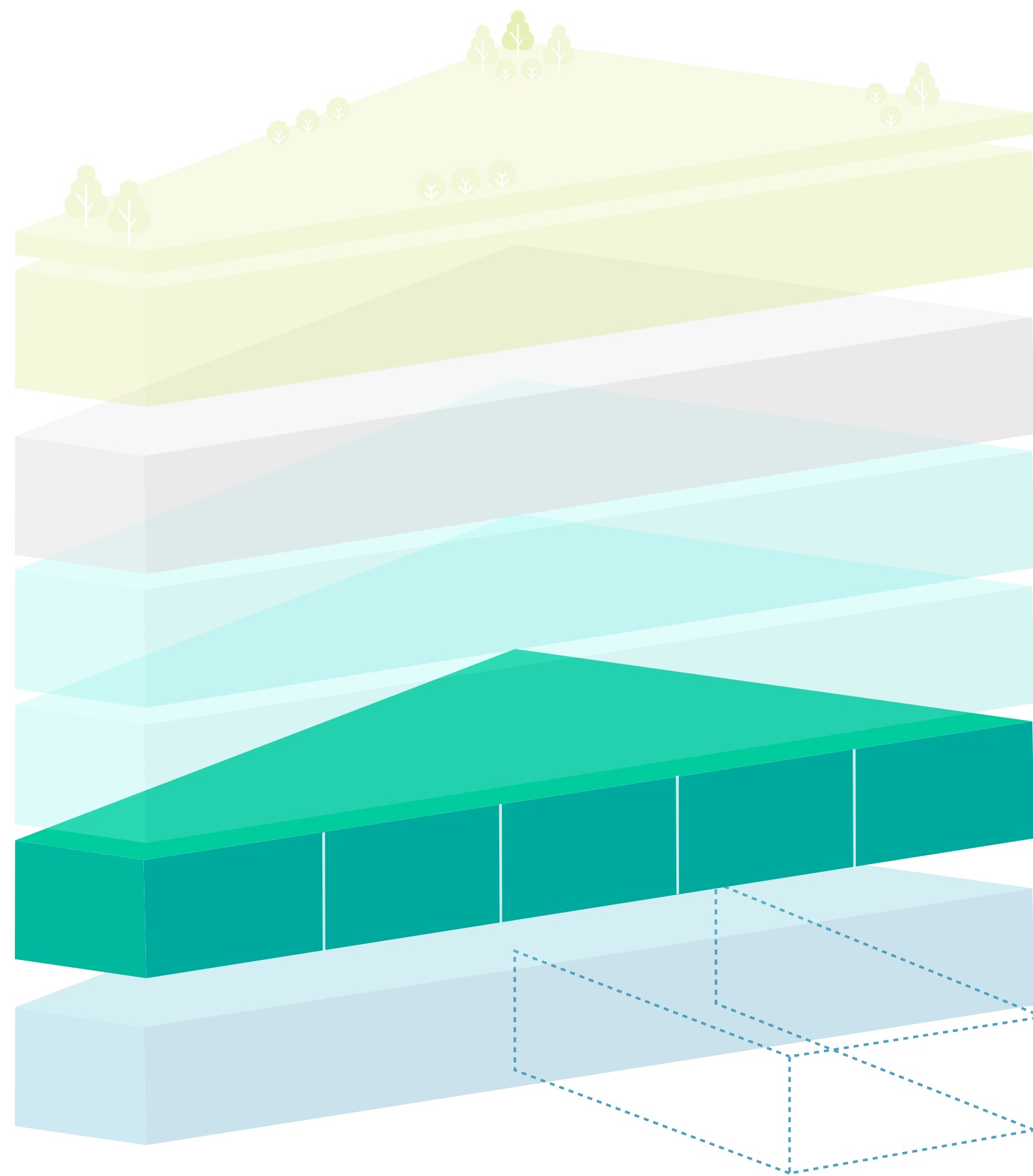
IT'S A BREWERY BUILDING



IT'S A GHOST KITCHEN BUILDING



IT'S A TRAINING CENTER BUILDING



Floor 2

Pre-built suites ranging from
3,000 - 13,800 RSF
Multiple divisions possible

Opportunities for 2 to 4 suites that can be combined

Spectacular views of Manhattan and LIC

13' ceiling heights

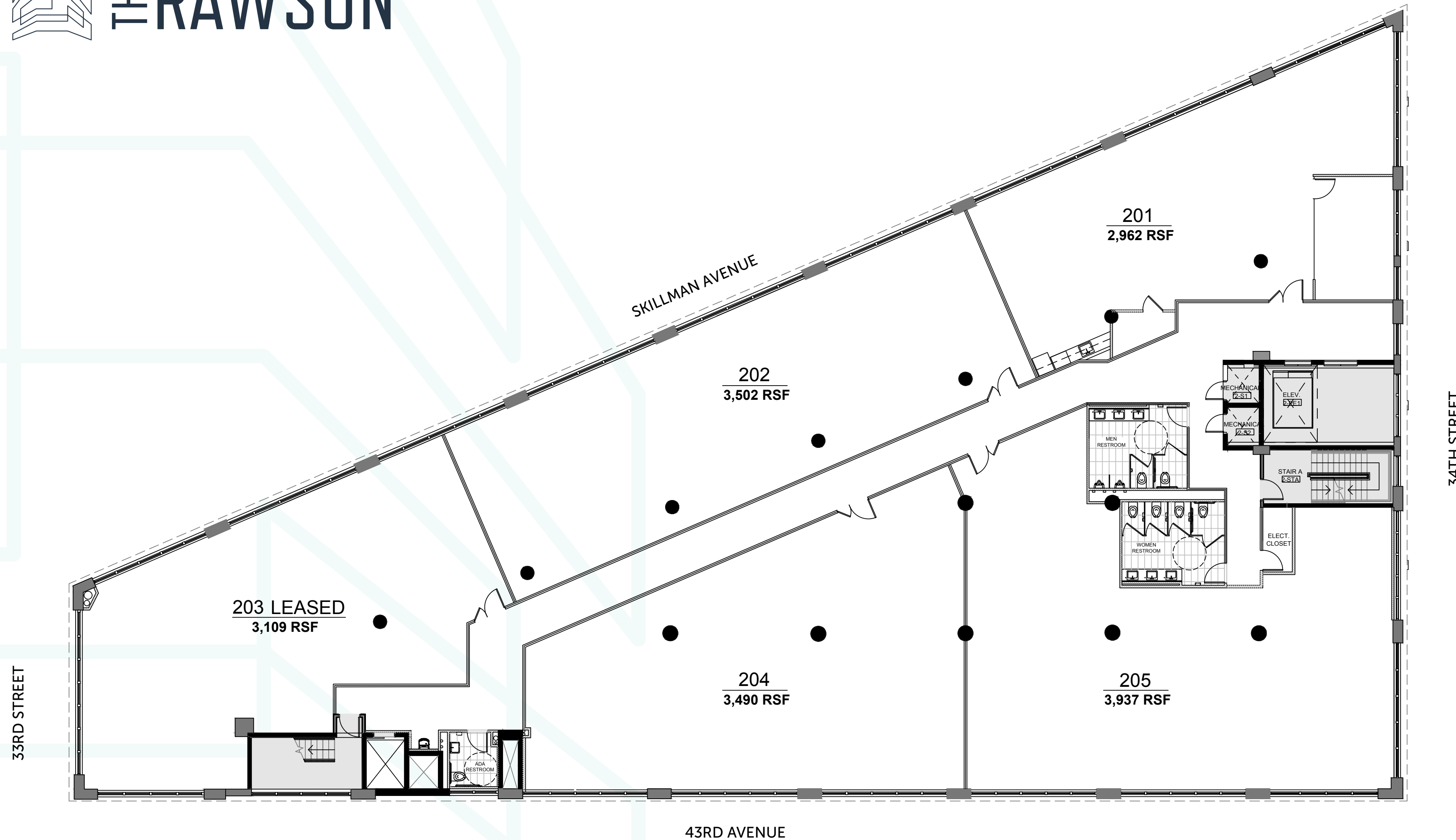
Abundant natural light on all four sides

FLOOR 2

Flex Plan

PRE-BUILT SUITES
RANGING FROM
3,000 - 13,800 RSF

Multiple divisions
possible





Floors 3 & 4
17,000 RSF EACH
Contiguous Block up to 34,000 + 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



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



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.





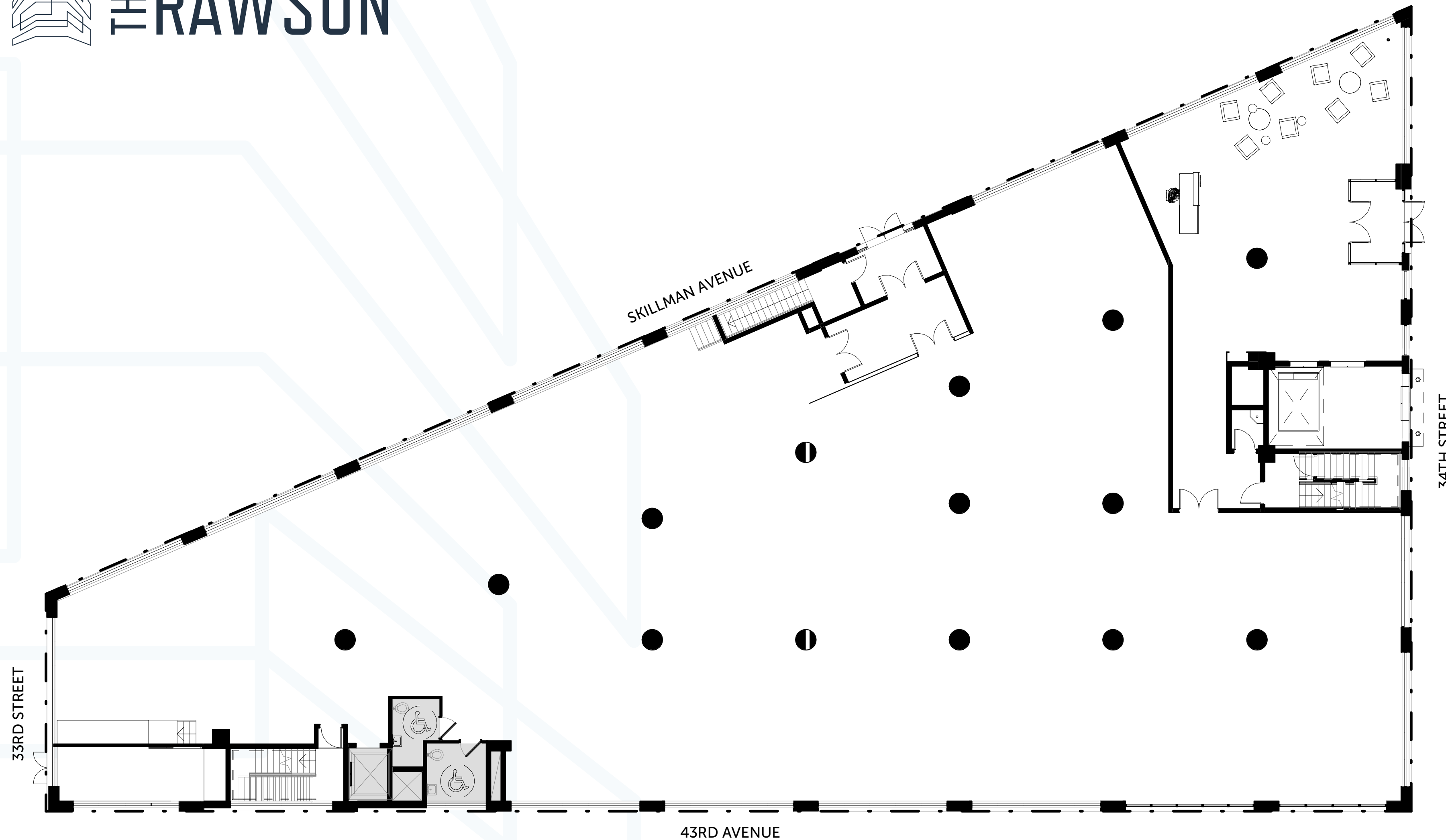
IT'S A GROWING- NEIGHBORHOOD BUILDING

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





STREET LEVEL

with Lower Level Access

15,550 RSF

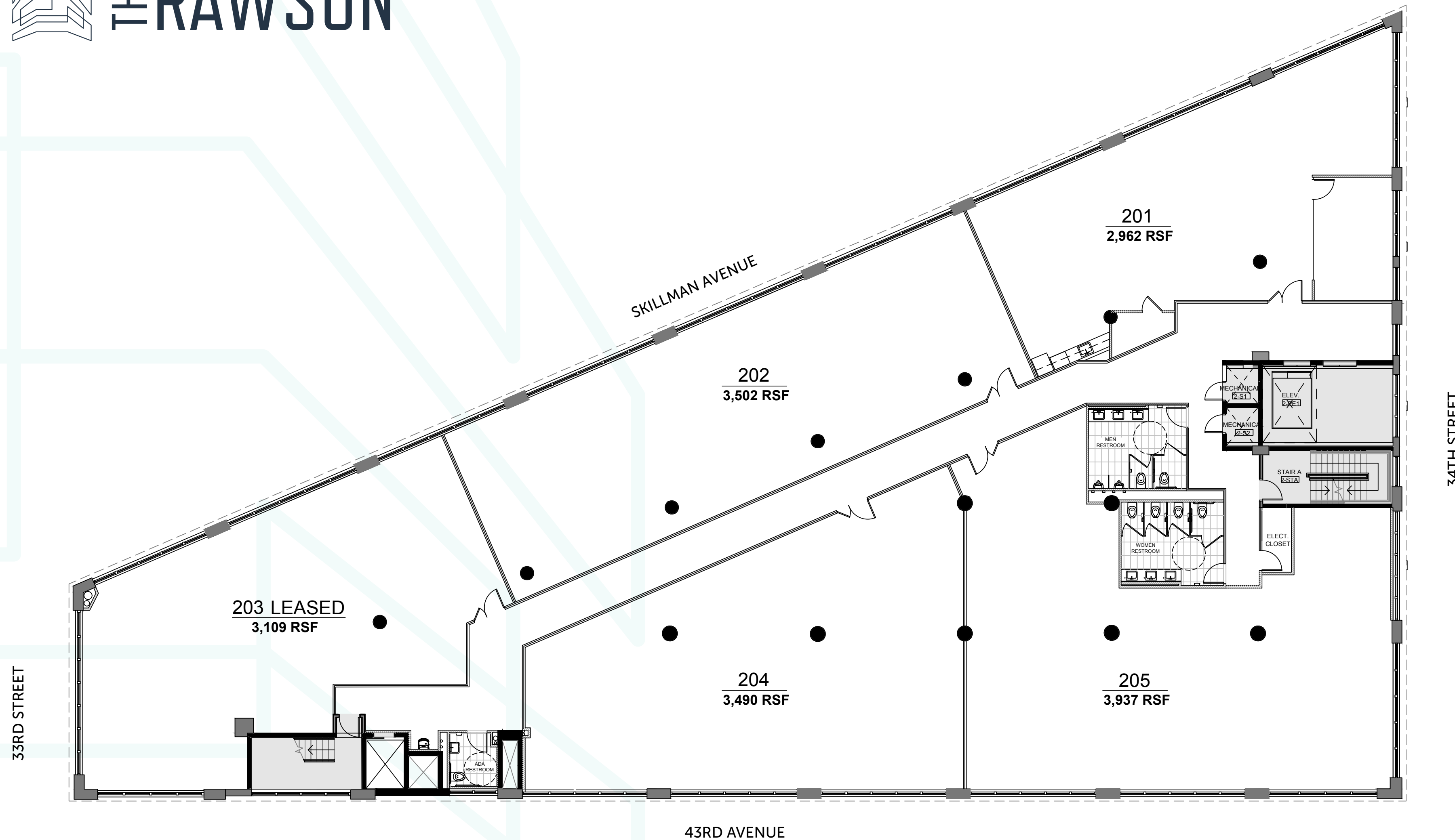
+ 3,600 RSF LOWER LEVEL

FLOOR 2

Flex Plan

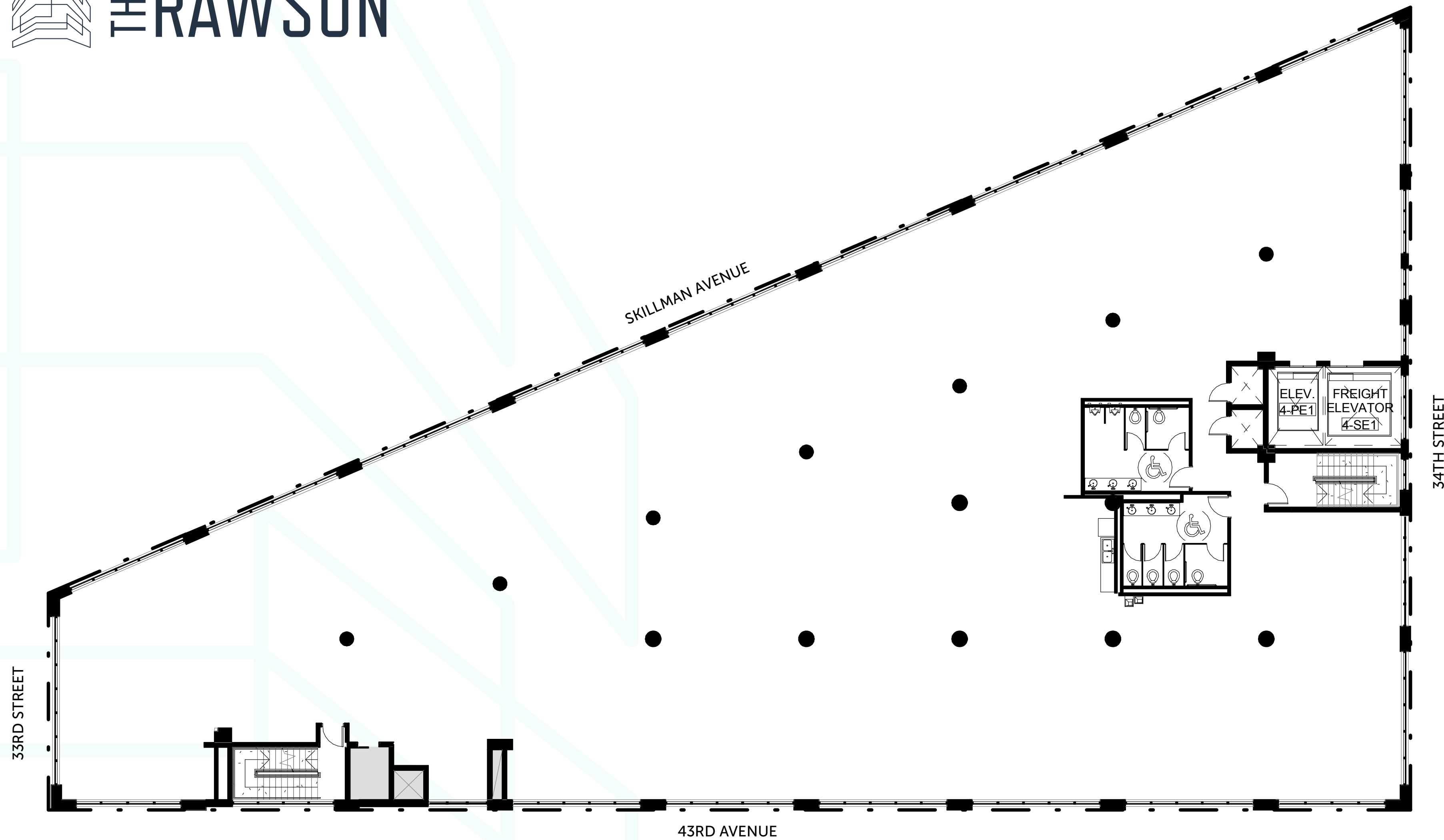
PRE-BUILT SUITES
RANGING FROM
3,000 - 13,800 RSF

Multiple divisions
possible



FLOORS 3 & 4

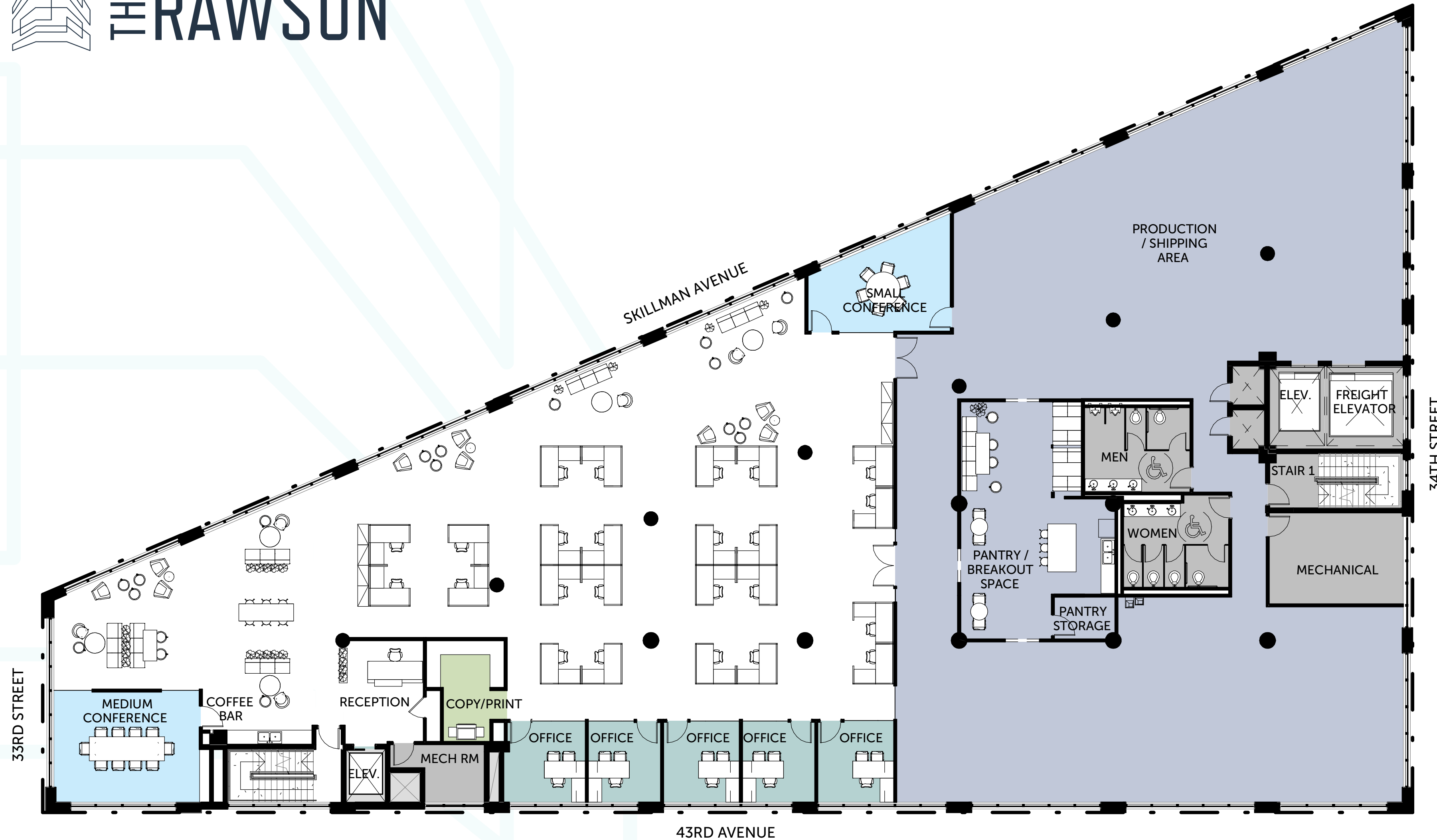
17,000 RSF (divisible)



FLOORS 3 & 4

Flex Plan

17,000 RSF



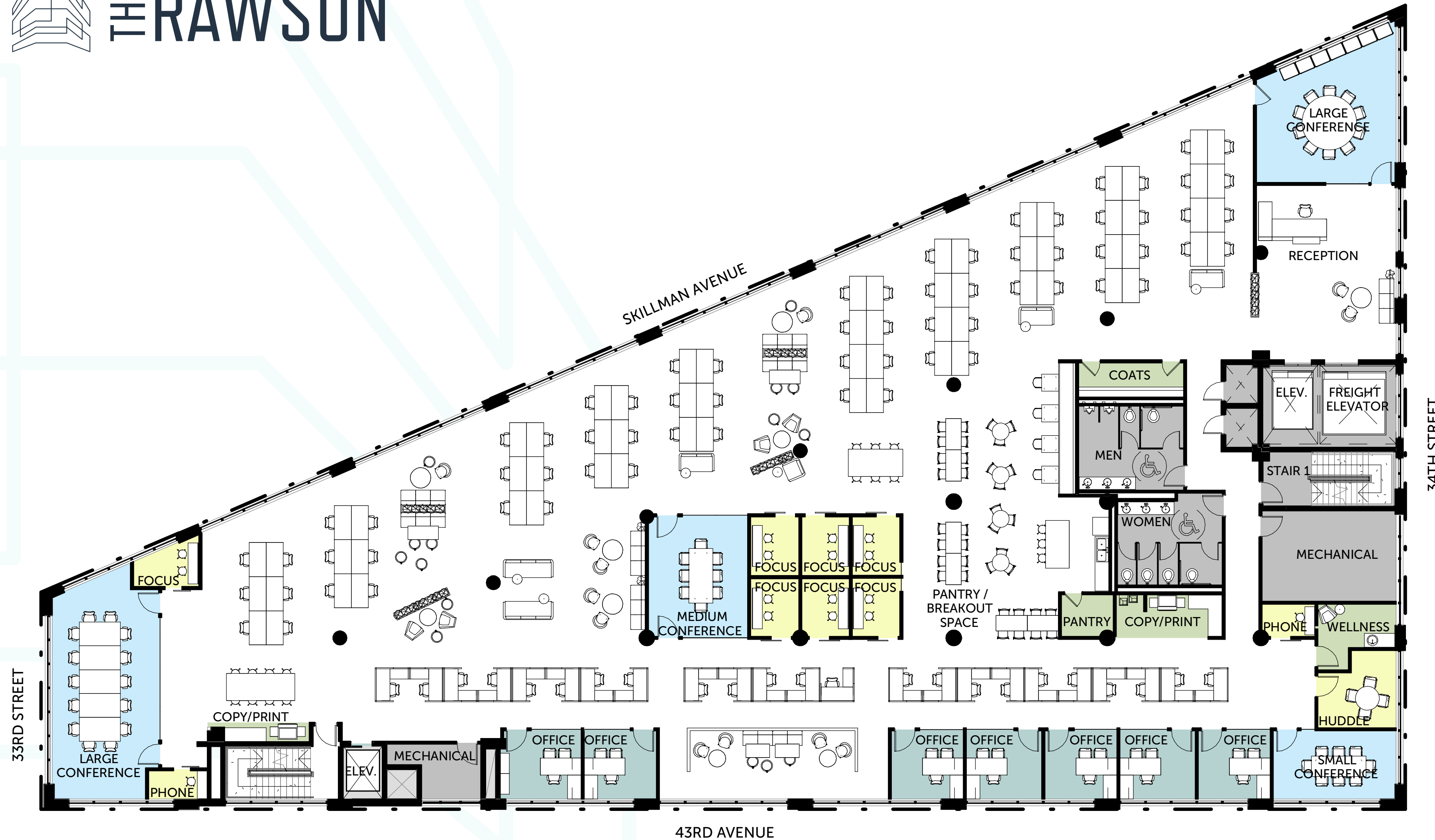
SPACE TYPE	COUNT
RECEPTION	1
COATS	1
CONFERENCE ROOMS	3
OFFICES	5
PRODUCTION/SHIPPING	1
STORAGE	1
PANTRY	1
COPY/PRINT	1
WORKSTATIONS	24
COFFEE BAR	1

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

FLOORS 3 & 4

Open Office Plan

17,000 RSF



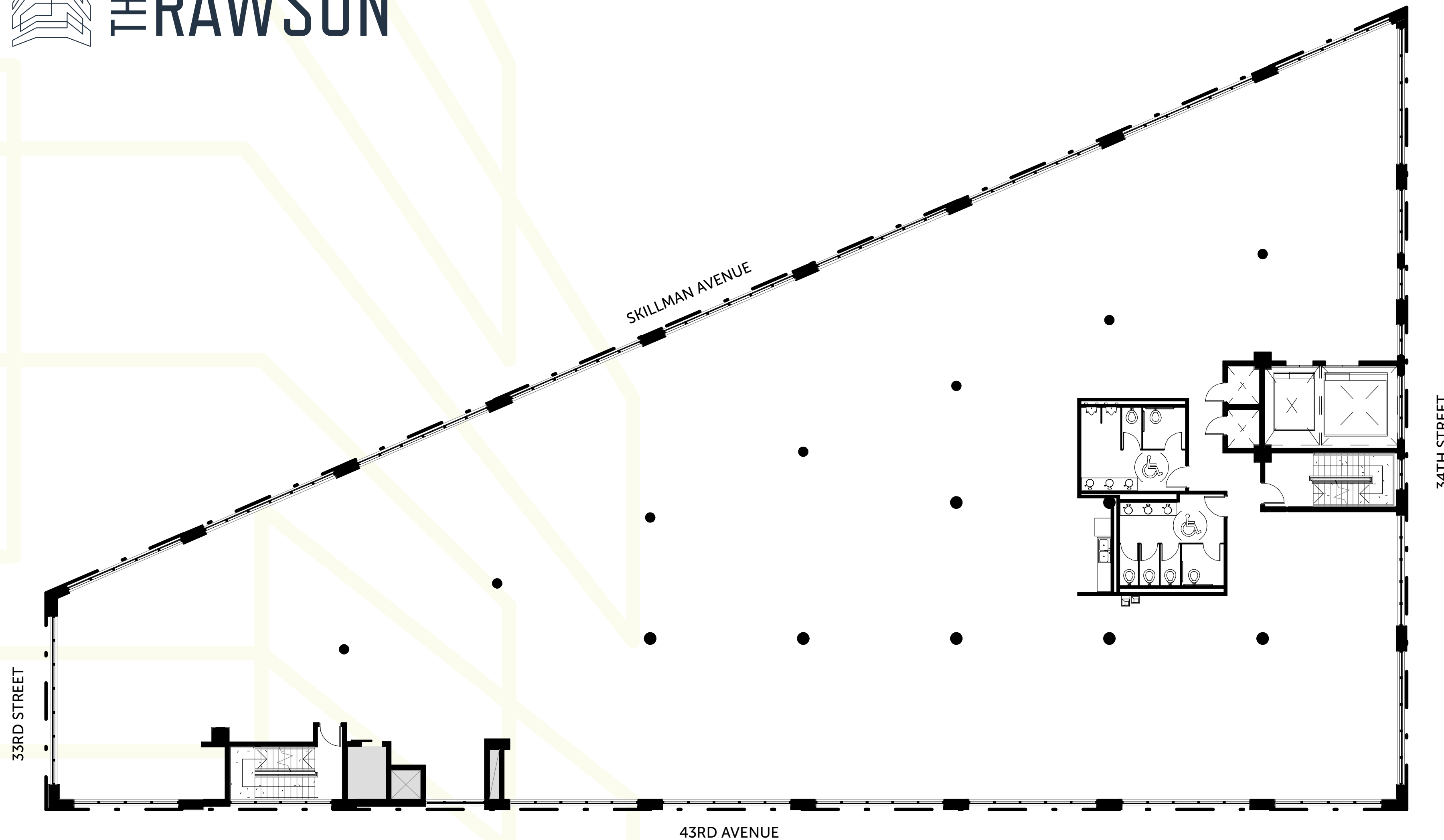
SPACE TYPE	COUNT
RECEPTION	1
COATS	1
CONFERENCE ROOMS	4
OFFICES	7
HUDDLE	1
FOCUS	7
PHONE	2
PANTRY/BREAKOUT	1
COPY/PRINT	2
STORAGE	1
WORKSTATIONS	91
WELLNESS	1

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

PENTHOUSE + ROOF

17,000 RSF

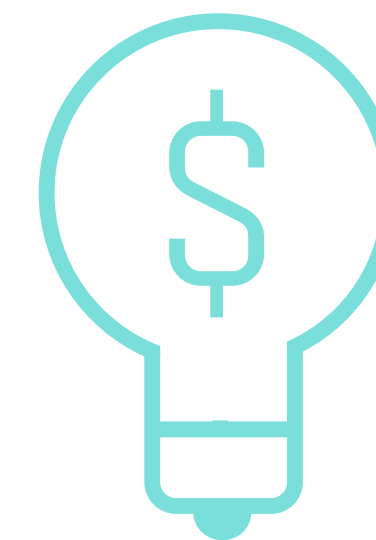
+ 7,500 RSF ROOF DECK





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.



IT'S THE RAWSON

BILL BECKER

718.540.9435

bill@fpr.nyc

DAVID DYNAK

718.540.9436

david@fpr.nyc

TheRawson.com



Some images shown are artist renderings