



# THE RAWSON

LIC's Most Adaptable “New Again” Building

FLOORS 3-4 OPPORTUNITY





OPPORTUNITY

VIEWS

NEIGHBORHOOD

FLOOR PLANS

INCENTIVES





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

### 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





**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.

FIRST  
PIONEER  
PROPERTY  
NEXT GENERATION REAL ESTATE



## 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.





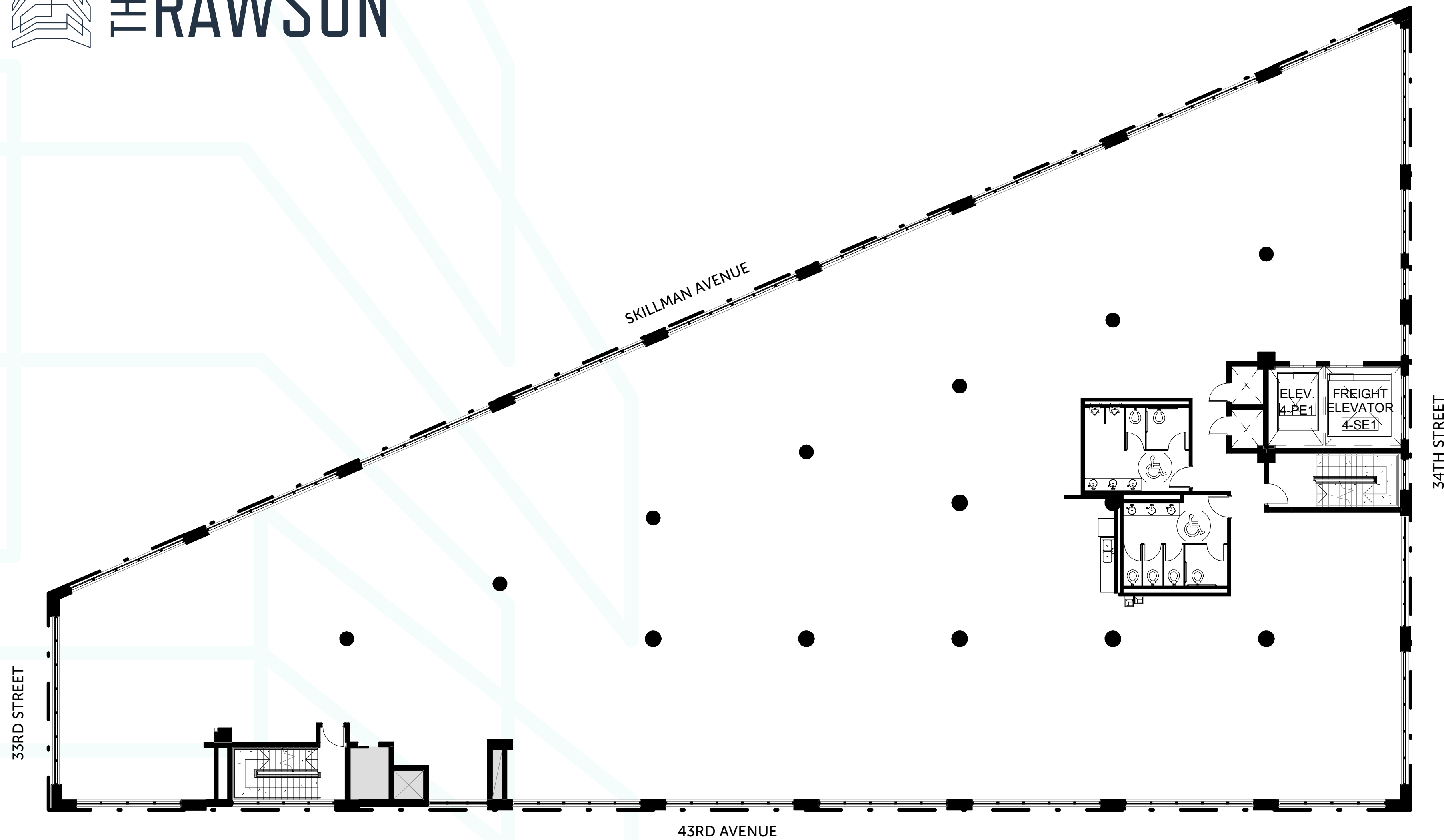
IT'S A MINUTES-  
TO-EVERYTHING BUILDING





## FLOORS 3 & 4

17,000 RSF (divisible)

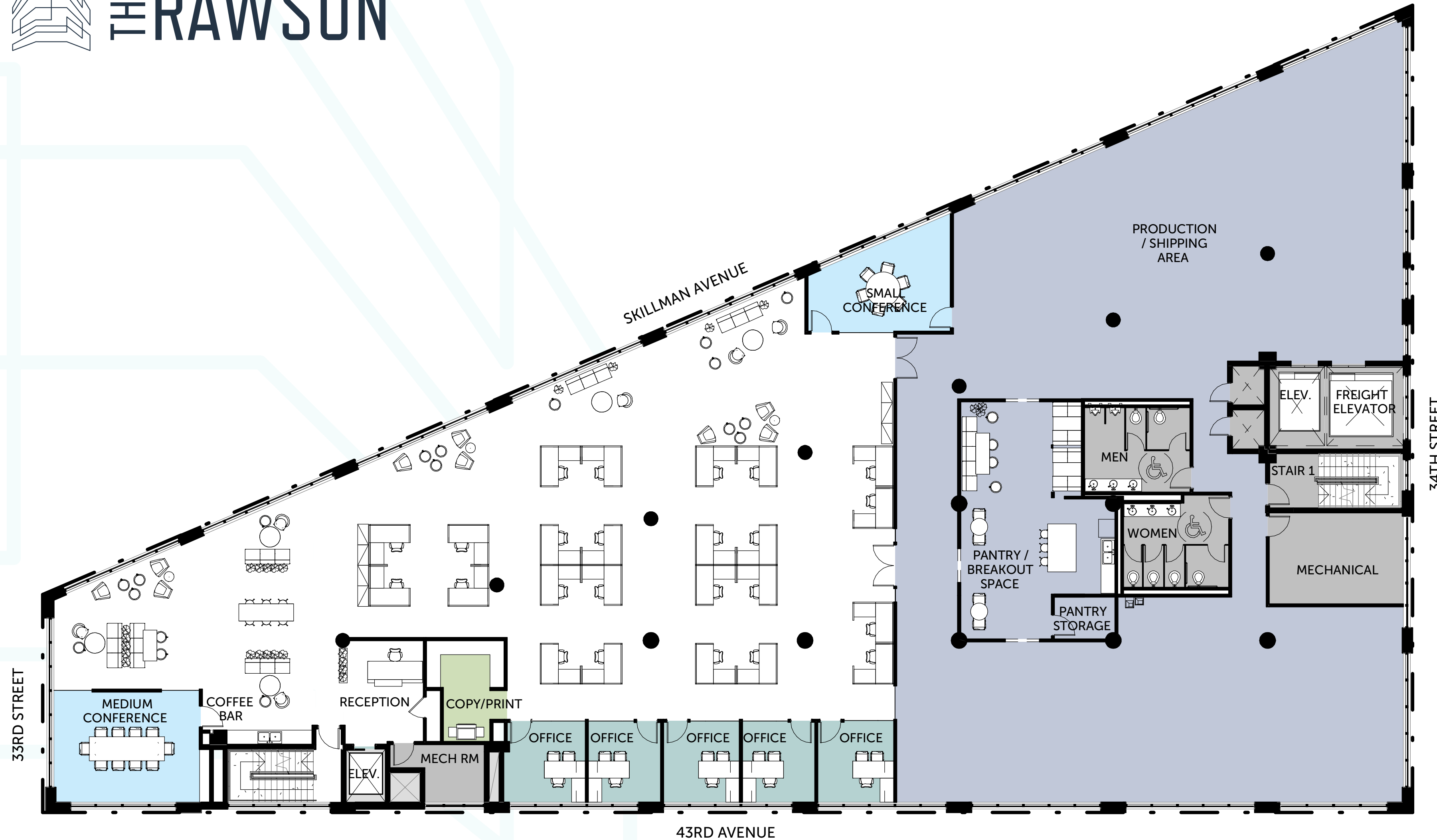




## FLOORS 3 & 4

### 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

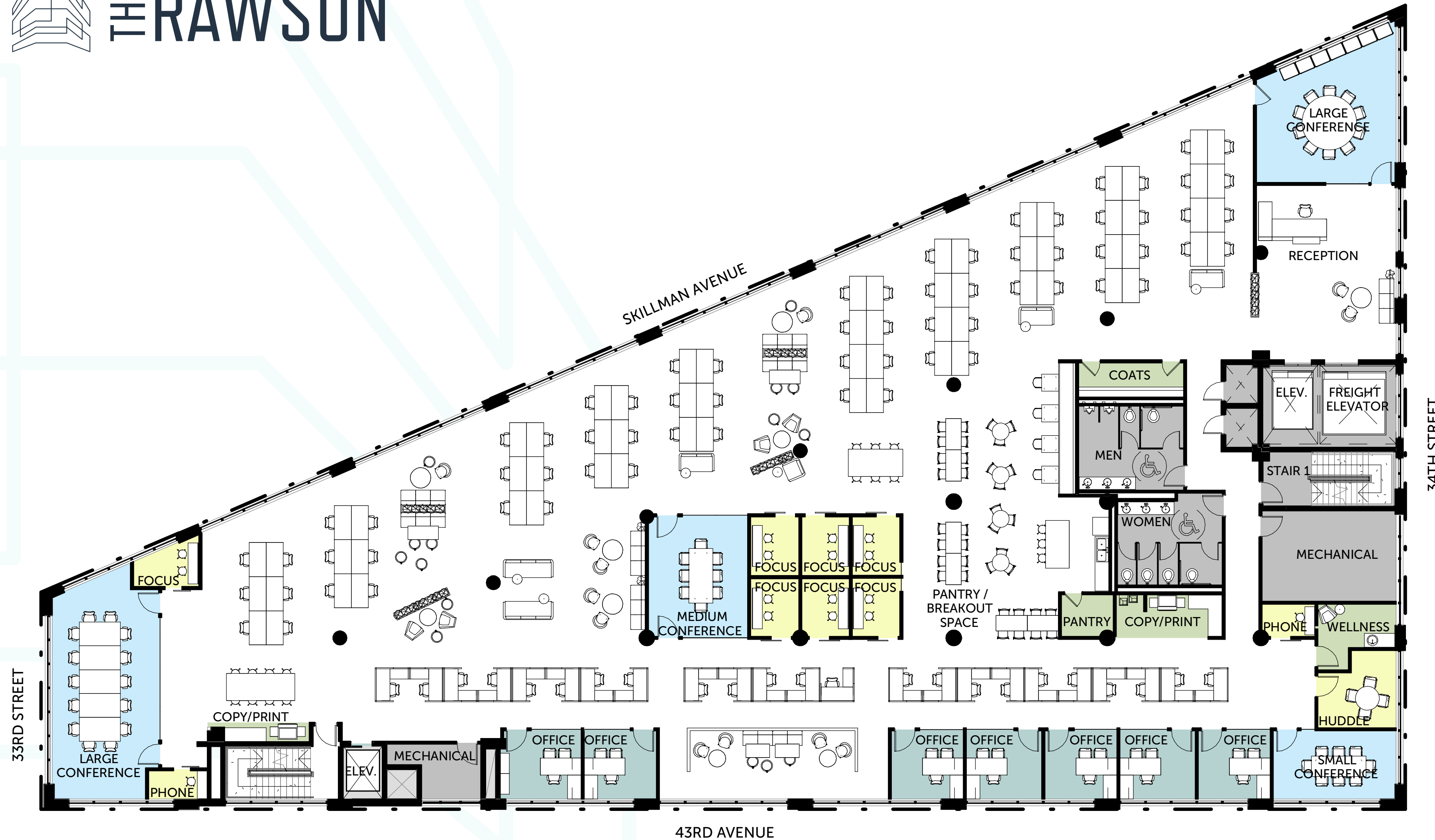
- BASE BUILDING
- COATS
- COFFEE BAR
- CONFERENCE
- COPY/PRINT
- FOCUS
- HUDDLE
- OFFICE
- OPEN COLLABORATION
- OPEN OFFICE
- PANTRY
- PHONE
- PRODUCTION
- RECEPTION
- STORAGE
- WELLNESS



## 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

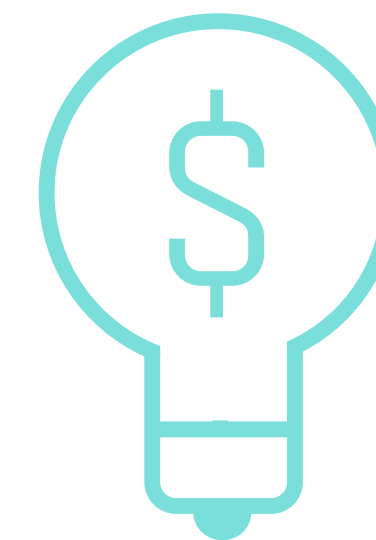
- BASE BUILDING
- COATS
- COFFEE BAR
- CONFERENCE
- COPY/PRINT
- FOCUS
- HUDDLE
- OFFICE
- OPEN COLLABORATION
- OPEN OFFICE
- PANTRY
- PHONE
- PRODUCTION
- RECEPTION
- STORAGE
- WELLNESS





### 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

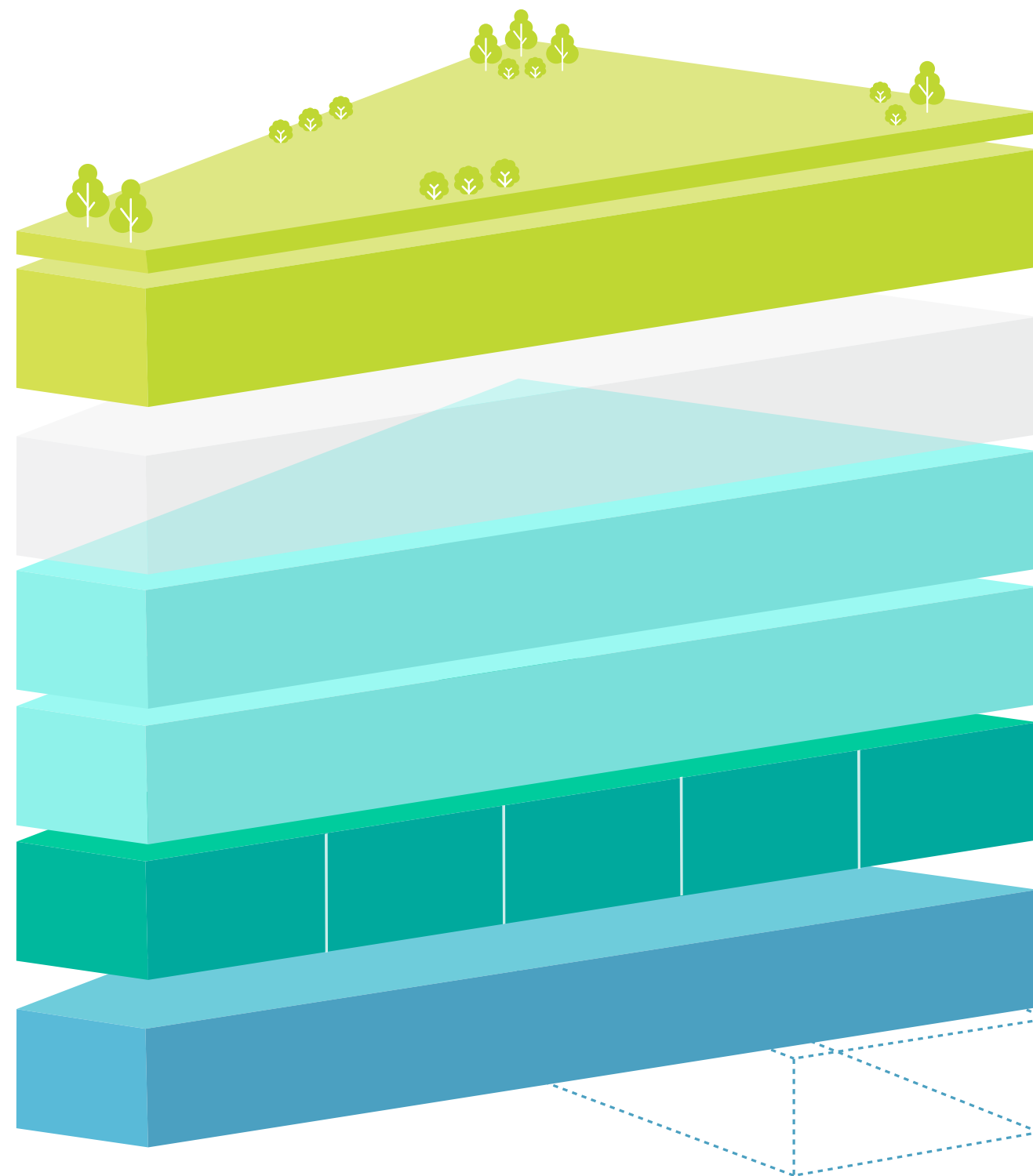
Commercial Expansion Program (CEP) program provides up to \$2.50 per square foot in rent credits for 3-5 years (10 years if manufacturing).\*

## 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 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

**BILL BECKER**

718.540.9435

bill@fpr.nyc

**DAVID DYNAK**

718.540.9436

david@fpr.nyc

[TheRawson.com](http://TheRawson.com)



Some images shown are artist renderings