

# THE SUNNYSIDE

38-01 QUEENS BOULEVARD



Artist Rendering

# BUILDING AMENITIES

- Rooftop space • Outdoor terraces • Bicycle storage •
- Loading dock as well as valet parking for the building •
- Over 100 parking spaces • EV charging in an underground garage •



## PRICING

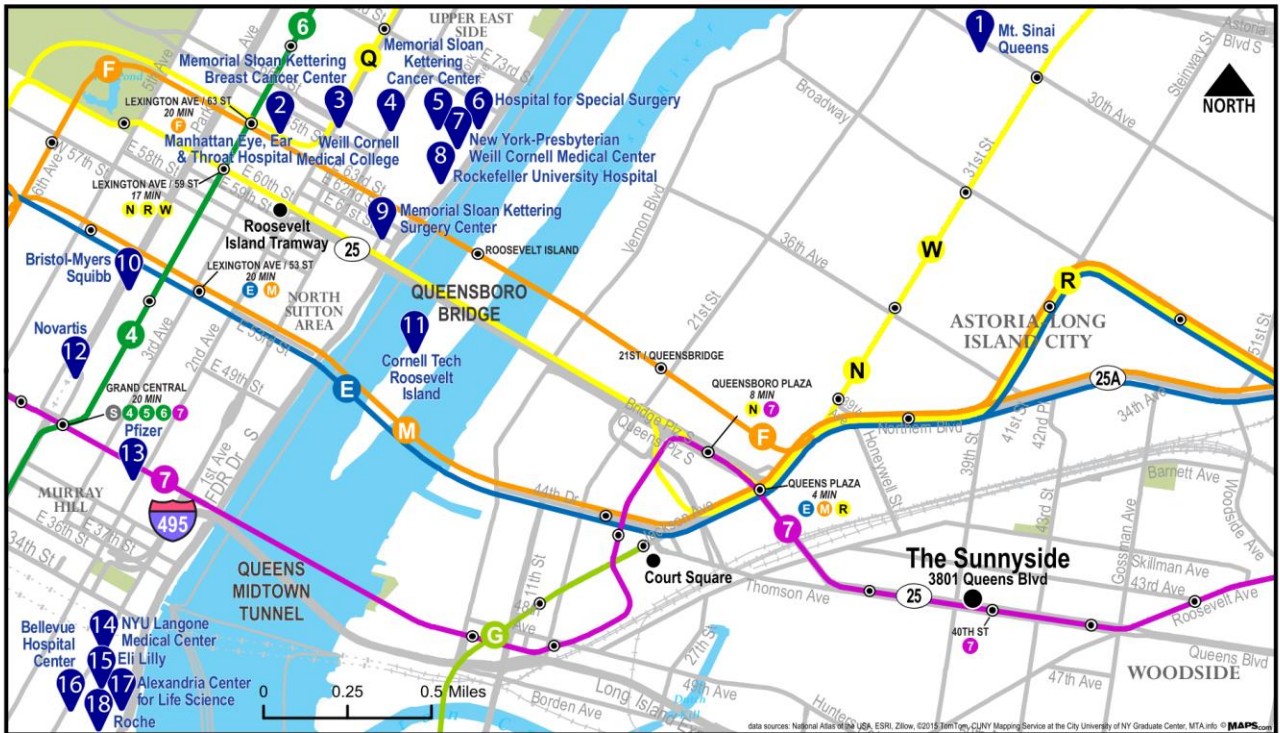
Floor	\$/RSF	RSF
5th	\$39 NET	16,795
6th	\$39 NET	16,755
7th	\$39 NET	16,757
8th	\$39 NET	16,751
9th	\$39 NET	14,457
10th	\$39 NET	14,437
11th	\$42 NET	11,325
12th	\$42 NET	11,325

## FEATURES

- Entire building of over 118,500 square feet available
  - Divisible floors can be made available
- Landlord can build to suit based upon generous work letter
  - Dedicated ground floor entrances
- One minute walk to # 7 subway stop; 15 minutes to Manhattan
- Infrastructure available to accommodate Article 28 compliance
  - Delivery date estimated – Second Quarter 2019
  - 25 year ICAP in place
- Located in a Downtown Revitalization Initiative zip code that allows for tenants to be eligible for the [REAP](#) benefit of \$3,000 per employee.



## MAP



## Queens Plaza

- |  |  |
|--|--|
| 1. Mount Sinai Queens                                  | 10. Bristol-Myers Squibb                       |
| 2. Manhattan Eye, Ear & Throat Hospital                | 11. Cornell Technion Campus – Roosevelt Island |
| 3. Memorial Sloan Kettering Breast Cancer Center       | 12. Novartis AG                                |
| 4. Weill Cornell Medical College                       | 13. Pfizer                                     |
| 5. Memorial Sloan Cancer Center                        | 14. NYU Langone Medical Center                 |
| 6. Hospital for Special Surgery                        | 15. Eli Lilly & Company                        |
| 7. New York -Presbyterian Weill Cornell Medical Center | 16. Bellevue Hospital                          |
| 8. Rockefeller University Hospital                     | 17. Alexandria Center for Life Science         |
| 9. Memorial Sloan Kettering Surgery Center             | 18. Roche                                      |

## Transportation

- 7** 40<sup>th</sup> Street (1/2 block from site)
- 7** 40<sup>th</sup> Street to Grand Central
- 7** 40<sup>th</sup> Street to Lexington/53 via **E M R** at Queens Plaza
- 7** 40<sup>th</sup> Street to Lexington/59 via **R W** at Queensboro Plaza
- 7** 40<sup>th</sup> Street to Lexington/63 via **F** at Queensboro Plaza

BUILDING FACTS

- ENTRANCE TO OVERHEAD SUBWAY LINE ( 7 ) ON THE BLOCK.












- ENTIRE BUILDING OF 145,000 PSF AVAILABLE.

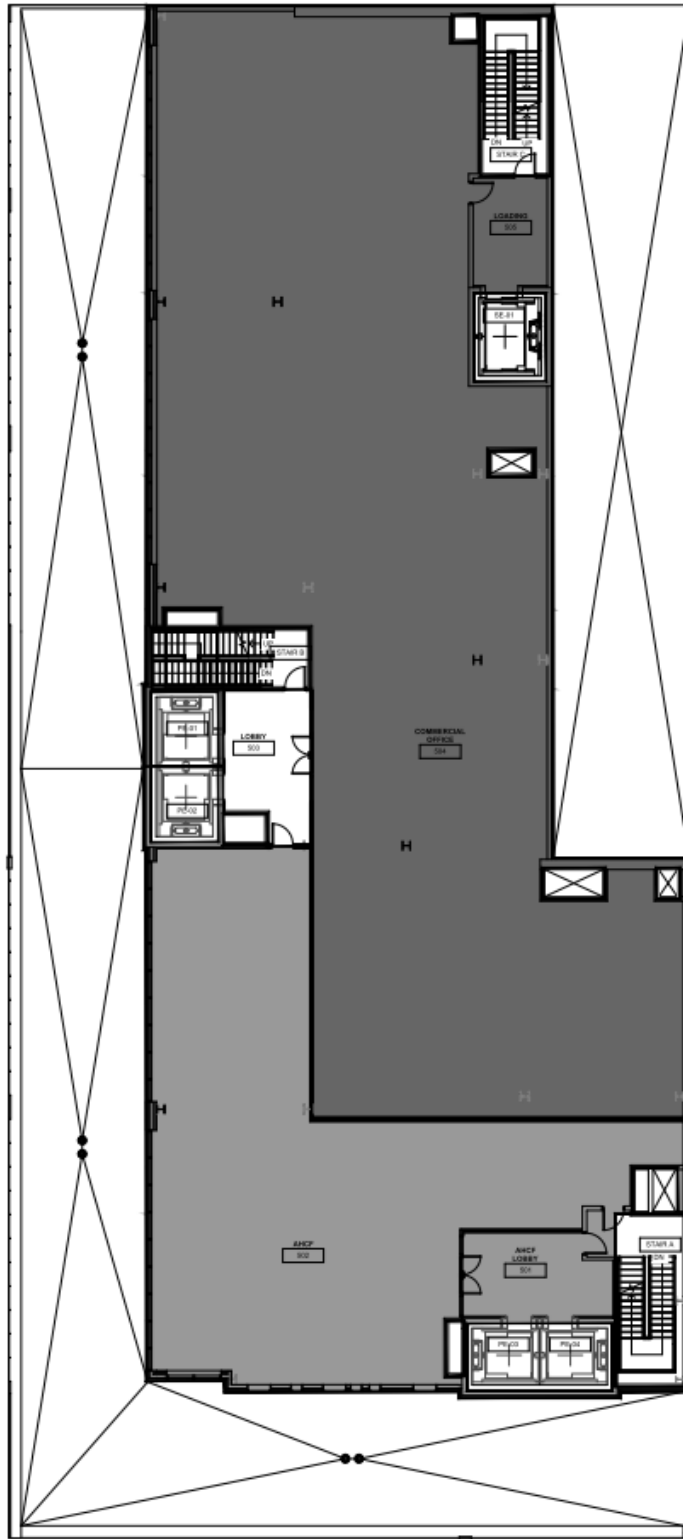
- DIVISIBLE FLOORS CAN BE MADE AVAILABLE.

- FULL FLOORS AVAILABLE WITH KEY CARD ACCESS.
- PARKING FOR 100 CARS, WITH FEW ELECTRICAL VEHICLE CHARGING STATIONS.

- LANDLORD TO DELIVER FULL AND PARTIAL FLOOR PREBUILTS.

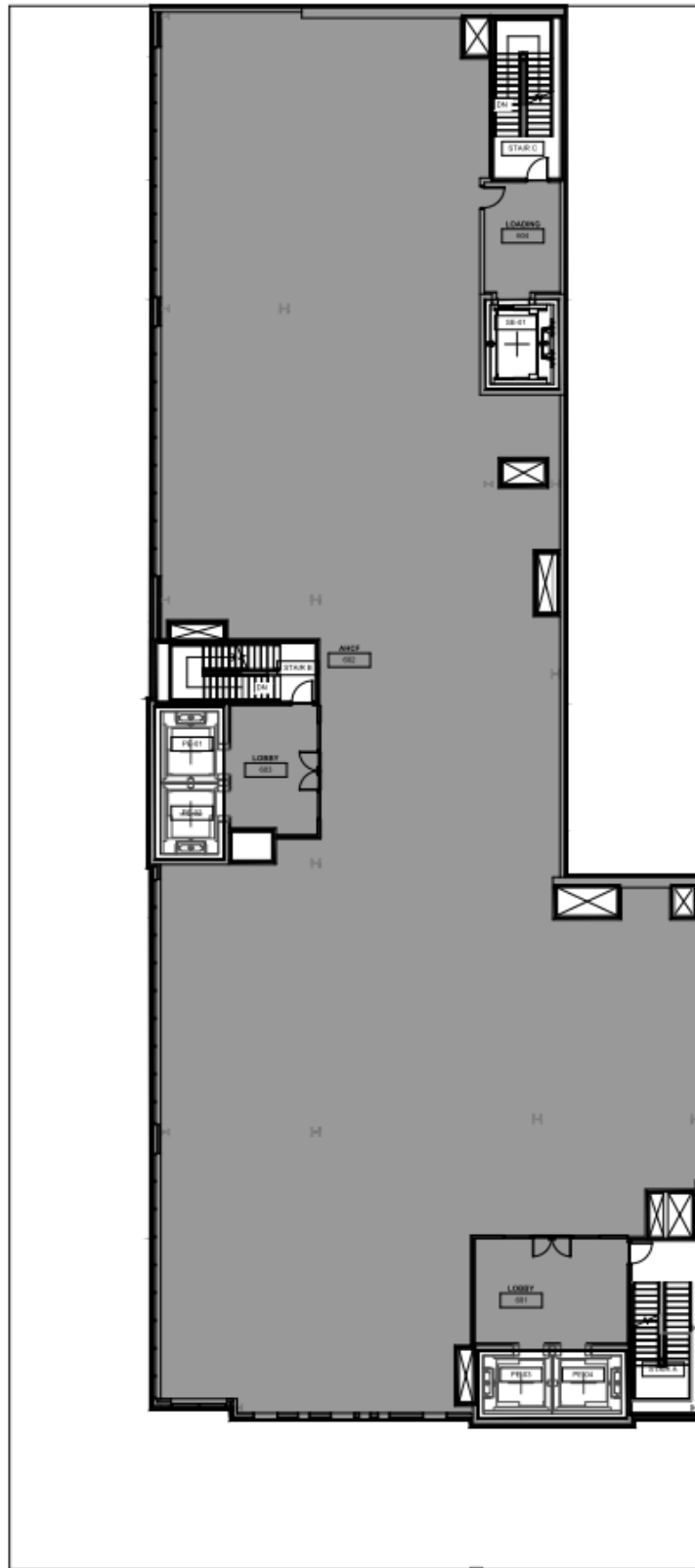
- INFRASTRUCTURE AVAILABLE TO ACCOMMODATE ARTICLE 28 COMPLIANCE.

	<b>178'</b> BUILDING HEIGHT		<b>FLOOR LOAD CAPACITY</b> 100 LB/PSF		<b>HEATING SYSTEM</b> HEAT PUMPS
	<b>SLAB TO SLAB</b> FLOORS 1-4 : VARIES FLOORS 4-12 : +/- 14'-0"		<b>TELECOM</b> PROVIDERS INCLUDE VERIZON & SPECTRUM		<b>BUILDING MANAGEMENT SYSTEM (BMS)</b> ATTENDED LOBBY DURING BUSINESS HOURS
	<b>40' X 22'</b> COLUMN SPACING		<b>ELEVATORS</b> 4 PASSENGER CARS 3,500 LB CAPACITY @ 350 FPM 1 SERVICE/PASSENGER CAR 5,000 LB CAPACITY @ 350 FPM 2 VEHICLE ELEVATOR CARS 8,000 LB CAPACITY @ 150 FPM		
	<b>CONSTRUCTION TYPE</b> STRUCTURAL STEEL FRAMING WITH CONCRETE ON METAL DECKING				
	<b>ELECTRICAL CAPACITY</b> (3P) 12,000 AMP BUILDING SERVICE		<b>HVAC</b> INSTALLATION OF BRAND NEW ROOF TOP UNITS FOR 12TH FLOOR; FLOORS 1-11 HAVE HIGH EFFICIENCY VRF SYSTEMS.		



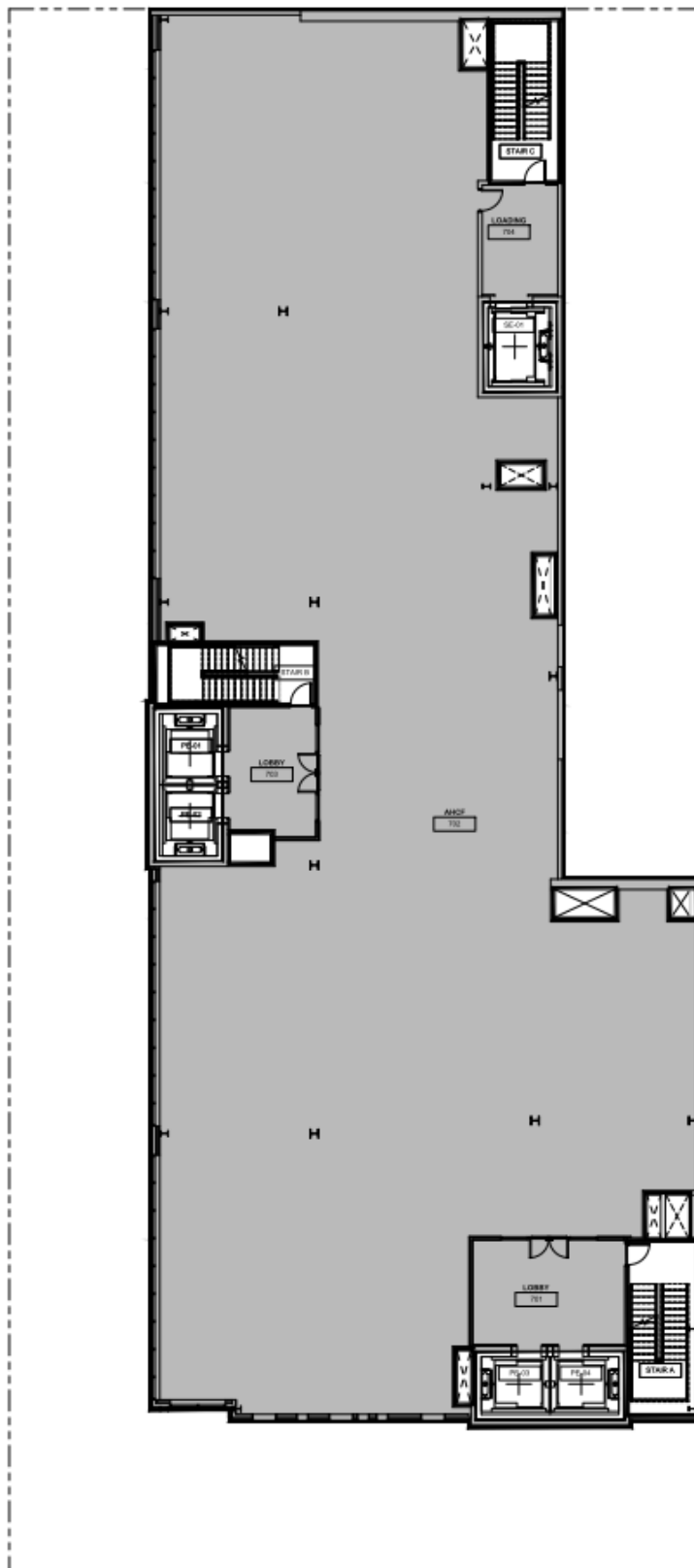
**Space A Square Footage: 11,666 RSF**

**Space B Square Footage: 5,129 RSF**



**Square Footage: 16,755 RSF**

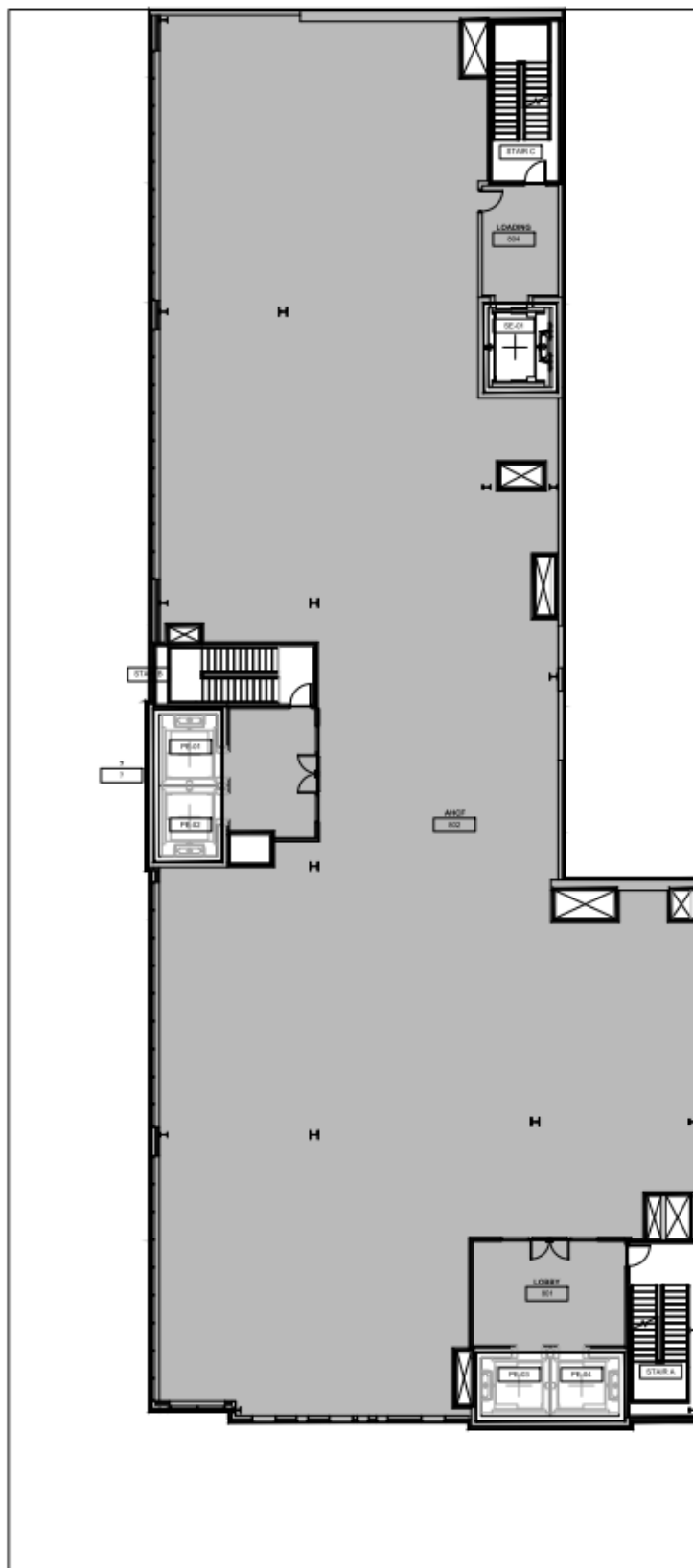
# THE SUNNYSIDE - 7<sup>TH</sup> FLOOR



Square Footage: 16,757 RSF

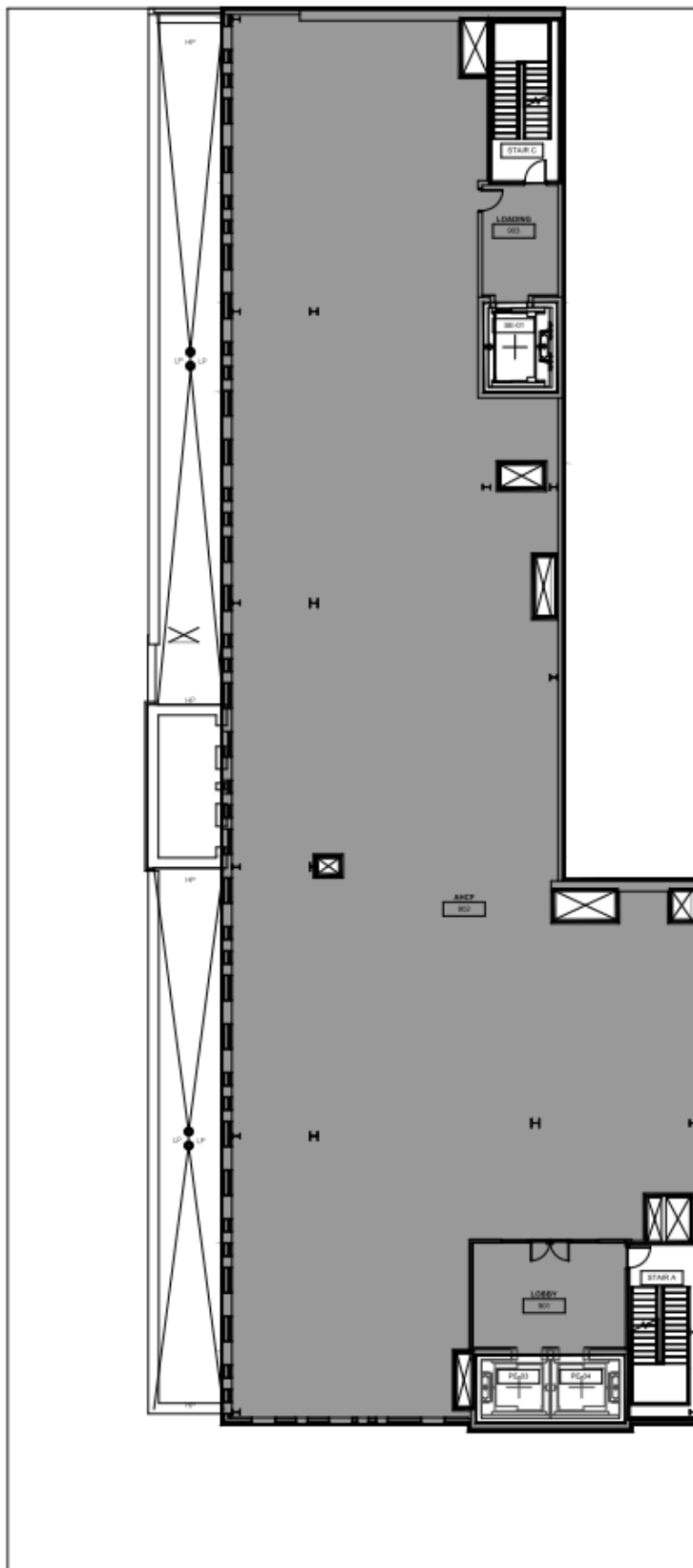


# THE SUNNYSIDE - 8<sup>TH</sup> FLOOR



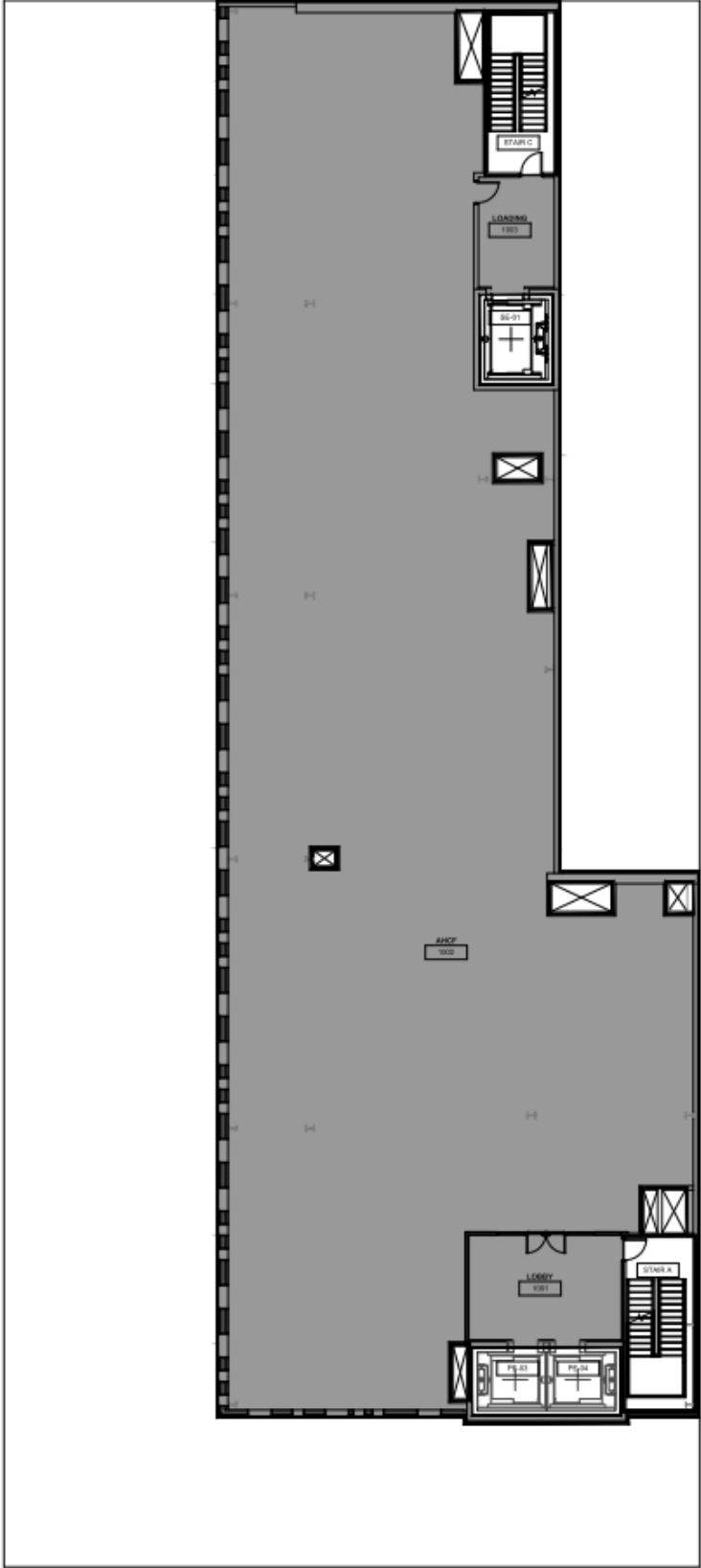
Square Footage: 16,751 RSF

# THE SUNNYSIDE - 9<sup>TH</sup> FLOOR

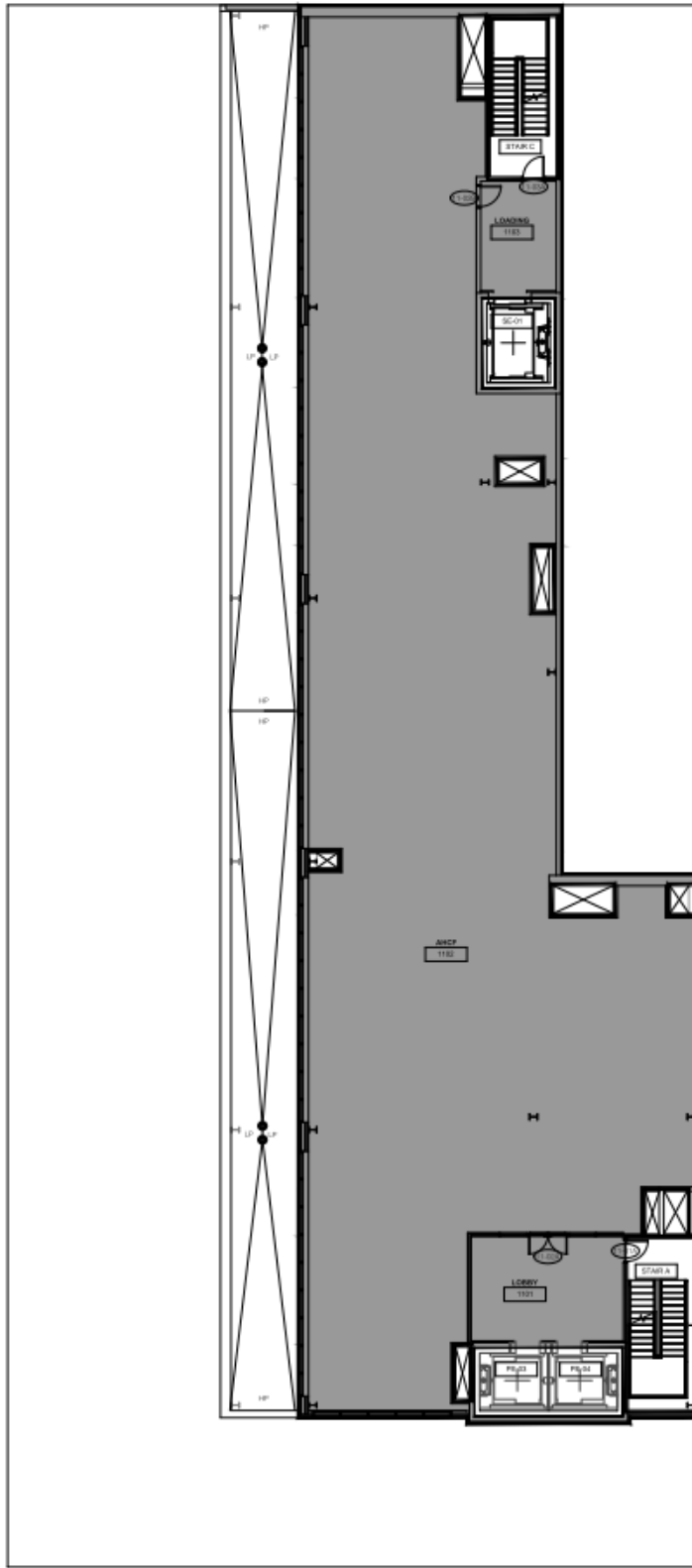


Square Footage: 14,457 RSF

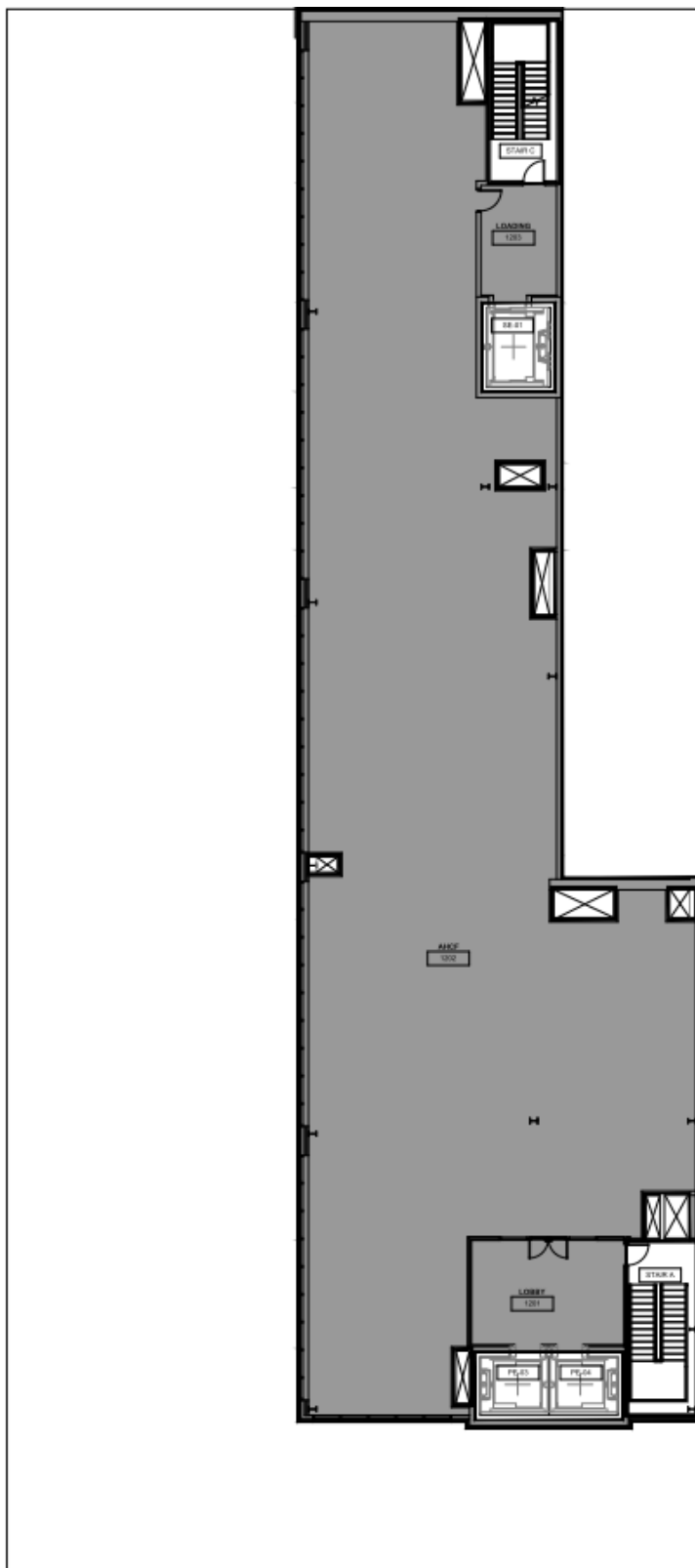
## THE SUNNYSIDE - 10<sup>TH</sup> FLOOR



**Square Footage: 14,437 RSF**



**Square Footage: 11,325 RSF**



Square Footage: 11,325 RSF



FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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**THESUNNYSIDE.NYC**

