



33-02 SKILLMAN AVENUE



THE RAWSON

LIC's Most Adaptable "New Again" Building



OVERVIEW

STREET LEVEL

FLOORS 2,3,4

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

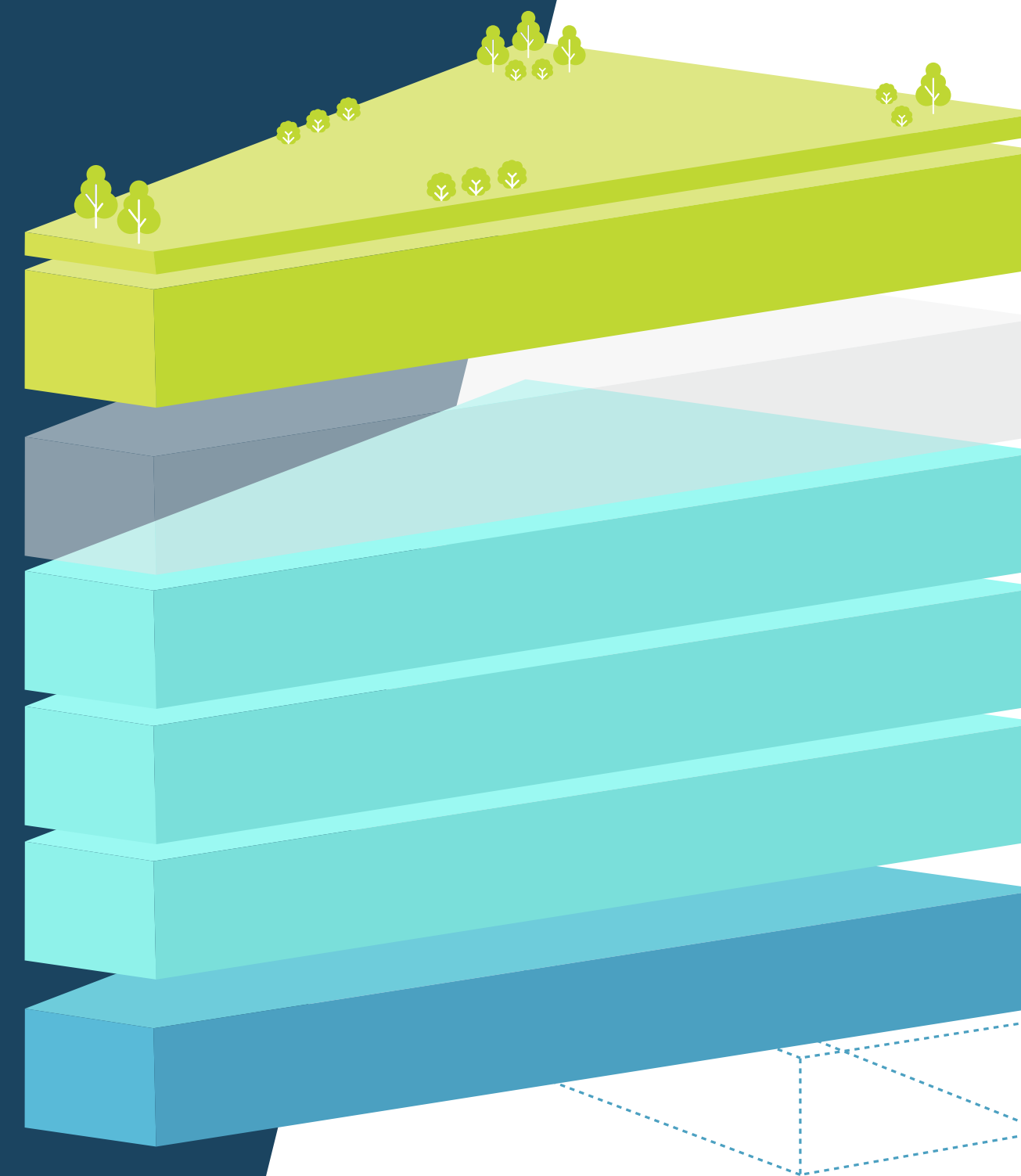
\$15M building renovation: new attended lobby, new windows, high-speed internet, new HVAC, modern bathrooms, oversized passenger & freight elevators

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 2-4
17,000 RSF EACH
Contiguous Block
up to 51,000 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



Floors 2-4

17,000 RSF EACH

Contiguous Block up to 51,000 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



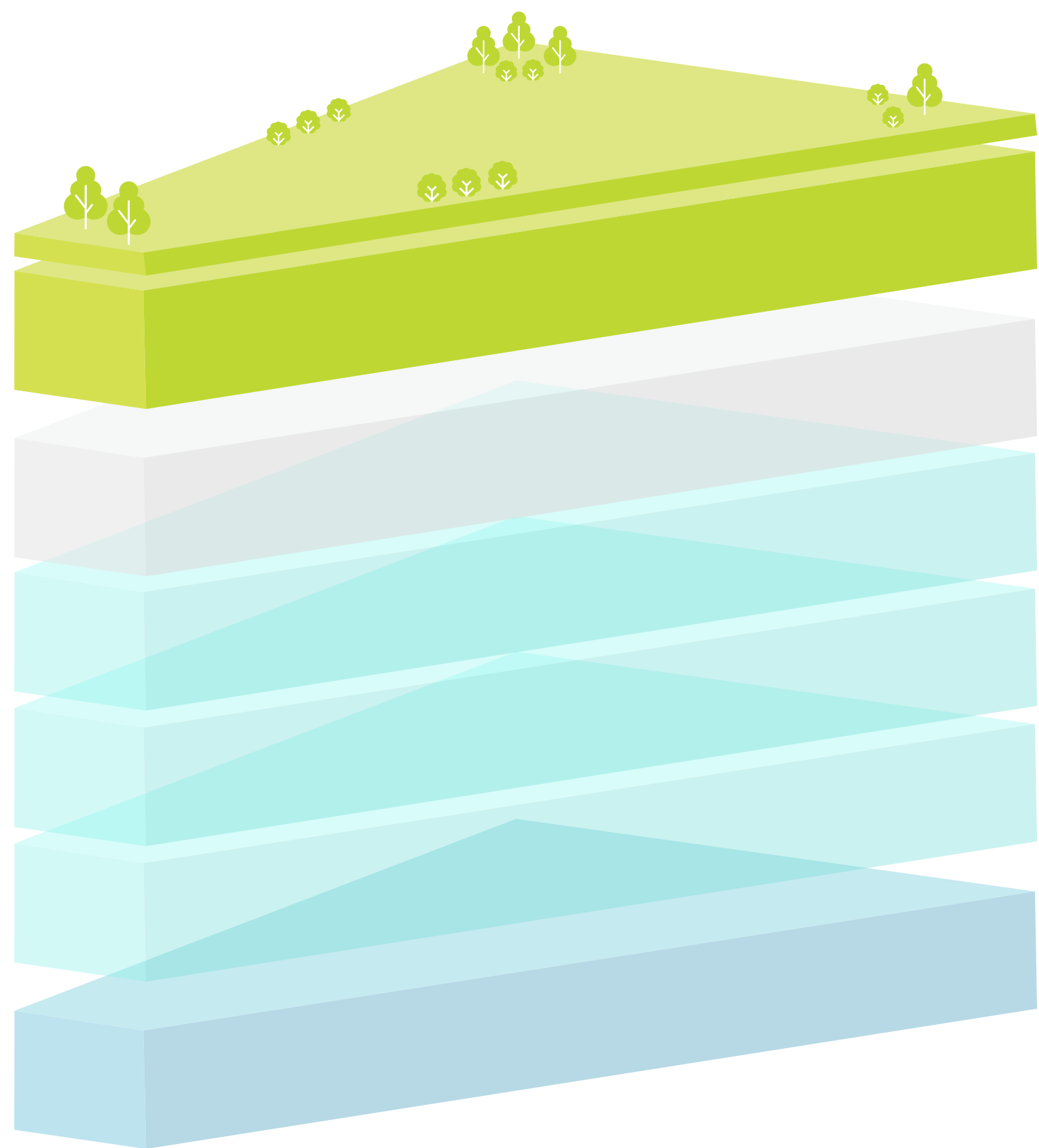
IT'S AN OFFICE BUILDING



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.

FIRST PIONEER
REAL ESTATE
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

20 MIN
Train to
Times Square

Times Square
A C E N R Q W
S 1 2 3 7 7

Grand Central
4 5 7 7 S

15 MIN
Train to
Grand Central

17 MIN
Drive to
RFK Bridge

15 MIN
Drive to
LGA

25 MIN
Train to
Main St/ Flushing
Citi Field
USTA US Open Tennis

22 MIN
Drive to
JFK

Kaufman
Astoria
Studios
N W M R



Cornell Tech

E M

Silvercup Studios

Queensboro
Plaza
7 N W

JetBlue HQ
Queens Plaza
E M R

The Cliffs at
Long Island City

Court
Square
7 7 E
M G

UNFCU

Sculpture Center

MoMA PS1

Supreme
Court

City View
Tennis
LaGuardia
College
YMCA

33rd St.-
Rawson St.
7

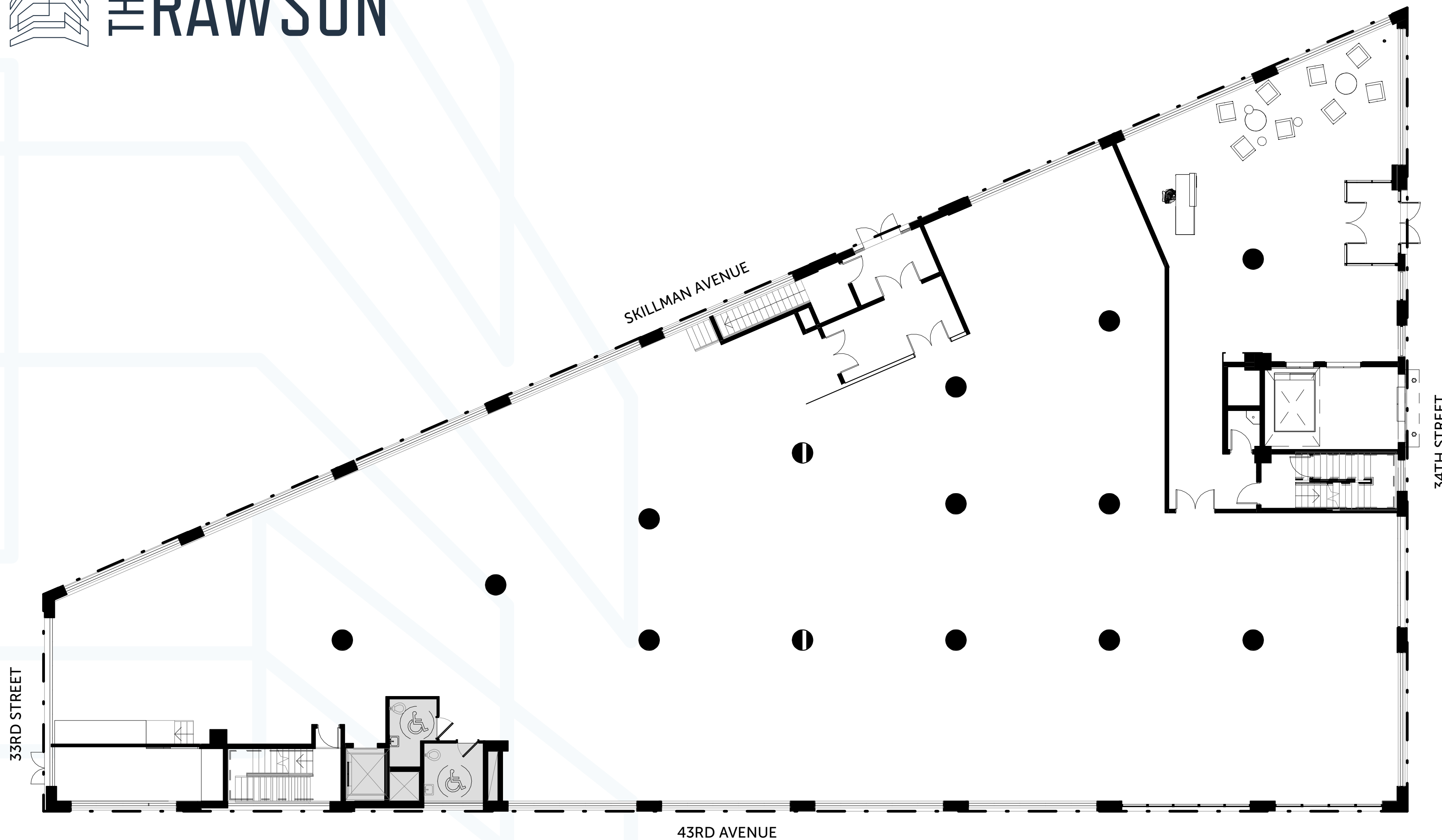
NYSC

Hunter's Point
Avenue
MTA
Long Island
Rail Road

MIDTOWN

BROOKLYN

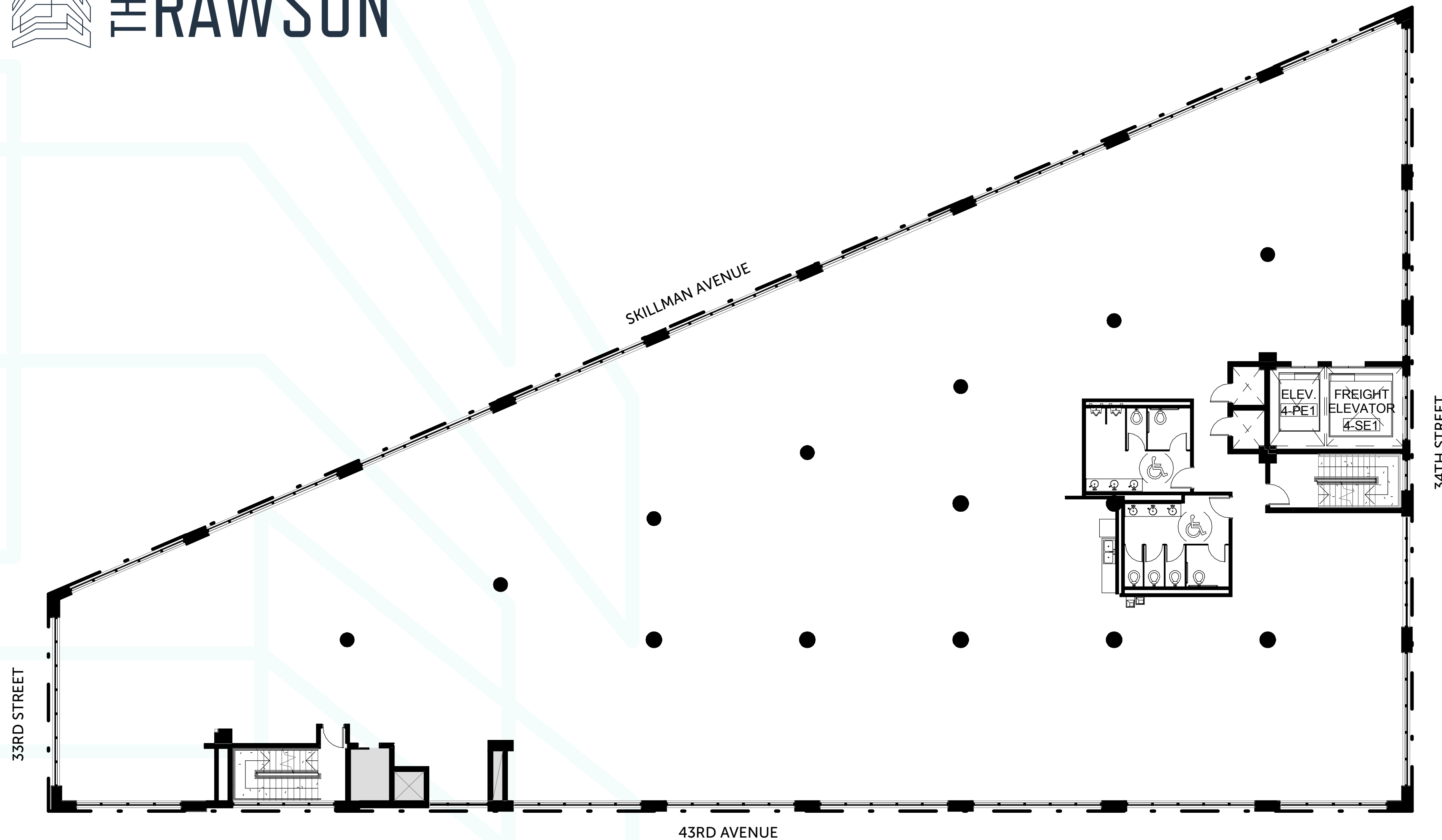
Noguchi
Museum



STREET LEVEL
with Lower Level Access
15,550 RSF
+ 3,600 RSF LOWER LEVEL

FLOORS 2-4

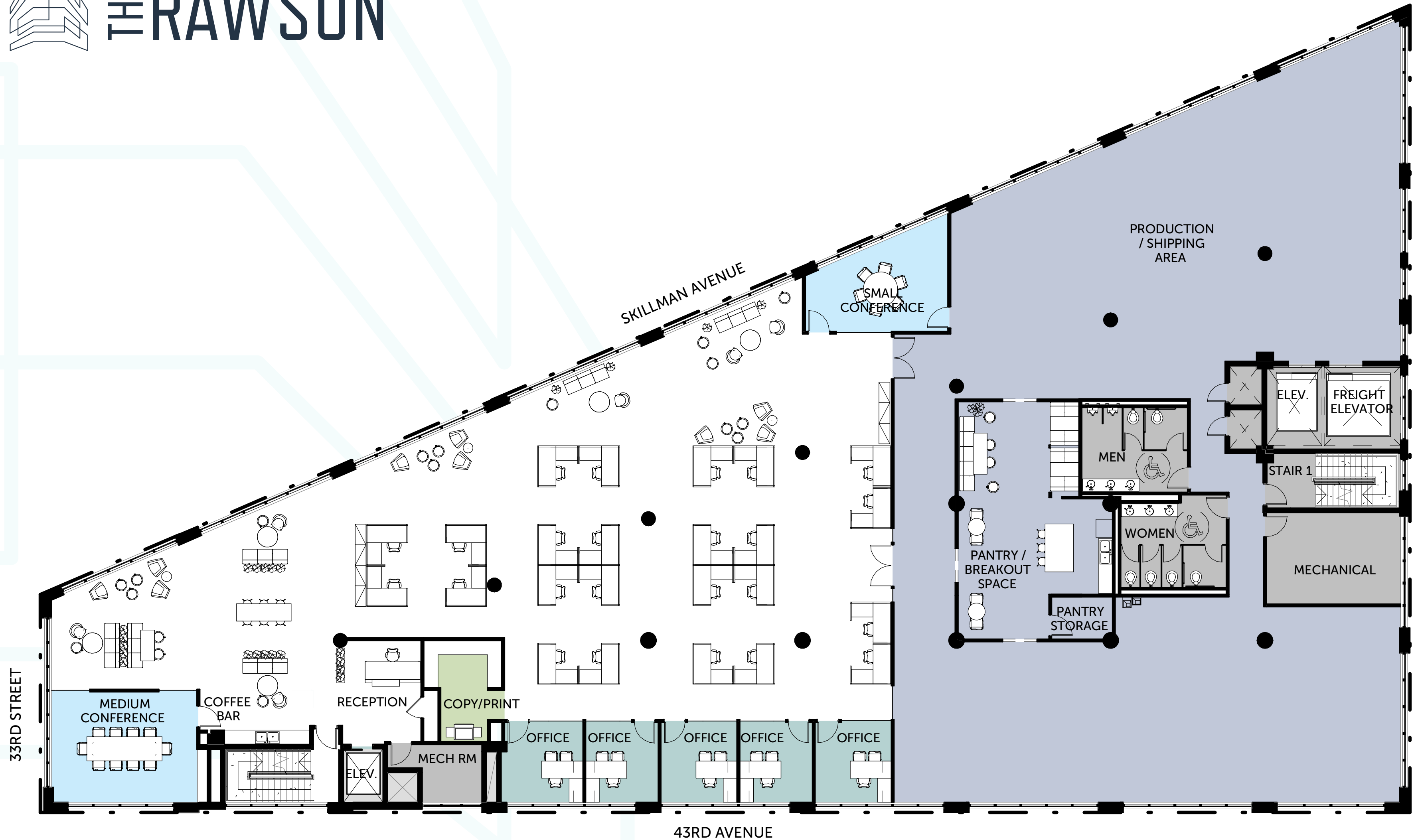
17,000 RSF (divisible)



FLOORS 2-4

Flex Plan

17,000 RSF



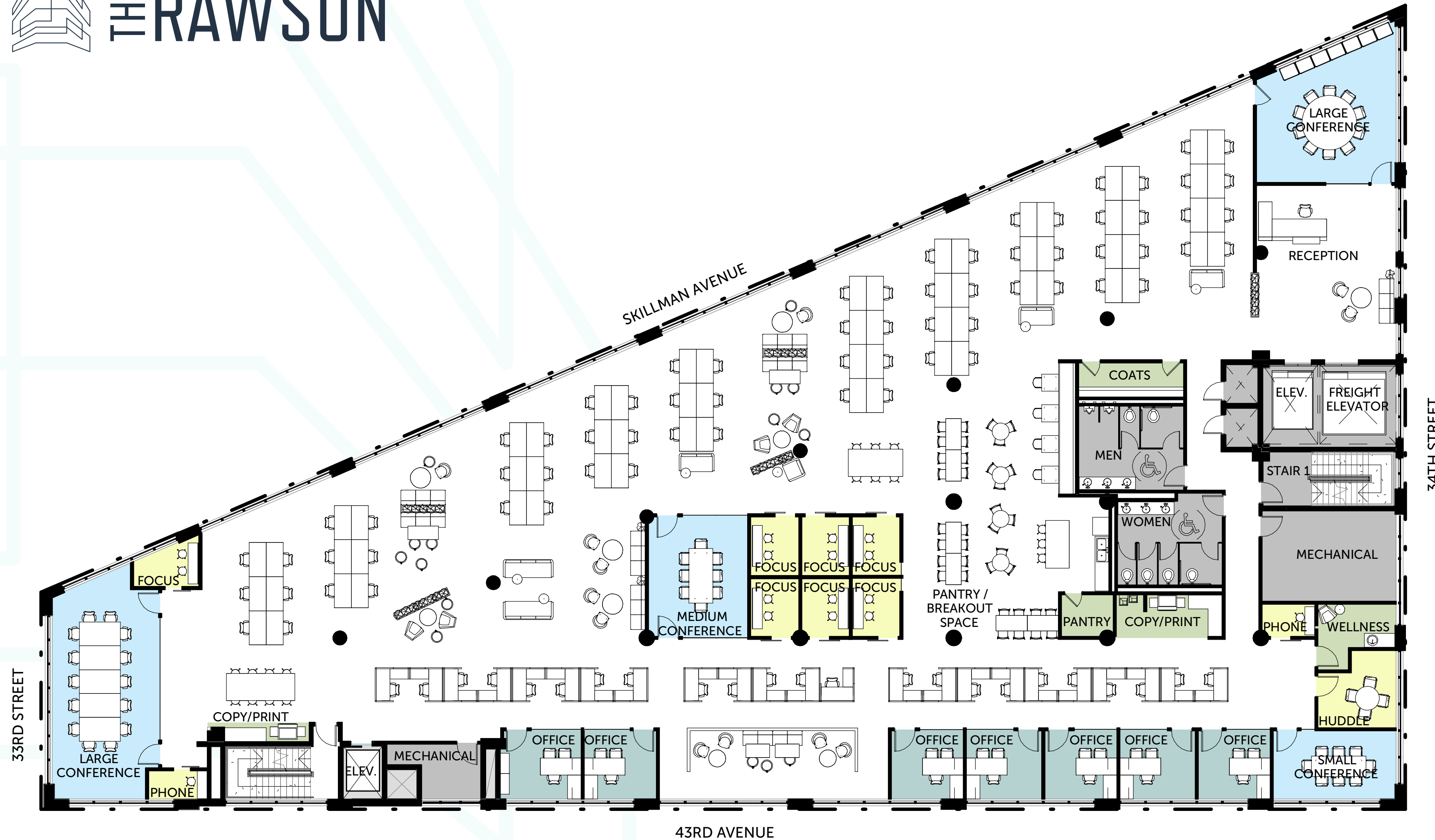
SPACE TYPE	COUNT
RECEPTION	1
COATS	1
CONFERENCE ROOMS	3
OFFICES	5
PRODUCTION/SHIPPING	1
STORAGE	1
PANTRY	1
COPY/PRINT	1
WORKSTATIONS	24
COFFEE BAR	1

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

FLOORS 2-4

Open Office Plan

17,000 RSF



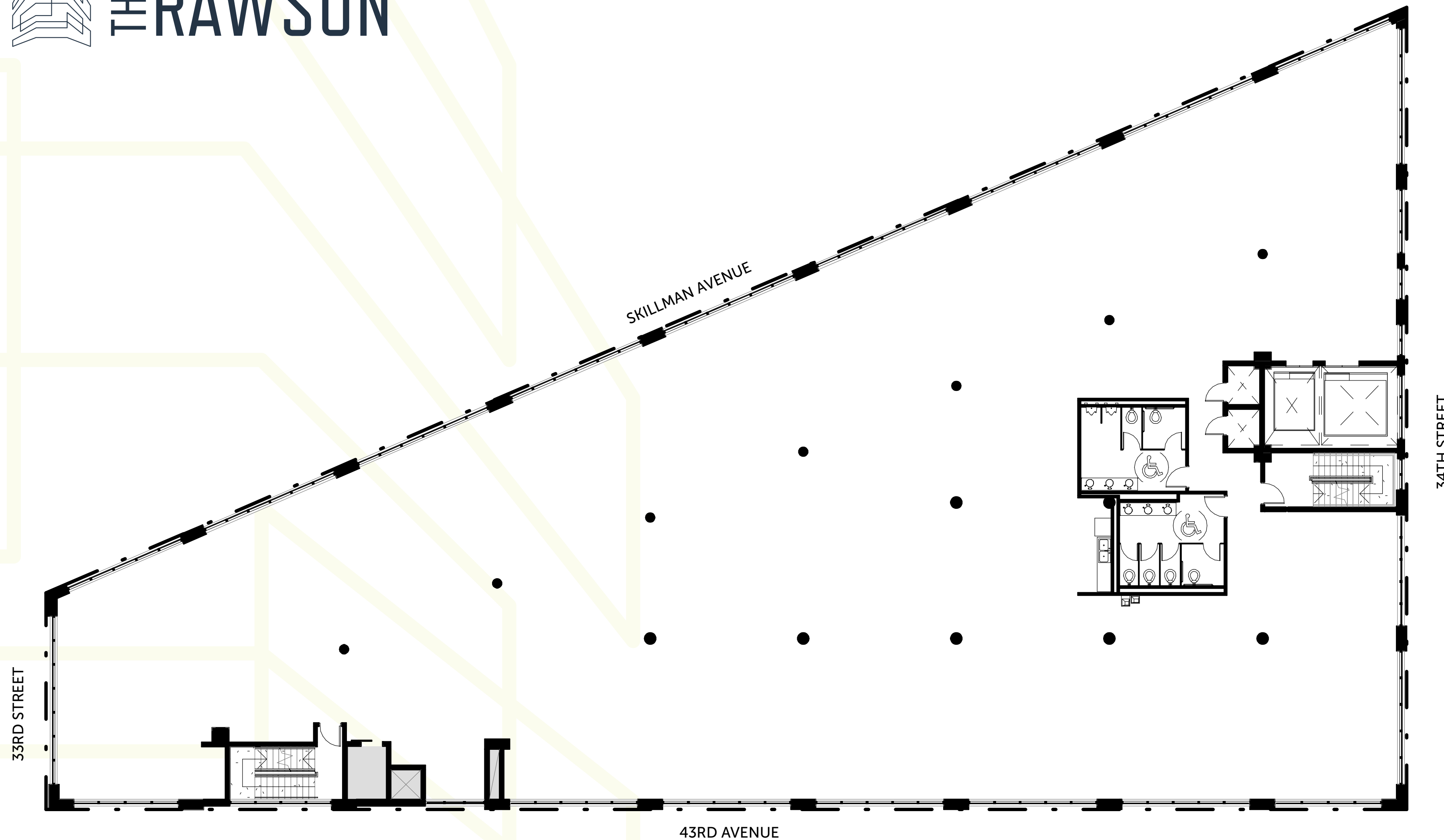
SPACE TYPE	COUNT
RECEPTION	1
COATS	1
CONFERENCE ROOMS	4
OFFICES	7
HUDDLE	1
FOCUS	7
PHONE	2
PANTRY/BREAKOUT	1
COPY/PRINT	2
STORAGE	1
WORKSTATIONS	91
WELLNESS	1

- 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

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Some images shown are artist renderings