

Meet At Tangram

**Soft Opening
Winter 2021**

**Grand Opening
Spring 2022**

**Food Court Opening,
Winter 2023**

tangram™



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MEET AT TANGRAM

Located in the heart of Downtown Flushing, Tangram is a two-leveled retail podium consisting of 275,000 sqft enclosed by a glass skylight and brings a unique and dynamic lifestyle experience to everyone in 2022. This premier property will be anchored by Regal Cinemas, the first movie theater in downtown Flushing in 35 years, and will also include new, exciting retail shops, a 24,000 sqft culinary food hall, themed restaurants, children swimming school (Goldfish Swimming School), a children playground (Funzy Play), a beer garden (Hoi Polloi), on-demand wellness & services, and family-oriented entertainment options.

Renaissance Hotel / Regal Cinemas

(On 37th Ave)

A 4-star hotel with 208 keys. The first 4DX cinema in Queens.

Tangram Tower

(On Prince Street)

48 professional office condominium units with selling prices from \$1.5M to over \$3M.

Tangram House West

(On College Point Boulevard)

132 magnificent residential condominium units with selling prices from \$680K to over \$3M.

Tangram House South

(On 39th Ave)

192 elegant residential condominium units with selling prices from \$620K to over \$3M.

Food Hall

(On College Point Boulevard)

24,000 sqft international culinary destination.

Tangram (Retail)

Two-leveled retail podium consisting of 275,000 sqft enclosed by a glass skylight. The retail component will consist of new, exciting retail shops, a movie theater, a culinary food hall, themed restaurants, a beer garden, and family-oriented entertainment options.

Project Overview

Inspired by the traditional Chinese puzzle, Tangram is engineered imagination. 1.2 million sqft presents a variety of possibilities. Simple but disparate, forming one organic whole. Rooted in the past and with a finger on the pulse of the future, life at Tangram combines the spontaneity of a vibrant neighborhood, the convenience of shopping and entertainment just steps away, and the ease of smart, creative design.

Parking

3 levels of underground parking with approx. 1,200 spaces and optional valet parking.

PROJECT TIMELINE



Tangram 39th Ave



Regal Cinemas



Renaissance Hotel in Progress



Tangram Fitness



Tangram Tower Lobby



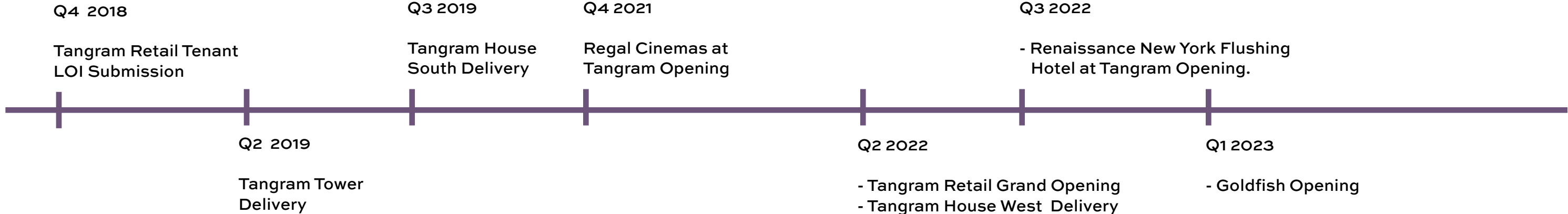
Tangram House Lobby



Tangram Garden in Progress



Atrium at Tangram





A NEW FLUSHING

THE FASTEST-GROWING COMMUNITY IN QUEENS

Queens has more residents than at any time in its history, and a record number of jobs and businesses. The Flushing area specifically has the most businesses of any neighborhood in the borough - 9,000, or 17% in total. Flushing also added the most businesses between 2009 and 2019 (2,000) and had the fastest growth (29%). The neighborhood continues to attract more residents and visitors than ever before, thanks to its world-class sports venues, parks, botanical gardens, and global cuisine.

4TH LARGEST CENTRAL BUSINESS DISTRICT IN NYC

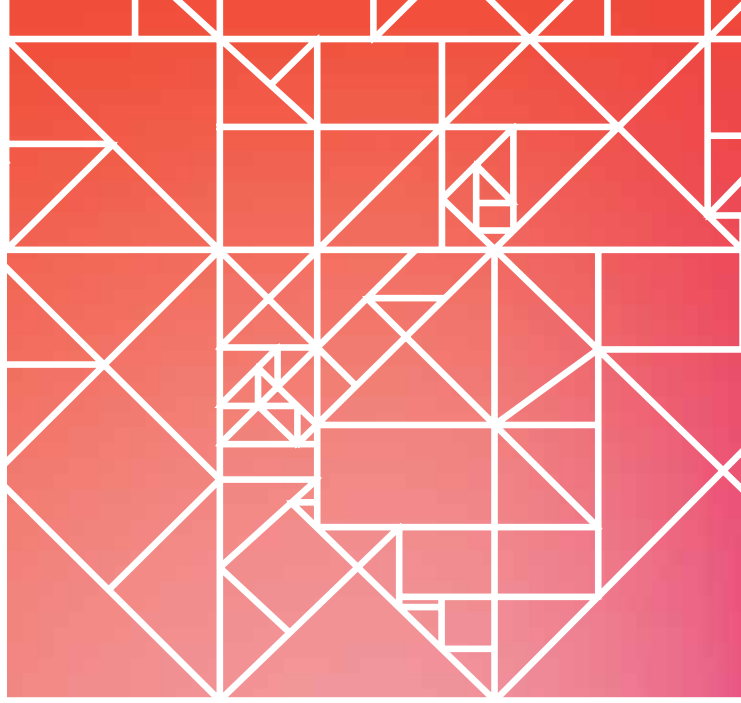
One block from New York City's 3rd busiest intersection (Main Street and Roosevelt Avenue), only behind Time and Herald Squares, 1.7 million residents and 600,000 households within a 5-mile radius.

TRANSPORTATION HUB

Flushing is served by 5 railroad stations (7 Train and LIRR), 4 major highways, and 20 public bus lines. 18,000,000 subway passengers per year at Main Street Station (one block from the property). 160,000 vehicles per day on the adjacent Grand Central Parkway and approx. 125,000 vehicles per day on the adjacent Van Wyck & Whitestone Parkways.

CULINARY DESTINATION

Flushing, located midpoint between Manhattan and Long Island, is a top NYC culinary destination. People from all five boroughs, Long Island, the greater tri-state area, and beyond travel for the food, which is as interesting as the neighborhood itself. Whether you're craving something authentic or different, Flushing is the #1 choice for Asian cuisine.



TANGRAM

The Crossroads of A Unique Past and A Neighborhood's Exciting Future.



THE EPICENTER OF QUEENS




Transformative and architecturally stunning, Tangram has been designed to create a year-round lifestyle destination for residents, the business community, and international tourists alike.

TRANSPORTATION

Situated on Downtown Flushing's 39th Ave and Prince street, Tangram offers easy access and quick commutes to the rest of New York City via the MTA 7 train, the Long Island Rail Road, and multiple bus lines. Tangram also welcomes world travelers from the proximate airports.

LANDMARK LOCATION

Originally home to the former Flushing Mall, also developed by the F&T group, the space was the first in Flushing to offer a diverse range of shops, food counters, and entertainment. Flushing Mall was officially closed in 2015, but people still remember its prosperity. Tangram is the modern-day answer to Flushing's business owners, residents, and visitors ready for a fresh start in the neighborhood's newest epicenter.

-  **MTA 7 Express Train**
25 minutes to Grand Central
27 minutes to Time Square
-  **LIRR**
18 minutes to Penn Station
-  **AIRPORTS**
15 minutes to LGA Airport
20 minutes to JFK Airport



LEASING PLAN

Total Retail
Approx. 275,000 gsf

Ground Floor
Approx. 111,700 gsf

First Floor
Approx. 110,000 gsf

Food Hall
Approx. 24,000 gsf

Movie Theater
7 screens approx. 34,000 gsf

Parking
Approx. 1,100+ spaces/3 Floors

Square Footage
 - G1 : 3,278 sqft
 - G2 : 1,562 sqft
 - G3 : 6,342 sqft
 - G5 : 527 sqft
 - G8 : 667 sqft
 - G11/12 : 13,323 sqft
 - G15 : 2,979sqft
 - G21 : 1,153 sqft
 - G22 : 698 sqft

- Lease Signed & Open
- Lease Signed Not Yet Open
- LOI Signed / Lease Out
- LOI Under Negotiation

COLLEGE POINT BOULEVARD

37TH AVENUE

PRINCE STREET



Ground Floor

Tenants



Min - Max Divisions
350 - 13,500 sqft

Atrium Kiosks
100 - 220 sqft

39TH AVENUE

LEASING PLAN

First Floor

- Lease Signed & Open
- Lease Signed Not Yet Open
- LOI Signed / Lease Out
- LOI Under Negotiation

Key Anchor Tenants

- Regal Cinemas
- GoldFish Swim School



Junior Anchor Tenants

- Shoo Loong Kan
- Angry Birds Cafe
- Hoi Polloi



COLLEGEPOINT BOULEVARD

37TH AVENUE



PRINCE STREET

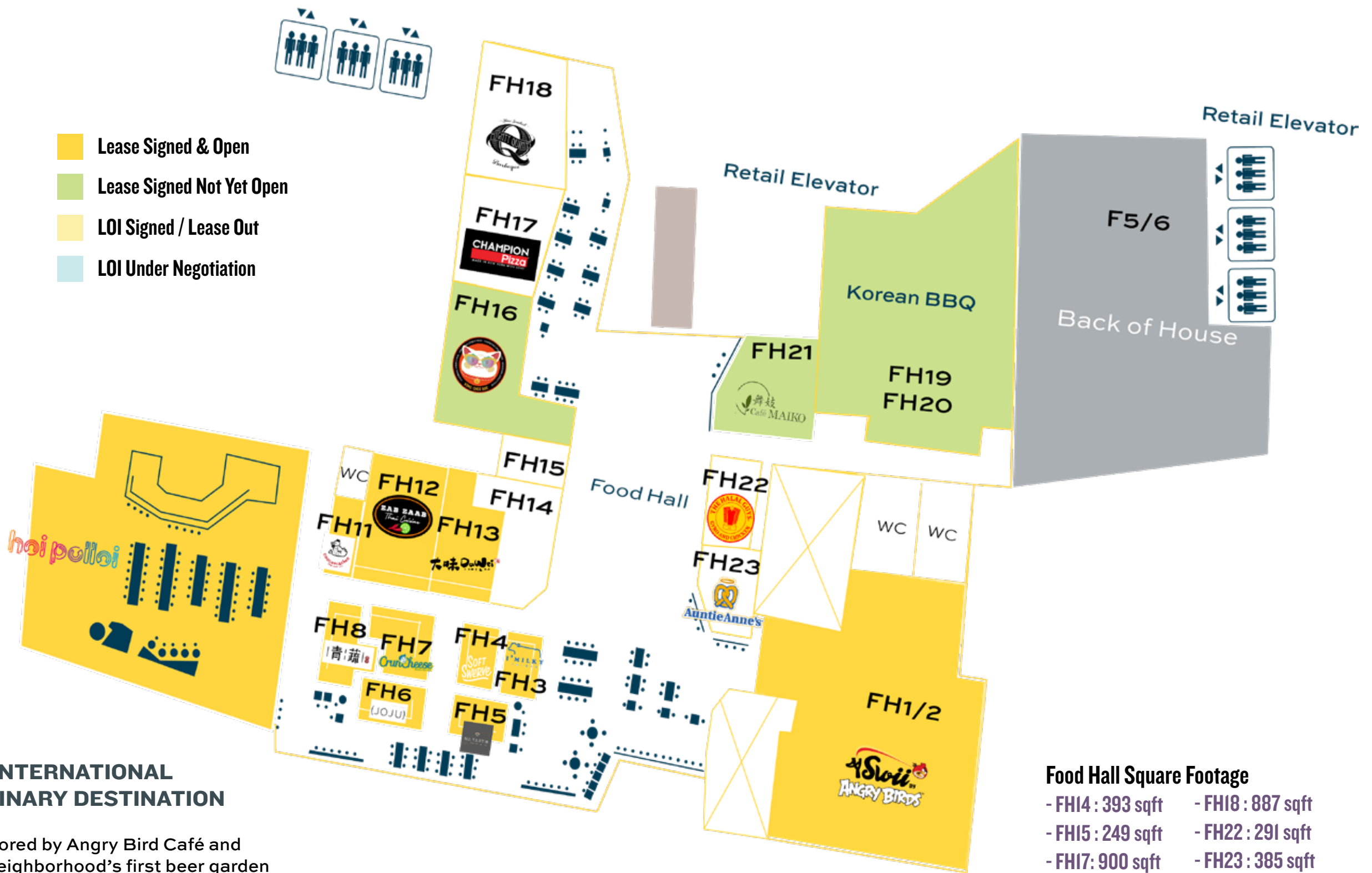
39TH AVENUE

- ### Square Footage
- F1 : 3,382 sqft
 - F2 : 5,248 sqft
 - F3 : 1,895 sqft
 - F12 : 511 sqft
 - F15 : 831 sqft
 - F16 : 1,584 sqft
 - F17 : 3,352 sqft
 - F17a : 1,579 sqft
 - F18 : 1,231 sqft
 - F18a : 698 sqft

Min - Max Divisions
2,500 - 12,000 sqft
Approx. 24,000 sqft
Food Hall

FOOD HALL

- Lease Signed & Open
- Lease Signed Not Yet Open
- LOI Signed / Lease Out
- LOI Under Negotiation



AN INTERNATIONAL CULINARY DESTINATION

Anchored by Angry Bird Café and the neighborhood's first beer garden Hoi Polloi, the 24,000 sqft food hall, consisting of approximately 21 stalls, is a foodie's paradise.

Food Hall Square Footage

- FH14 : 393 sqft	- FH18 : 887 sqft
- FH15 : 249 sqft	- FH22 : 291 sqft
- FH17 : 900 sqft	- FH23 : 385 sqft

ACQUIRED TENANCY

Egg Tart



Cheesedog



Malatang

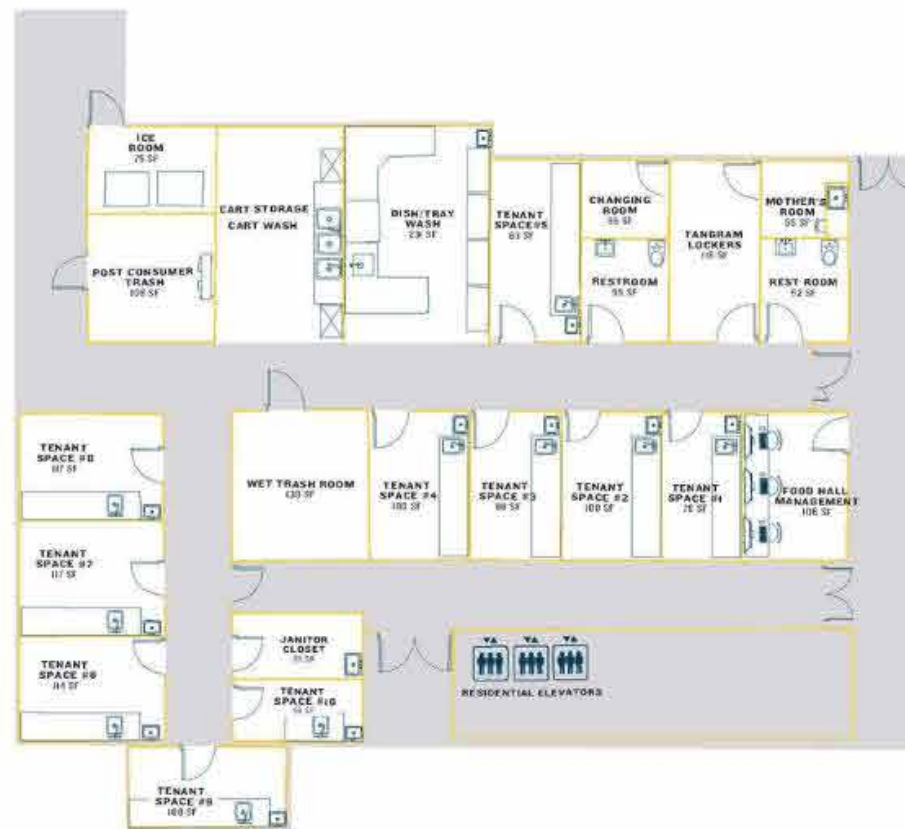


Landlord Delivery

- Demising walls, door to corridor*, waterproofed floor, open ceiling, and signage soffit and counter height wall at front of stall.
- Sub-metered condenser and heating hot water, sub-metered domestic cold and hot water, sanitary and grease lines.
- Sub-metered 120V electrical panel and empty telecom conduit with pull wire.
- Pre-located openings for floor drains and floor sinks with nearby piping.
- Basic sprinkler loop and fire alarm devices.
- Common kitchen exhaust duct connected to a self-cleaning precipitator and roof fan.
- Ansul system.
- Metered cooking gas service.



23
STORIES



23

CANVA STORIES

Marketing & PR Support

- Seasonal events.
- PR Campaign support.
- Online advertising opportunities (website, social media, e-blasts, etc.)
- Digital LED advertising



Other Benefits

- 3 levels of underground parking with approx. 1,100 spaces.
- Professional property management.



Tangram



BHDM

Tangram Food Hall

BHDM's design for the Tangram food hall was inspired by the all-time best science film, Blade Runner, and the futuristic vibes in Tokyo and Hong Kong. Tangram food hall reflects both digital and analogue kinetic energy. Lights, activity, motion, and materials are a mix of organic and imaginary.

Our team's concept is described as "Blade Runner Night Market." Our goal was to infuse the space with an overarching look that would be organic and referential to historic Asian architecture during the day, and change to a dynamic, colorful and kinetic space in the evening.


Pressed wood-grain concrete columns with cold-rolled steel cuffs will dot the hall. Overhead, a metal-gridded structure and graffitied ceiling will have a layered, urban appeal. Vendors will have individual aesthetics, within an approved parent vocabulary. At night, neon, LCD, and color kinetic lights will combine, to bathe guests in dramatic, dynamic color.

The Tangram Food Hall aims to be visually diverse and different from other food halls in New York. With its distinct take on impressions of both historic and modern, BHDM aims to establish Tangram as a global destination for locals and visitors to experience.

≡
NEXTSHARK

13 A


A 24,000-square-foot, cyberpunk-styled Asian food hall is coming to Queens



14 A

A Neon-Lit Asian Food Hall & Beer Garden Is Coming to Queens

Tangram just unveiled its new 24,000-square-foot project.



Anchor Tenants

We are now
OPEN



THE BETTER PLACE TO WATCH A MOVIE.

Regal Cinemas at Tangram represents the **FIRST CINEMA** to open in Flushing in 35 years. This will be Regal's first Queens location to feature 4DX technology, which provides moviegoers with attributes such as motion vibrations and other special effects. Regal Cinemas operates the second largest theater circuit in the world, with over 7,200 screens in 549 theaters as of October 2019.



Regal Cinemas Floor Plan



GOLDFISH SWIM SCHOOL



Targeted Opening Date: 02/20/2023

Consisting of more than 100 locations across the nation, Goldfish Swim School sets its first NYC location in Tangram. Goldfish is the premier learn-to-swim facility for kids ages 4 months to 12 years. Goldfish uses holistic philosophy, The Science of SwimPlay®, to build life skills both in and out of the water using play-based learning in a fun and safe environment.



We are now
OPEN



Funzy Play

Funzy Play is a specialized indoor playground committed to nurturing new forms of innovative play that enhance cognitive learning, imagination, and social development in children through a controlled, safe, and structured indoor environment. Funzy Play at Tangram will be its flagship location in the US.

CO-TENANCY



Orangetheory Fitness is a popular fitness studio offering the latest high-intensity workout that's scientifically proven to spike metabolism and boost energy. As of December 2019, the chain includes over 1,200 studios in all 50 U.S. states and over 23 countries. As of 2020, the chain has over one million members. Orangetheory Fitness linked its first Flushing footprint at Tangram.

We are now
OPEN



We are now
OPEN



MINISO

With more than 3,600 stores in 79 countries, Miniso, a public company on New York Stock Exchange, chose to open its first NYC and flagship location in Tangram. This lifestyle experience chain specializes in household and consumer goods including cosmetics, stationery, toys, kitchenware, etc.

hoi polloi



We are now
OPEN

Hoi Polloi took the best parts of the beer hall - the lively, convivial atmosphere and 24 taps of fresh craft brews - redesigned it as a visual feast for the Instagram-loving multi-ethnic people of New York City and set it to hip-hop and electronic soundtrack. During the week, come after work and gather with friends or catch your favorite sports team on the 20 foot LED screen. On Friday and Saturday nights, challenge your friends to a beer pong competition, celebrate a birthday, and dance the night away as our house DJ keeps you moving to the rhythm of the night.



Artist Rendering



Targeted Opening Date: 03/01/2023

ISWIIS BY Angry Birds is a gourmet bakery and patisserie/dining concept from the popular action-based Angry Birds. Franchised by Rovio Entertainment, this is the first of its kind in the U.S. Featuring gourmet sweets and treats like cake pops and macarons the customizable menu invites guests to choose their own adventure with every order. ISWIIS by Angry Birds will also feature menu items with seasonal and holiday varieties including sweet and savory offerings for breakfast, lunch, and dinner.





小龙坎 | 火锅

SHOO LOONG KAN

As the second-largest hotpot brand in the world, Shoo loong kan Hotpot is expanding globally by opening its U.S. flagship store at Tangram. With more than 1,000 locations all over the world, it sticks to traditional spicy flavors for its soup recipe, a “tongue-numbing dry pepper and the fragrant oil dish.”



We are now
OPEN



Owned by the most famous cross-talk club in China, Ju Qi has brought the traditional culture and authentic Peking dishes to multiple countries. Ju Qi at Tangram will be the first U.S. and flagship location. Design is inspired by hutongs, the alleyways that connect communal family courtyards, and the food gears toward Peking duck, bing pancakes, black fried rice, and other traditional dishes. Ju Qi intends to bring families and friends together and reinforces the value of health and happiness.



We are now
OPEN



Queens Baby

A one-stop shop for baby essentials. Growing from their first location in Bayside, Queens, the local brand is expanding into Flushing with an 1,800 square-foot space at Tangram that will also serve as its flagship location. Opened in May 2022, Queens Baby Store brings their high-quality baby products – from strollers to essential accessories, baby bottles, care products, toys and more – and assembly services to NYC community. Services will include a stroller concierge to help with assembly.



We are now
OPEN

We are now
OPEN

noonvision



Noon Vision aims to provide best quality of eye care and luxury eyewear for all customers. The luxury optical carries a wide variety of designer frames and custom ophthalmic lenses to meet the needs and lifestyle of each patient. The dedicated eye care team strives to help patients maximize their vision with the highest standard of eye care.



Targeted Opening Date: Summer 2023

Akiba House is your one stop otaku shop with stores in Antwerp, Leuven, Mechelen, Sint-Niklaas and Aalst. We sell imported candy & sodas, kawaii goodies, manga, collectible figures, gachapon and much more.



AKIBA
アキバ

MUZE SALON

We are now
OPEN



MUZE is a place where you come to relax, feel at home, unwind and leave looking and feeling your absolute best. We offer a broad range of salon services, from cuts and style, color, conditioning treatments, and hair extensions. Book an appointment with one of our artists today!



KURA SUSHI
REVOLVING SUSHI BAR

Targeted Opening Date: Summer 2023

壽司
KURA

**COMING
SOON**



Kura Sushi USA, Inc., is an innovative and tech interactive Japanese restaurant concept established in 2008 as a subsidiary of Kura Sushi, Inc. As pioneers of the revolving sushi concept, the Kura family of companies have improved upon the developed innovative systems that combine advanced technology, premium ingredients, and affordable prices to enhance the unique dining experience. Since the first restaurant opening in 1977, Kura Sushi, Inc. has grown substantially with more than 500 locations across Japan, Taiwan and the United States.



Targeted Opening Date: 04/01/2023

Sing Choi Kee is a famous Hong Kong restaurant-cafe known for its eclectic wide-ranging menu, made of different kinds of Canto-Western cuisine. This is where you can expect huge variety of food, from Cheese Baked Rice, Wonton Noodles, Curry Rice, Sandwiches, & Hong Kong-style French Toast.



Machi Machi's story began with a rich passion to make hand-crafted drinks that are thoughtfully made with fresh ingredients, aesthetic presentation, and an elegant technique. With that dream, Machi Machi became a global trendsetter for well-made, creative teas around the world.



Now Open



machi
machi



Since its humble opening in 2005, Xi'an Famous Foods has expanded from one stall in Flushing to 14 locations in Manhattan, Brooklyn, and Queens. CEO Jason Wang divulges the untold story of how this empire came to be, alongside the never-before-published recipes that helped create this New York City icon.



Now Open



Now Open



Cuppa Tea serves up handcrafted bubble tea, HK-style drinks and eats. All teas are brewed with top quality tea leaves, and goes through multiple processes of traditional tea pulling technique to achieve the richness of the flavor. There's something for everyone, stop by for a Cuppa Tea!



Meet Fresh 
Now Open



Meet Fresh prioritizes serving healthy desserts without preservatives made fresh daily. Utilizing traditional Taiwanese methods by selecting the finest ingredients to bring authentic local tastes to the international stage. Serving up soft taro balls and delicate herbal jelly fresh daily.





Now Open

Soft Swerve specializes in Asian-inspired flavors, such as Ube - Purple Yam, Matcha, Black Sesame, and pairs them with crunchies and drizzles to make a delicious velvety-smooth treat that is sure to please.



NA TART 挞
Now Open

Na Tart serves up delicious Portuguese-style egg tarts and cheese tarts. These flaky-pastry tarts are available in a variety of flavored custard fillings and are baked fresh daily. Part of the joy of eating these tarts comes from the contrast of the crunchy crust with the soft custardy filling.



Now Open

I'Milky serves the best and highest quality bubble tea from Taiwan, crafted with 100% natural ingredients and hand-picked tea leaves. I'Milky's philosophy is to keep every drink natural and authentic. "Be true and be real is our ultimate philosophy."



Targeted Opening Date: 03/01/2023

Cafe MAIKO is a great place to grab a sweet drink or ice cream cone. Catch up with family or friends with a nice refreshing drink of Matcha or Hojicha Tea.





大味 DaWei KITCHEN

Targeted Opening Date: 03/15/2023

Serving up an array of small plates of savory and sweet foods, that together, make up a delicious meal. Enjoy these tasty dim sum bites that are made fresh daily. Dim sum dishes include steamed, boiled, and fried dumplings, bite-sized baos, steamed buns, and more!



Now Open

青蔬

The place for flavor! Specializing in malatang the key ingredient, mala sauce, which is flavored with a combination of Szechuan pepper and dried chili pepper, creates a tantalizing numbing effect for diners.



Handcrafted Vietnamese sandwiches, salad/rice bowls, and specialty fries made with fresh ingredients and a modern twist. JoJu's banh mis are modern interpretations of the classic sandwich.

(JOJU)



Now Open



Crunch Cheese

Now Open

Our mission is to create gourmet Korean corndogs with fresh cheese, sausage, and other ingredients in unique combinations. We strive to create delicious and unforgettable moments - for grownups and not-so-grownups alike!





"Zaab" translates to both Thai and Lao, meaning "intensely flavored or extra spicy," or "delicious," respectively. This Thai Issan restaurant ensures a delightful, fiery feast.



Targeted Opening Date: 03/15/2023



COOCOCACHOO

Now Open

Golden brown and crunchy on the outside, flavorful and juicy on the inside - Coococachoo serves crispy fried chicken in signature sandwiches and mouth-watering wings. Not a fan of all the oil? No worries! Coococachoo cooks their chicken in a variety of ways!

COOCOCACHOO

Tangram™



OTHER SUPPORT & BENEFITS

RETAIL INTERIOR DESIGN

Encompassing 275,000 gross square feet of cutting-edge retail, enclosed by a glass skylight with a central atrium, global firm BHDM rose to the challenge to create a natural, soothing design aesthetic in a dense, urban environment. Embracing indoor/outdoor aspects, greenery and more, the end result will be unlike anything ever seen in the Flushing retail landscape.

TAX ABATEMENT

Enjoy a 25-year ICAP tax abatement program, professional property management, and 3 levels of underground parking with approx. 1,200 spaces.

MARKETING & PR SUPPORT

Extensive marketing support in seasonal events, PR campaign support, online advertising opportunities (website, social media, e-blasts, etc.), digital LED advertising, and many more.

F&T



Established in New York City in 1983, F&T Group is a fully integrated real estate development and investment company, focusing on mixed-use, commercial, and residential development. With offices in New York City, Shanghai, and Nanjing and an in-house team of highly experienced development, construction, master planning, design, and marketing professionals, F&T's platform is characterized by its internationally recognized construction and design quality as well as its global vision for development excellence.



F&T's expansive portfolio in Flushing include the 330,000 square foot mixed-use development at One Fulton Square and Flushing Commons, a formerly city-owned 5.5-acre parking structure that is being redeveloped into 1.8 million square feet of residences, office space, new retail opportunities, community facility space, parking, and an open-air plaza. F&T was also the lead developer in the 4.7 million-square-foot World Trade Center in Nanjing, China, is a highly- successful overseas partnership with J.P. Morgan Asset Management.

Shanghai Construction Group (SCG) is one of the leading construction conglomerates in China and a pioneer in the development of modern cities, with work spanning decades. Publicly listed on the Shanghai Stock Exchange since 1997, with footprints in more than 30 countries and regions, SCG was ranked the 10th largest Global Contractor by Engineering News-Record in 2016.

SCG America (SCGA), a wholly-owned subsidiary of SCG headquartered in New York City, has three decades of experience and currently has over \$3 billion invested in real estate in the United States. Their services range from general contracting, construction management, real estate development, and real estate fund management. As highly sought-after builders and developers, SCGA strives for professional excellence and technological innovation that creates enduring value for partners and customers alike.

MEET OUR TEAM

BHDM



BHDM Design is a creative collective of designers, architects, artists, and illustrators, passionate about approaching each design challenge with a fresh and discerning eye. Since 2008, BHDM has worked on a diverse array of residential and commercial projects for clients including Ralph Lauren, Calvin Klein, Morgans Hotel Group, Gotham, Marriott, and more.

The talented designers at BHDM immersed themselves in the neighborhood prior to creating the design, pulling upon the heritage of both new and old Asian marketplaces in order to create the city's newest and most unique retail hub. With a combined 35 years of experience across varying design industries, the designers at BHDM are experts at crafting unique experiential spaces with a sense of history and narrative, as evidenced at Tangram.

Conway+

Conway+Partners is a full-service, integrated branding and marketing agency, headquartered in NYC, specializing in the real estate and hospitality industries for nearly 30 years. Its diverse clientele roster spans across the globe with projects ranging from commercial, to residential and mixed-use. The Conway+ teams are comprised of industry specialists to offer clients invaluable expertise thus becoming a true creative partner. Each project is carefully crafted to ensure its identity is perfectly fitting as is the case with Tangram where the naming was key. With a dedicated team on each project and a deep dive into Asian history, it's surroundings and neighborhood, Conway+ was able to create a tailored campaign and a myriad of assets for Tangram.





tangram™

ALL INQUIRIES WELCOME

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Email: leasing@tangramnyc.com

ANOTHER INNOVATIVE
DEVELOPMENT BY

F&T

SCG
AMERICA

PROFESSIONAL
MANAGEMENT BY

FULTONEX
MANAGEMENT