



tangram[™]
TOWER

1456 SQFT
OFFICE SPACE
FOR SALE

\$1,899,000

HIGHLIGHTS

- CLASS A OFFICE SPACE
- 25-YEAR ICAP TAX ABATEMENT
- 12 FT FLOOR-TO-FLOOR HEIGHTS
- 24-HOUR STAFFED LOBBY
- 3 PASSENGER ELEVATORS

37-12 PRINCE ST #9C, FLUSHING, NY 11354



B · SQUARE REALTY 盛世地產



ALL INFORMATION INCLUDING BUT NOT LIMITED TO LOT SIZE, TAXES, AND AGE OF PROPERTY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.



PROFESSIONAL, BY DESIGN



A PRIME OFFICE CONDOMINIUM BUILDING TAILORED FOR MEDICAL PRACTITIONERS, PROFESSIONALS, AND BUSINESS OWNERS ALIKE.

Part of the dynamic 1.2 million square foot multi-phased, mixed-use Tangram development, Tangram Tower was designed by Margulies Hoelzli Architecture and engineered by MG Engineering.

With its forward-thinking design, Tangram Tower is the thoughtful choice for modern simplicity in a Class A office space. Here you can take advantage of everything the newly re-energized Flushing has to offer.

NATURALLY SOPHISTICATED



LIGHTING

An eye-catching exterior light feature brings a "ground to sky" motif into play, which seamlessly extends into the lobby.



FINISHES

Thoughtfully-curated materials highlight a naturally sophisticated and modern aesthetic.



STAFF

24-hour 7-days-a-week staffed lobby concierge with full-time porters and an on-site superintendent.



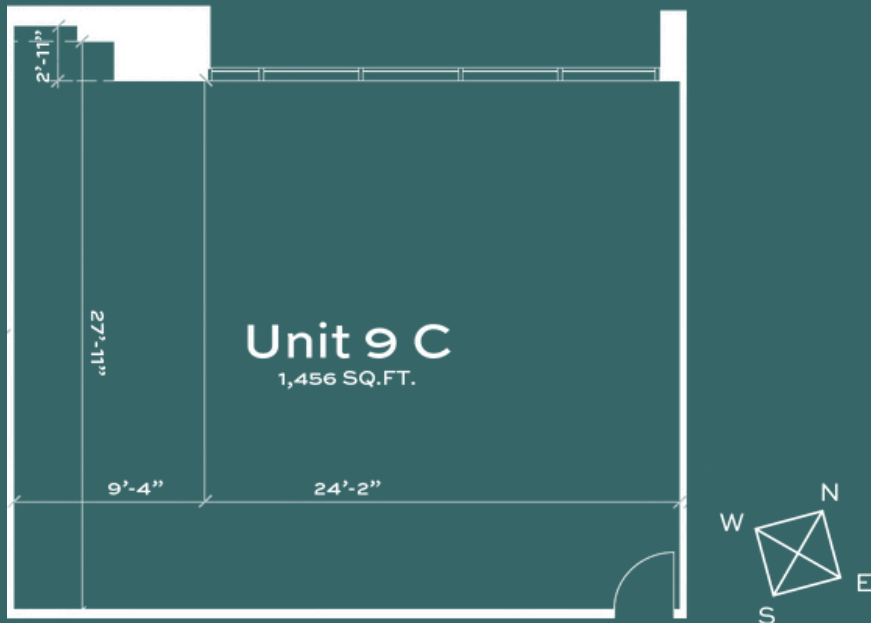
TECHNOLOGY

A state-of-the-art digital office directory is customizable to your practice or business.

PROPERTY OVERVIEW

Tangram Tower's high ceilings, soft lighting, soothing materials, and column-less interior unit design create a sense of openness, achieving a timeless aesthetic in a modern space. This efficiently-arranged office condominium unit at *Tangram Tower* is **approx. 1,456 SF**, built out with **2 rooms** and **in move-in ready condition**. Additional amenities, including convenient indoor access to valet parking and adjacent retail, make *Tangram Tower* the most distinguished choice for office space in Flushing.

FLOOR PLAN



PROPERTY INFO

OFFICE SPACE

PROPERTY TYPE

1,456 SF

GROSS SQFT

TENANT OCCUPIED

CAN BE DELIVERED VACANT

STATUS

\$6,760

RENT/MONTH INCOME

\$81,120

YEARLY INCOME

4.3%

CAP RATE

\$3,279/Y

R.E. TAXES

\$1,145/M

C.A.M.

* R.E. Taxes & C.A.M. are paid by tenant



INTERIOR PHOTOS





LOCATION

TRANSPORTATION

Situated on Downtown Flushing's 39th Ave, 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.



MTA 7 EXPRESS TRAIN

25 minutes to Grand Central
27 minutes to Times Square



BY CAR

15 minutes to LaGuardia Airport
20 minutes to JFK Airport



LIRR

18 minutes to Penn Station

WHY TANGRAM TOWER?

CULINARY DESTINATION

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

TRANSPORTATION HUB

Flushing is served by 5 railroad stations (7 Train and LIRR), 4 major highways and 20 public bus lines. **18,000,000 of Subway Passengers** per year at Main Street Station (One block from 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.



Listing Agent

Barbie Li

Lic. R.E Broker
Team Leader of BLT
Team Mentor of B2STARS

Schedule a Showing
Email us at info@barbieliteam.com
More information
please call at **646-889-9988**



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