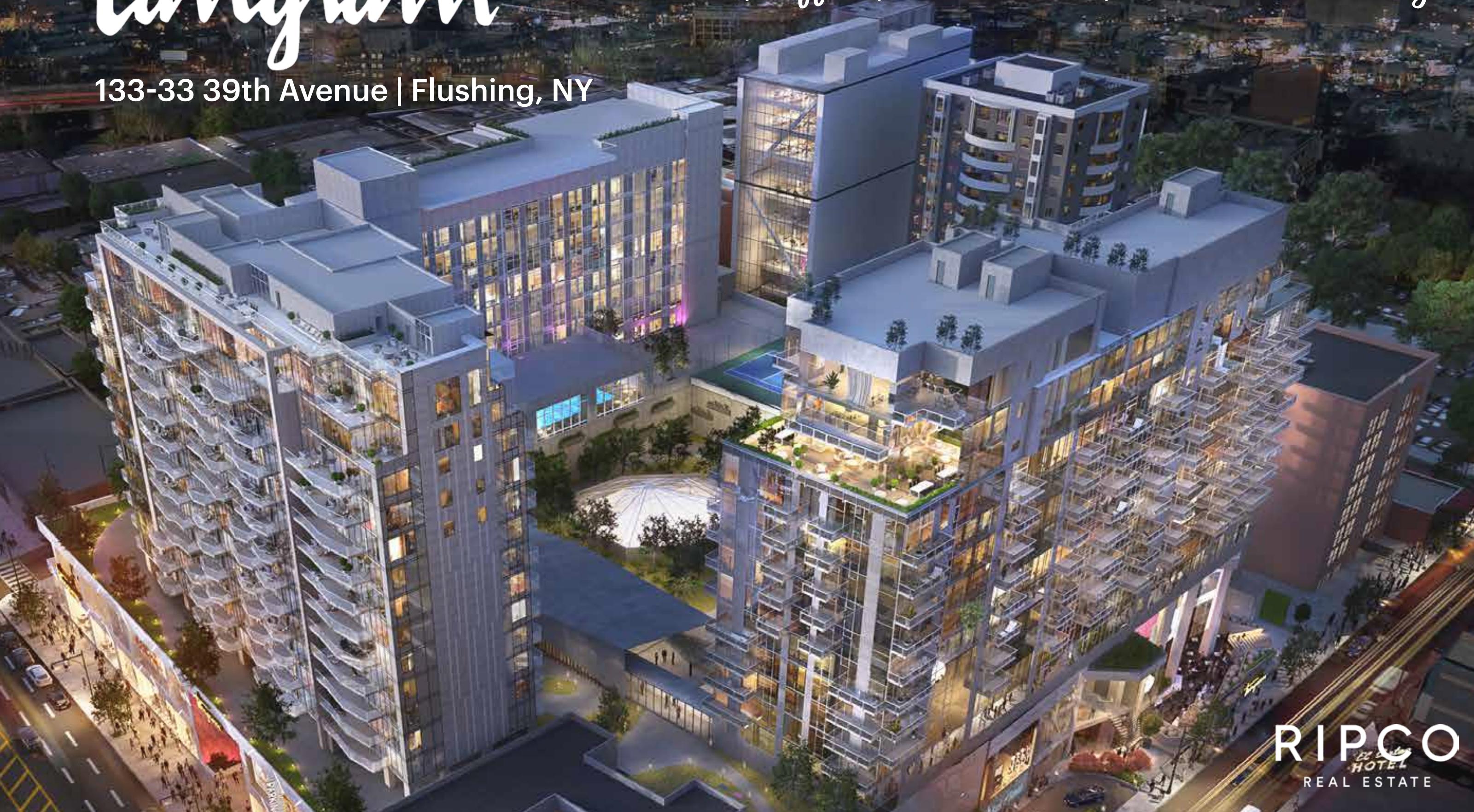


**tanym**™

133-33 39th Avenue | Flushing, NY

*Over 1.2 Million Square Feet Comprised of  
Retail, Office, Residential, Hotel & Parking*



**RIPCO**  
REAL ESTATE

# FLUSHING

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. 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.

Downtown Flushing is a major commercial and retail area, and the intersection of Main Street and Roosevelt Avenue at its core is the third-busiest in New York City, behind Times Square and Herald Square.



## AREA DEMOGRAPHICS WITHIN A 2 MILE RADIUS OF SITE



total retail goods expenditures



total households



median household income



total daytime population



total population



population under the age of 44

## TRANSPORTATION

Flushing is served by 5 railroad stations (7 Train and LIRR), 4 major highways, and 20 public bus lines.

7

18M Subway Passengers per year at Main Street Station  
25 Minutes to Grand Central  
27 Minutes to Time Square



160,000 VPD on Grand Central Parkway  
125,000 VPD on Van Wyck & Whitestone Parkways



LIRR - 18 Minutes to Penn Station



Airports  
18 Minutes to LGA Airport  
20 Minutes to JFK Airport

# MARKET OVERVIEW



# ABOUT

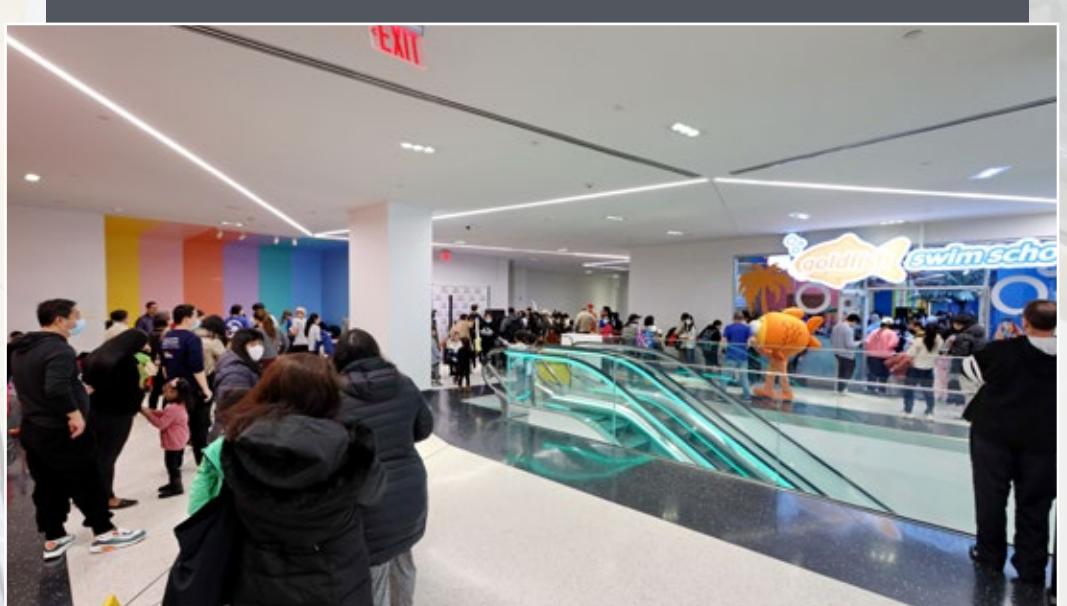
# tangram™



Inspired by the traditional Chinese puzzle, Tangram is engineered imagination. Transformative and architecturally stunning, Tangram has been designed to create a year-round lifestyle destination for residents, the business community, and international tourists alike.

Located in the heart of Downtown Flushing, Tangram is a two-leveled retail podium consisting of 275,000 SF enclosed by a glass skylight. The retail component will consist of new and exciting retail shops, a movie theatre, a culinary food hall, themed restaurants, a beer garden, and family-oriented entertainment options.

3 Levels of underground parking with approximately 1,200 spaces and optional valet parking available on the property.



# FLOOR PLAN

## SIZE AVAILABLE

Space G-3: 5,243 SF

Please inquire within for full availability information

## ASKING RENT

Upon Request

## TOTAL RETAIL

275,000 SF

## FOOD HALL

24,000 SF

## MOVIE THEATER

7 Screens approx. 34,000 SF

## PARKING

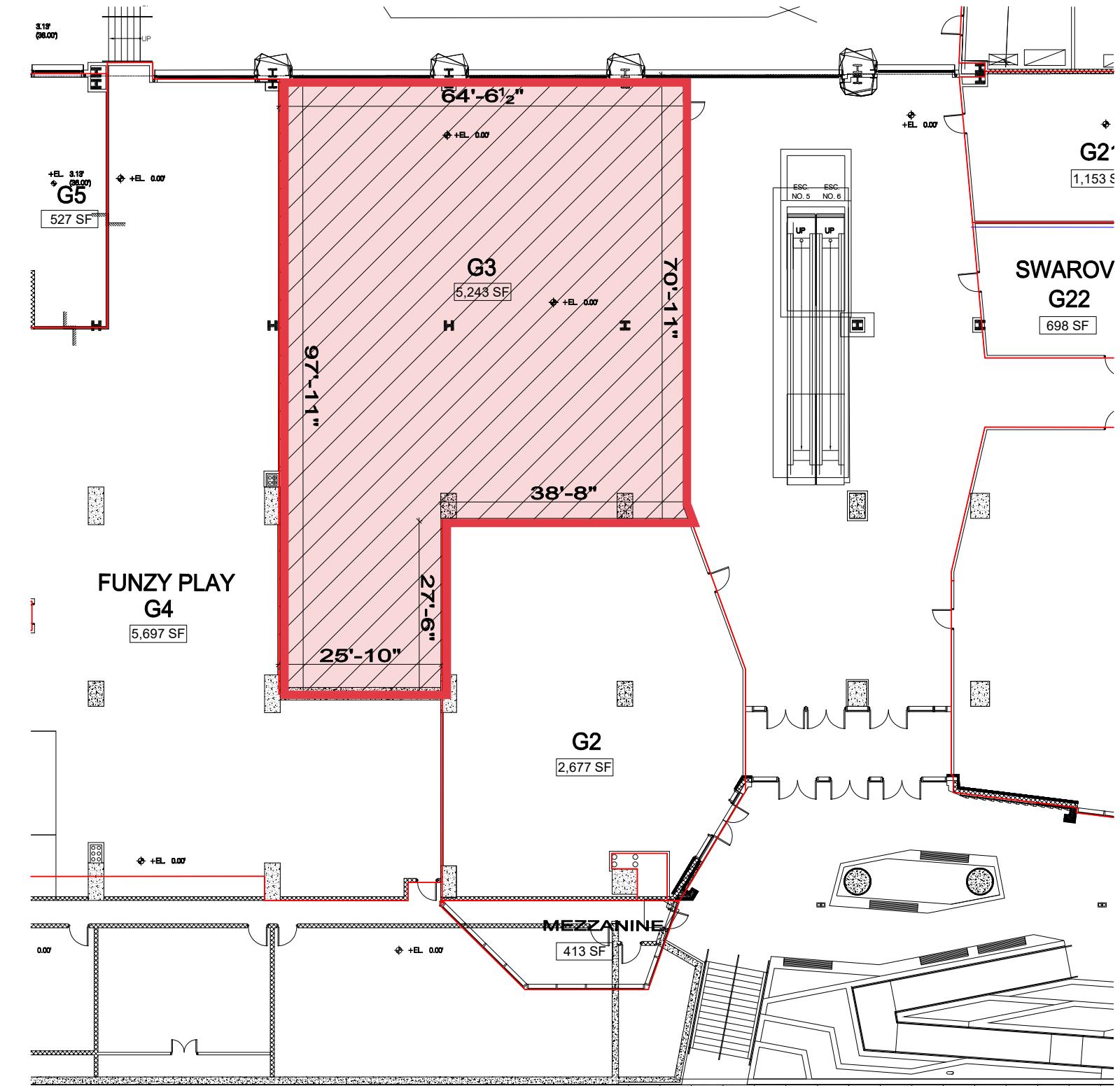
Approx. 1,100+ spaces/3 Floors

## COMMENTS

- Tangram has over 1.2 million SF comprised of retail space, 324 residential condos, 208 Key hotel, 48 office condos and 3-levels of parking
- Full 25 Year ICAP abatement in place
- All utilities are sub-metered
- Three levels of underground parking for approx. 1,100 spaces
- Over 1.7 million consumers visiting annually
- Hands-on management with marketing and PR support with seasonal events, online advertising and digital LED advertising opportunities

 **TOUR THE MALL**

 **CLICK HERE FOR  
TIME LAPSE VIDEO**



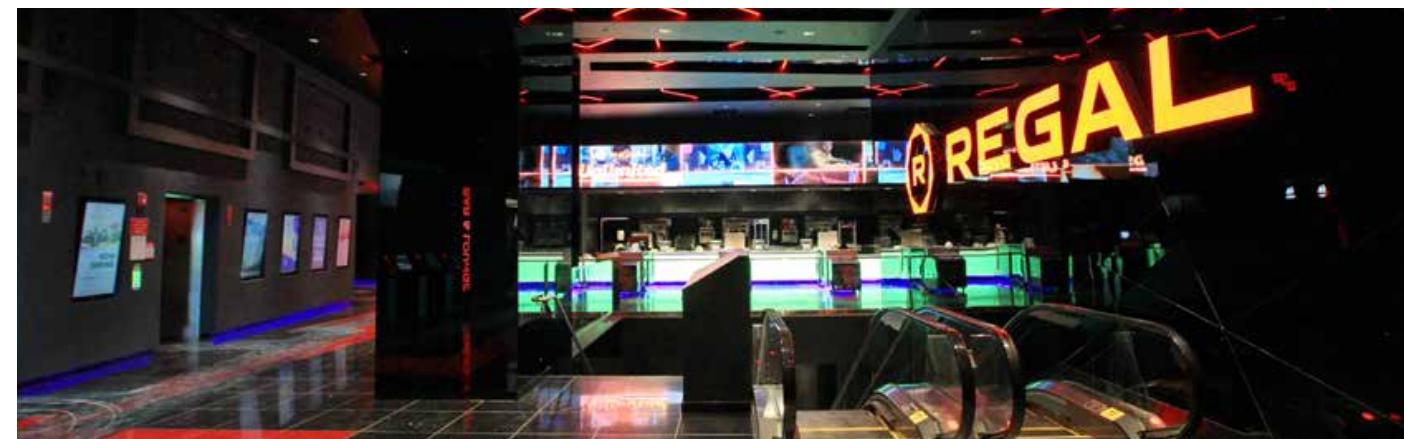
# FLOOR PLANS



# CO-TENANCY



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. Cinema has 7 screens and is approximately 34,000 SF.



## REGAL CINEMAS FLOOR PLAN



# CO-TENANCY





133-33 39th Avenue | Flushing, NY

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