

Welcome to



## ALL INQUIRIES WELCOME

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Sponsor By



*tangram*  
RETAIL



## PROPOSED HOTEL TOWER

(on 37th Avenue)  
Approximately 200+ keys

## TANGRAM TOWER

(on Prince Street)  
48 office condominium units

## TANGRAM HOUSE WEST

(on College Point Boulevard)  
Planned 130+ luxury residential condominium units

## TANGRAM HOUSE SOUTH

(on 39th Avenue)  
192 luxury residential condominium units

## TANGRAM (RETAIL)

Two-level 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, beer garden and family-oriented entertainment options.

## PARKING

3 levels of underground parking with approx. 1,100 spaces

# 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.

*tangram*





# Why Tangram?

## Curated Food Hall & Flexible Layout

We emphasize on a curated mix of tenants that add a sense of uniqueness to Tangram food hall. Flexible food court layout will meet individual tenant's space requirements.

## Marketing Support

We provide extensive marketing support in terms of seasonal events, custom digital opportunities such as website and social media exposure, E-blasts, PR campaigns, an exterior LED screen, indoor video walls / screens, exterior signage, store directory, etc.

## 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.

## 25-Year ICAP Tax Abatement Program

## Professional Property Management

## 3 Levels Of Underground Parking With Approx. 1,100 Spaces

# OPPORTUNITY HIGHLIGHTS

## Why Flushing?

### 4th largest central business district in NYC

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

### 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 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.

## 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.

### 7 MTA 7 EXPRESS TRAIN

25 minutes to Grand Central  
27 minutes to Times Square

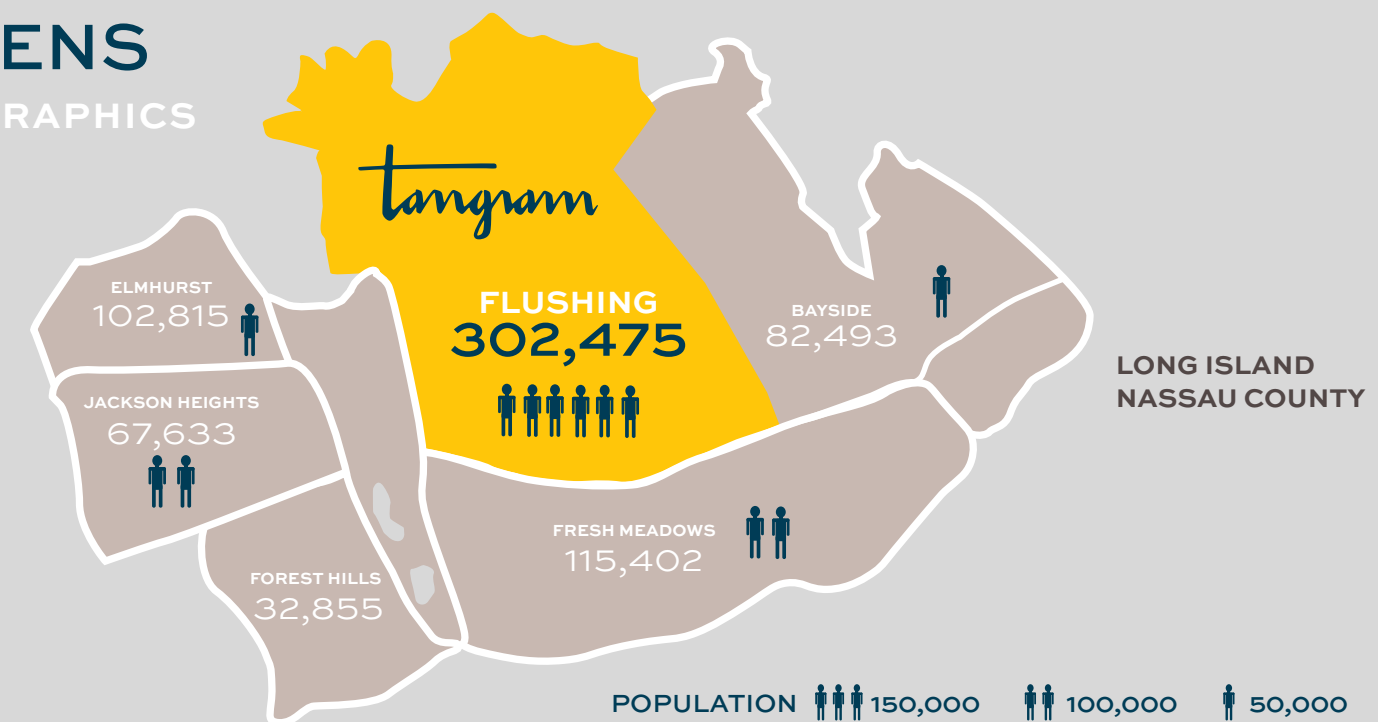
### BY CAR

15 minutes to LaGuardia Airport  
20 minutes to JFK Airport

### LIRR

18 minutes to Penn Station

## QUEENS DEMOGRAPHICS



## ANCHOR TENANT REGAL 4DX Movie Theater by REGAL CINEMAS

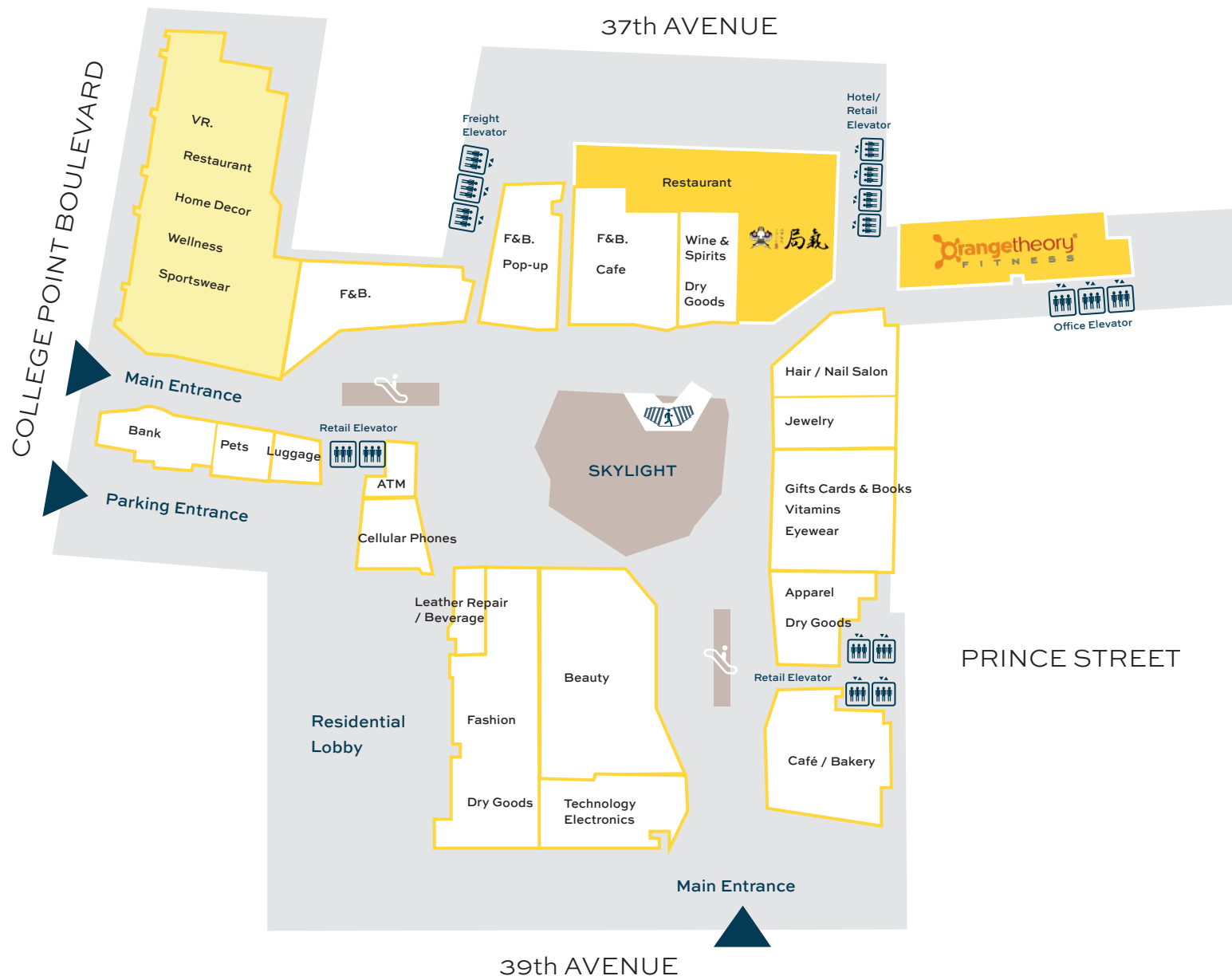
Regal, a subsidiary of the Cineworld Group, operates one of the largest and most geographically diverse theatre circuits in the world, with over 9,000 screens across 11 territories including over 7,300 screens in the United States, located in 557 theatres in 43 states. Regal Cinemas in Tangram will be the first theatre to open in Downtown Flushing in 30 years, further solidifying the neighborhood as a world-class destination. Tangram's seven-screen theatre will feature the latest in groundbreaking cinema technology including 4DX, which allows the audience to connect with movies through motion vibration, and environmental effects such as wind and rain. This will be the first 4DX location in Queens.





Ground Floor

Min – Max Divisions 350 – 13,500 sqft  
Atrium Kiosks 100 – 220 sqft



First Floor

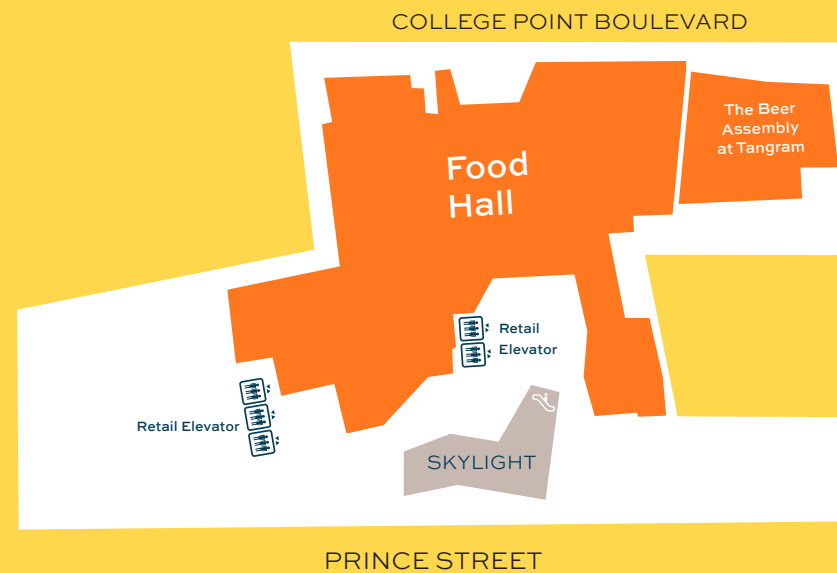
Min – Max Divisions 2,500 – 12,000 sqft  
Approx. 24,000 sqft Food Hall



## Food Hall

Min – Max Divisions  
150 – 2,400 sqft

Target Tenants: Beverage, Fried Chicken, BBQ, Japanese Ramen, Sushi, Pizza, Burger, Lobster Roll, Crab Shack, Raw Bar, Dumplings, Szechuan Cuisine, Crepes, Southeastern Asian Cuisine, Dessert, Ice Cream, etc.



## PROJECT TIMELINE

Tangram Tower Delivery

Q2 2019



Tangram Retail Delivery

Q3 2019



Tangram House South

Q3 2019



Q2 2020

Tangram House West Delivery



Q2 2018

Tangram Retail Tenant LOI Submission



Q1 2020

Renaissance New York Flushing Hotel at Tangram Opening

RENAISSANCE HOTELS

Q3 2020

Tangram Retail Grand Opening

