



ALL INQUIRIES WELCOME

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Welcome to

tangram
RETAIL



RENAISSANCE HOTELS

(on 37th Avenue)
208+ keys

TANGRAM HOUSE WEST

(on College Point Boulevard)
132 luxury residential
condominium units

TANGRAM TOWER

(on Prince Street)
48 office condominium units

TANGRAM HOUSE SOUTH

(on 39th Avenue)
192 luxury residential
condominium units

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, 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 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

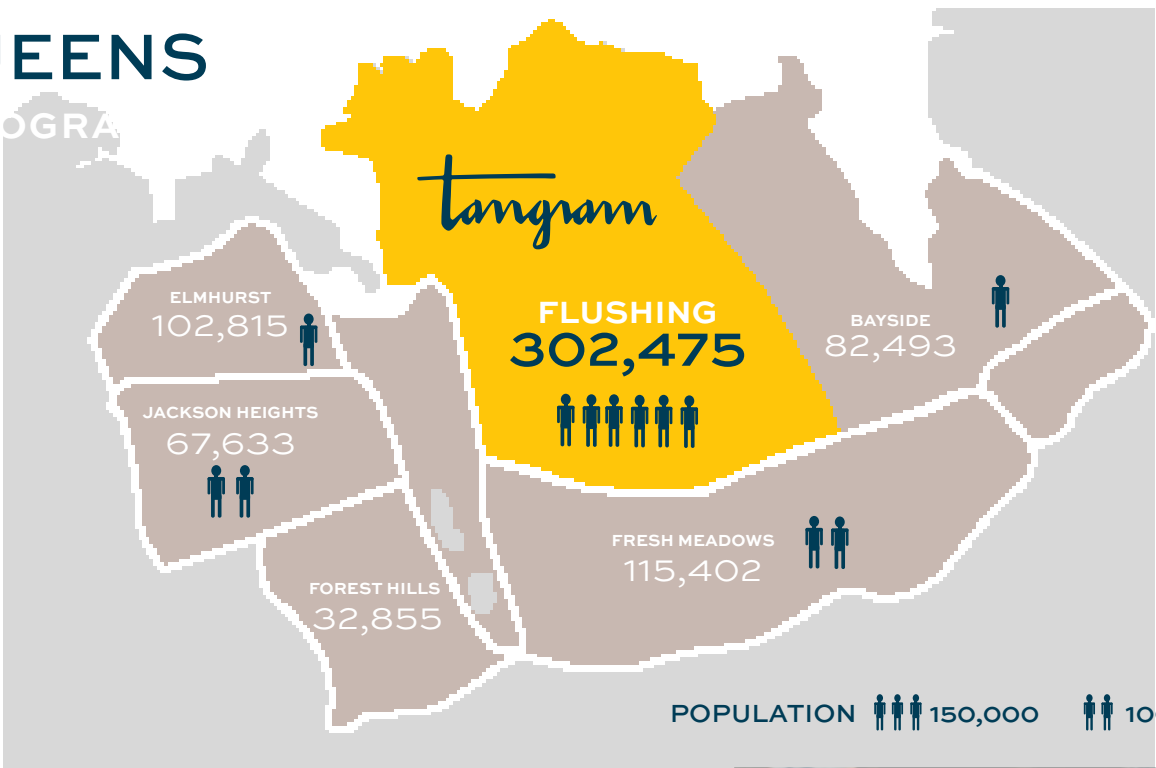
15 minutes to LaGuardia Airport
20 minutes to JFK Airport



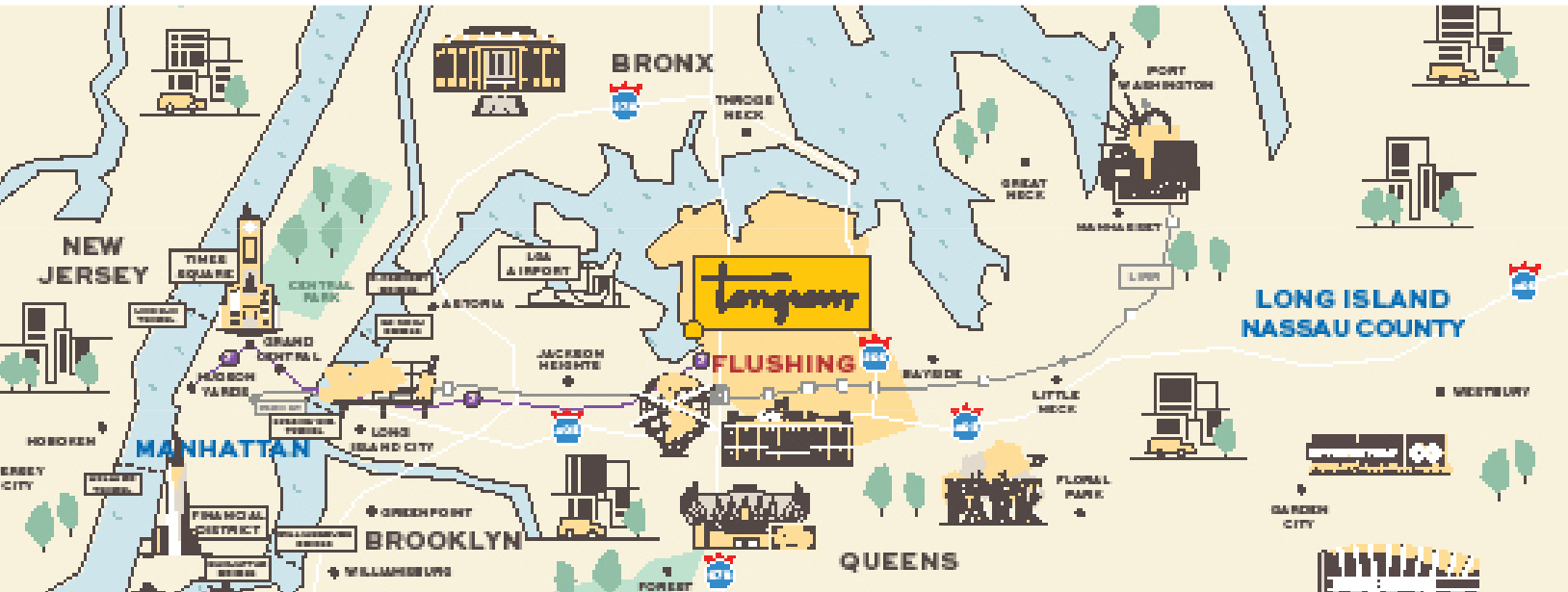
LIRR

18 minutes to Penn Station

QUEENS



LONG ISLAND
NASSAU COUNTY

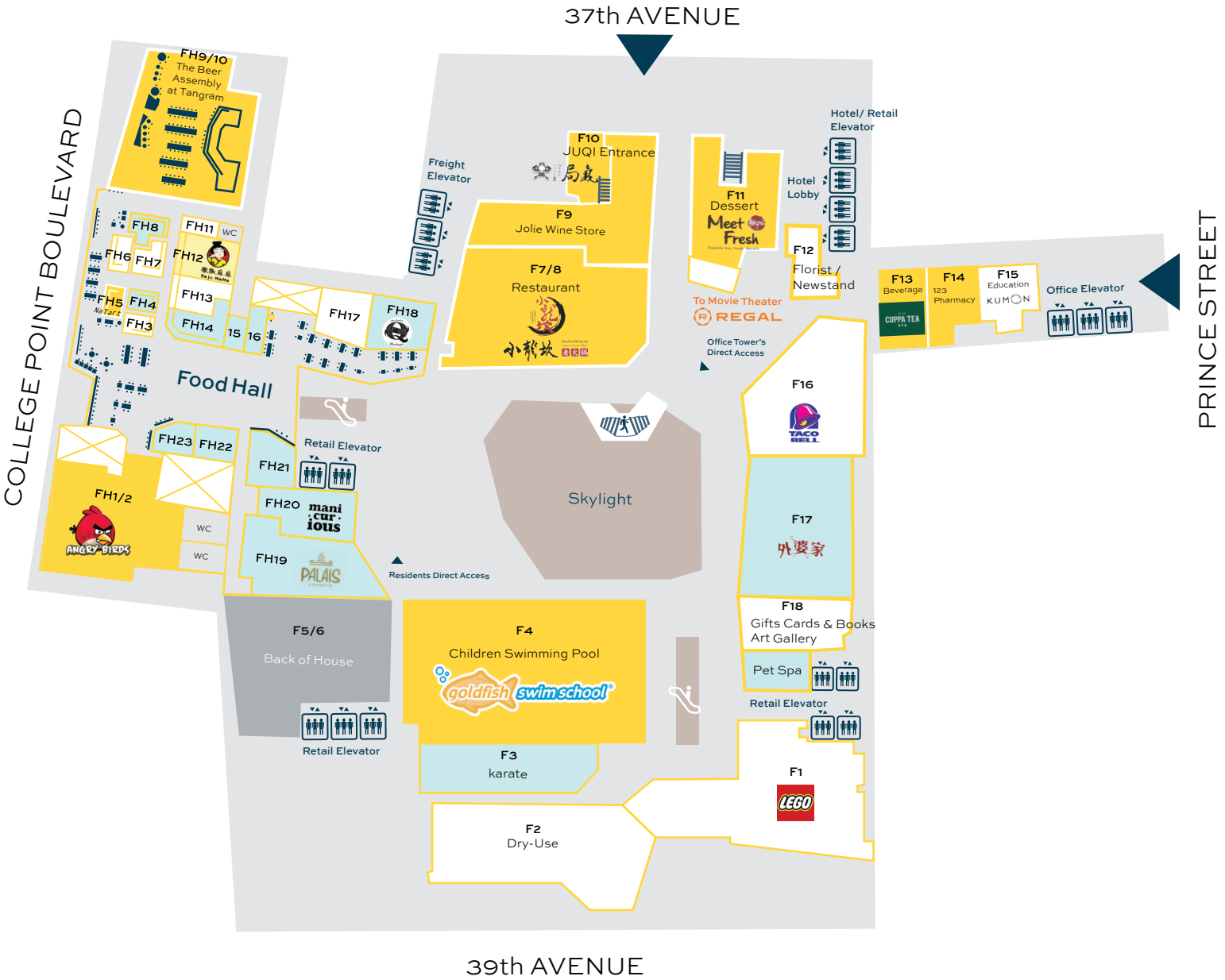


ANCHOR TENANT 4DX Movie Theater by REGAL CINEMAS

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.



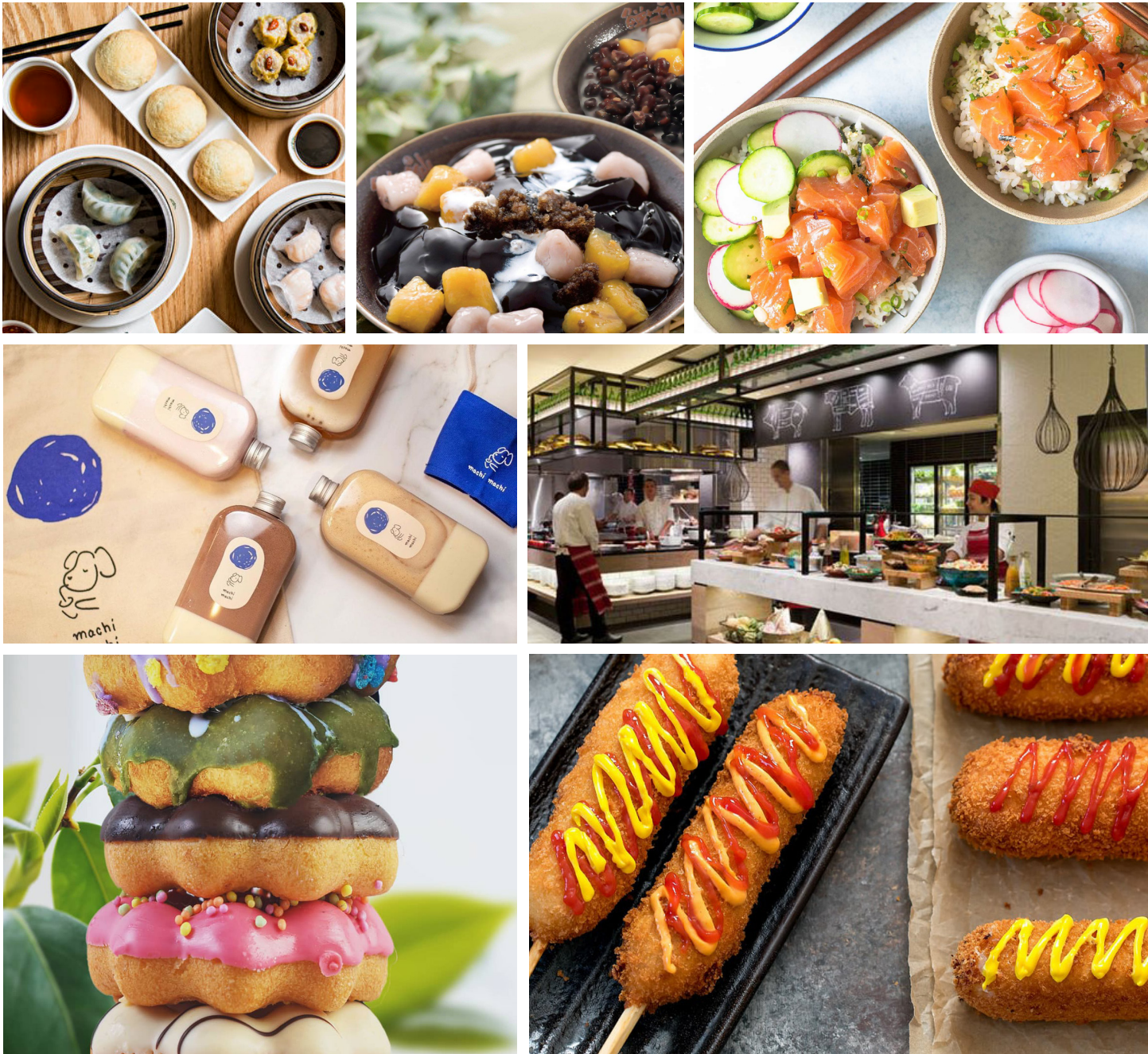
First Floor
Min – Max Divisions
2,500 – 12,000 sqft
Approx. 24,000 sqft Food Hall



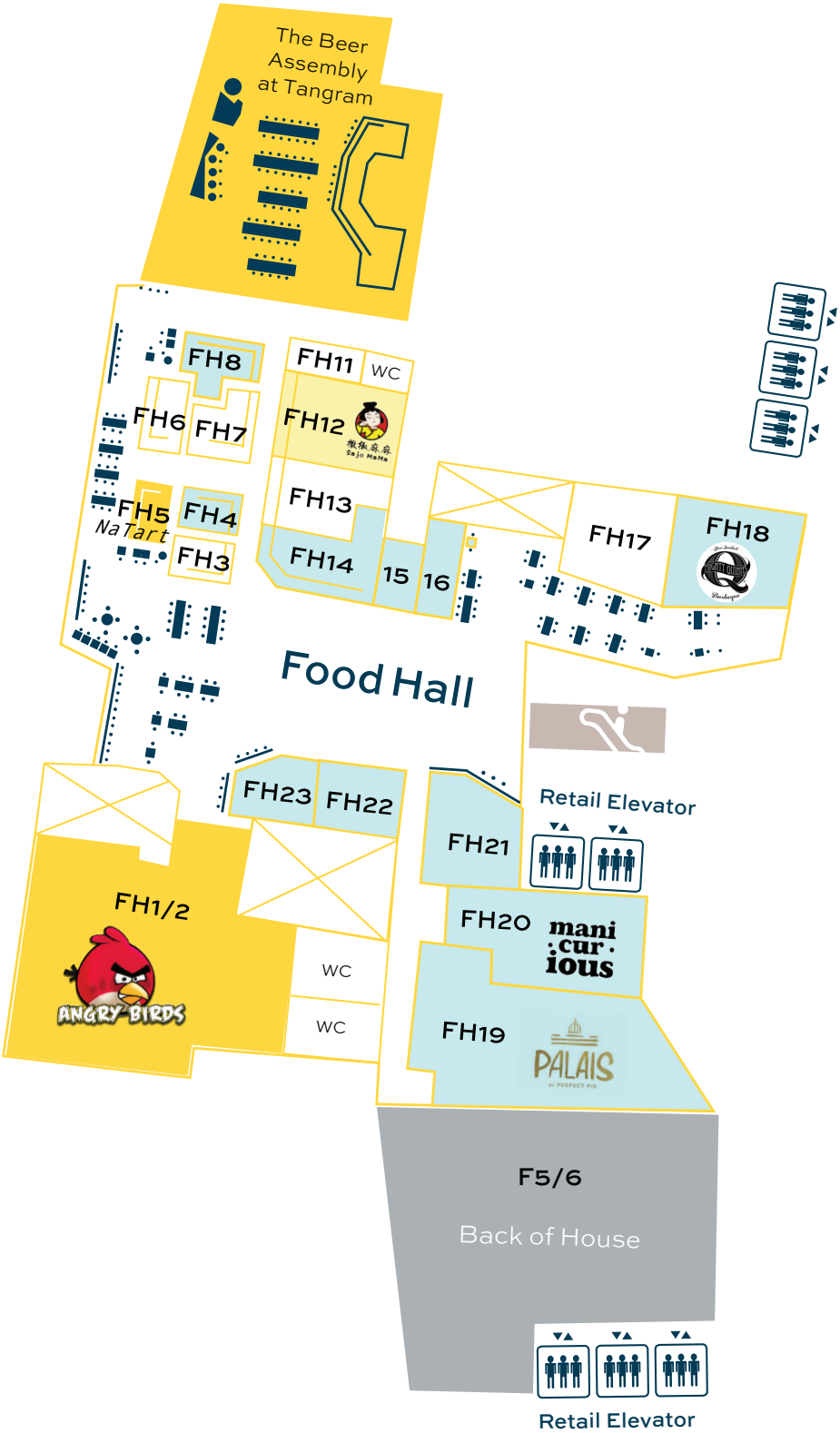
Food
Hall

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.



COLLEGE POINT BOULEVARD



PRINCE STREET

Tangram Tower
Delivery



Tangram House
South Delivery



Tangram Retail
Delivery To Tenants
For Build-out



Q4 2021

Tangram
Retail Grand
Opening



Q2 2019

Q3 2019

Q2 2021

Q4 2018

Tangram Retail Tenant
LOI Submission



Q4 2021

Renaissance New
York Flushing Hotel
at Tangram Opening

Q4 2021

Tangram House
West Delivery



PROJECT TIMELINE