

# Meet At Tangram

**Soft Opening  
Winter 2021**

**Grand Opening  
Spring 2022**

**Flushing, NY**

**tangram™**





## CONTENTS

- 01. Project Overview**
- 03. Project Timeline**
- 05. A New Flushing**
- 07. Tangram**
- 09. Leasing Plan**
- 15. Anchor Tenants**
- 19. Co-tenancy**
- 31. Other Support & Benefits**
- 33. Team**

## 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.

## 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 (Retail)

Two-levelled 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.

## Parking

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



# PROJECT TIMELINE



Atrium at Tangram in Progress



Regal Cinemas



Renaissance Hotel in Progress



Tangram Wall Art



Tangram Tower Lobby



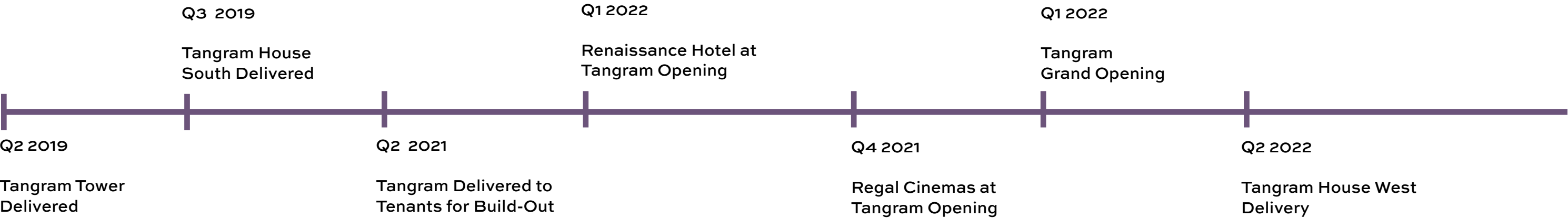
Tangram House Lobby



Tangram House West in Progress



Tangram Mall in Progress







# 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.

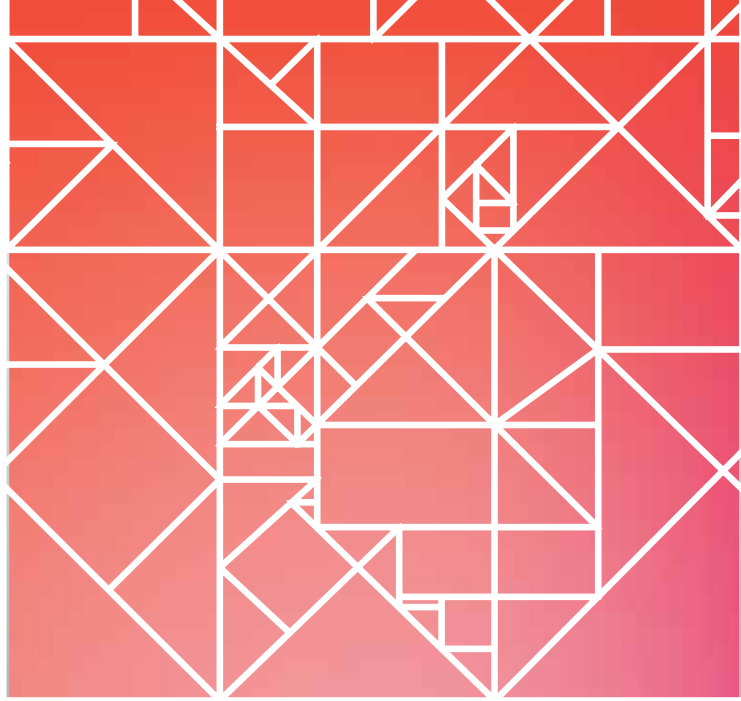
## TRANSPORTATION HUB

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.



07.

Tangram Entrance in Progress



Artist Rendering

## 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.

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



08.



# 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

- Contract Signed
- LOI Signed / Contract Out
- LOI Under Negotiation

## Ground Floor

Tenants



Min - Max Divisions  
350 - 13,500 sqft

Atrium Kiosks  
100 - 220 sqft

# LEASING PLAN

## First Floor

-  Contract Signed
-  LOI Signed / Contract Out
-  LOI Under Negotiation

- Key Anchor Tenants
- Regal Cinema
  - GoldFish Swim School



- Junior Anchor Tenants
- Xiao Long Kan
  - Angry Birds Cafe
  - Holi Poli



COLLEGEPOINT BOULEVARD



37TH AVENUE

39TH AVENUE

PRINCE STREET

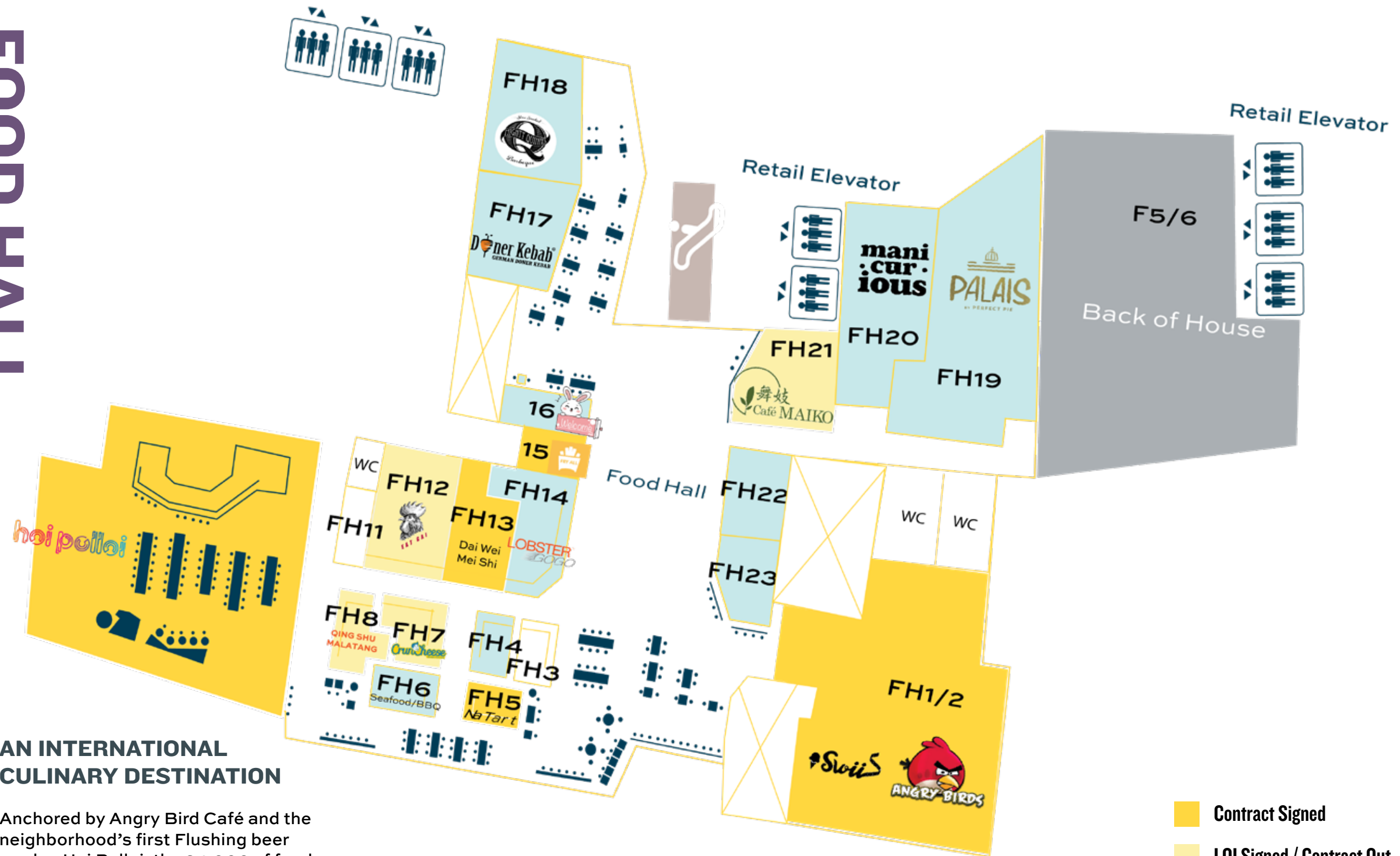
Min - Max Divisions  
2,500 - 12,000 sqft  
Approx. 24,000 sqft  
Food Hall



# FOOD HALL

## AN INTERNATIONAL CULINARY DESTINATION

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



- Contract Signed
- LOI Signed / Contract Out
- LOI Under Negotiation



# Anchor Tenants

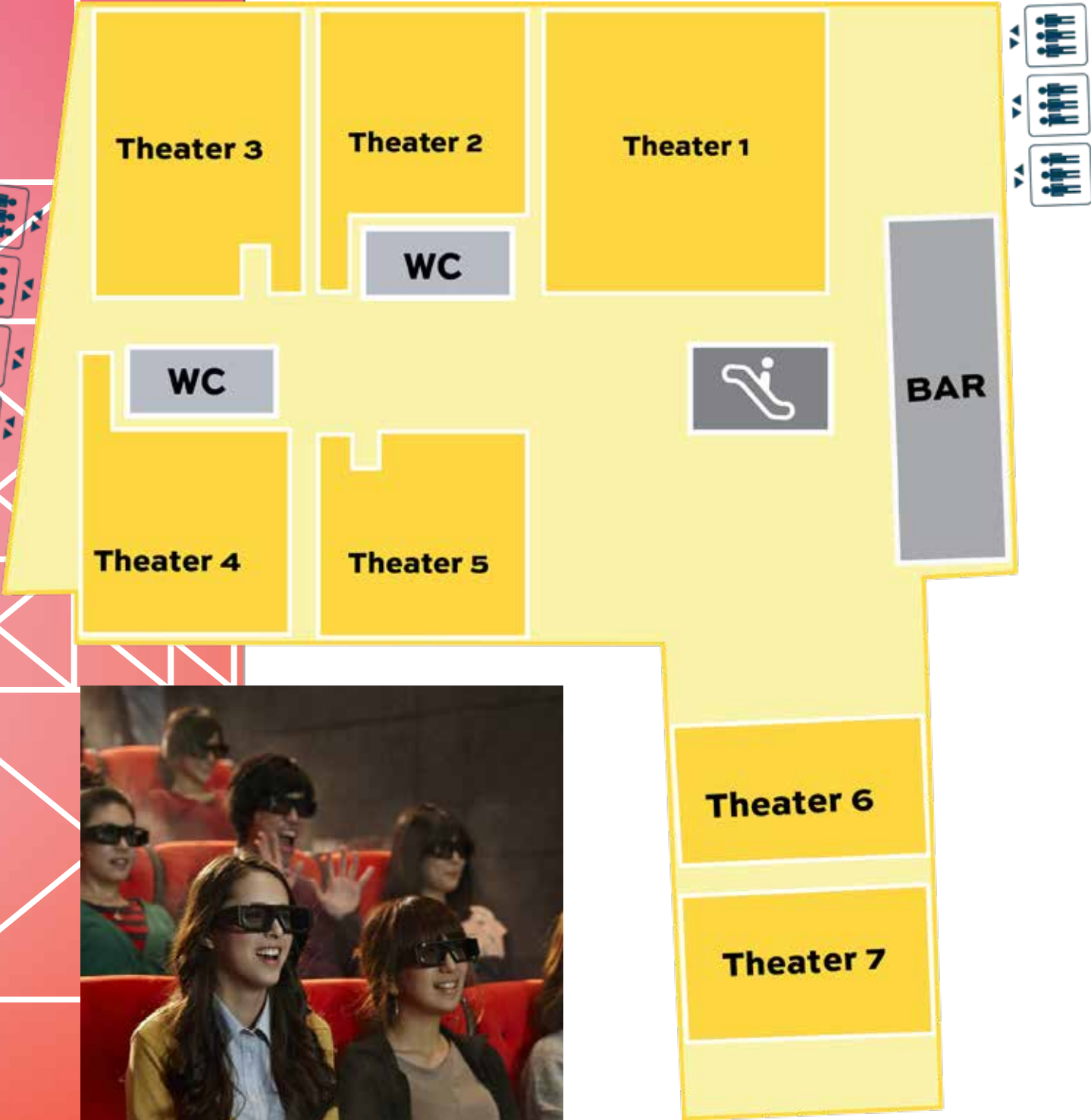


THE BETTER PLACE TO WATCH A MOVIE.

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



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.



Artist Rendering

## 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.



# 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



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



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.

Swiss





Daniel, the mastery of crystal cutting has made Swarovski the world's premier jewelry and accessory brand since 1985. With a global reach of approximately 3,000 stores in roughly 170 countries, the Daniel family carries on the tradition of delivering extraordinary everyday styles to women around the world.



## MUZE SALON



MUZE is a place where you come to relax, feel at home, unwind and leave looking and feeling your absolute best.

## 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.







**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.”



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.







Artist Rendering

As the original inventor of black milk tea with Crème Brulee, machi machi has established more than 50 locations worldwide in Japan, South Korea, Australia, Canada, Thailand, among other countries. Thoughtfully made with fresh ingredients, aesthetic presentation, and elegant technique, machi machi became a global trendsetter for well-made and creative teas. Machi machi at Tangram will be its second NYC location after the successful opening in K-Town.



# Meet Fresh 鮮芋仙

Exquisite teas, treats, desserts

Meet Fresh was established in 2007 and has been offering the freshest Taiwanese desserts to customers ever since. With more than 800 stores in the world, Meet Fresh utilizes traditional Taiwanese methods and a selection of the finest ingredients to bring authentic local tastes to the international foodies. Tangram is Meet Fresh's third location in NYC.







Cuppa Tea, a Hong Kong-style café, consists of over 800 worldwide locations. Since its inception, Cuppa Tea has always been committed to a traditional handcrafted milk tea and pineapple bun as the representative of the spread and promotion of Hong Kong-style afternoon tea culture. Cuppa Tea opened its first NYC location successfully at Tangram in August 2021.



Cuppa Tea at Tangram



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.







## OTHER SUPPORT & BENEFITS

### CURATED FOOD HALL

Emphasizing a curated mix of tenants that adds a sense of uniqueness to Tangram food hall.

### 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**™

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ANOTHER INNOVATIVE  
DEVELOPMENT BY

**F&T**

**SCG**  
AMERICA

PROFESSIONAL  
MANAGEMENT BY

**FULTONEX**  
MANAGEMENT