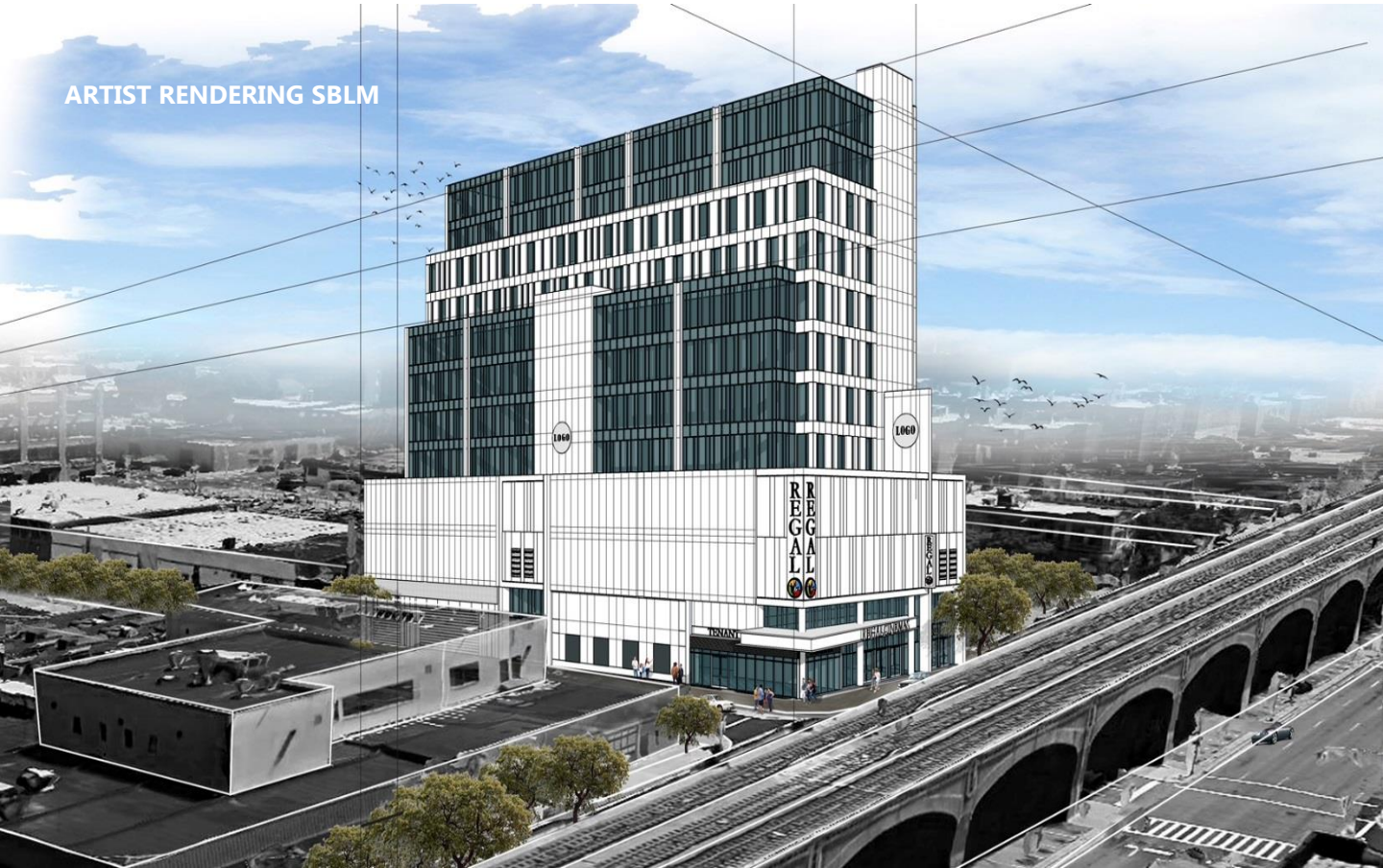


THE SUNNYSIDE

38-01 QUEENS BOULEVARD

ARTIST RENDERING SBLM



BUILDING AMENITIES

- Rooftop space • Outdoor terraces • Bicycle storage •
- Loading dock as well as valet parking for the building •
- Over 100 parking spaces • EV charging in an underground garage •



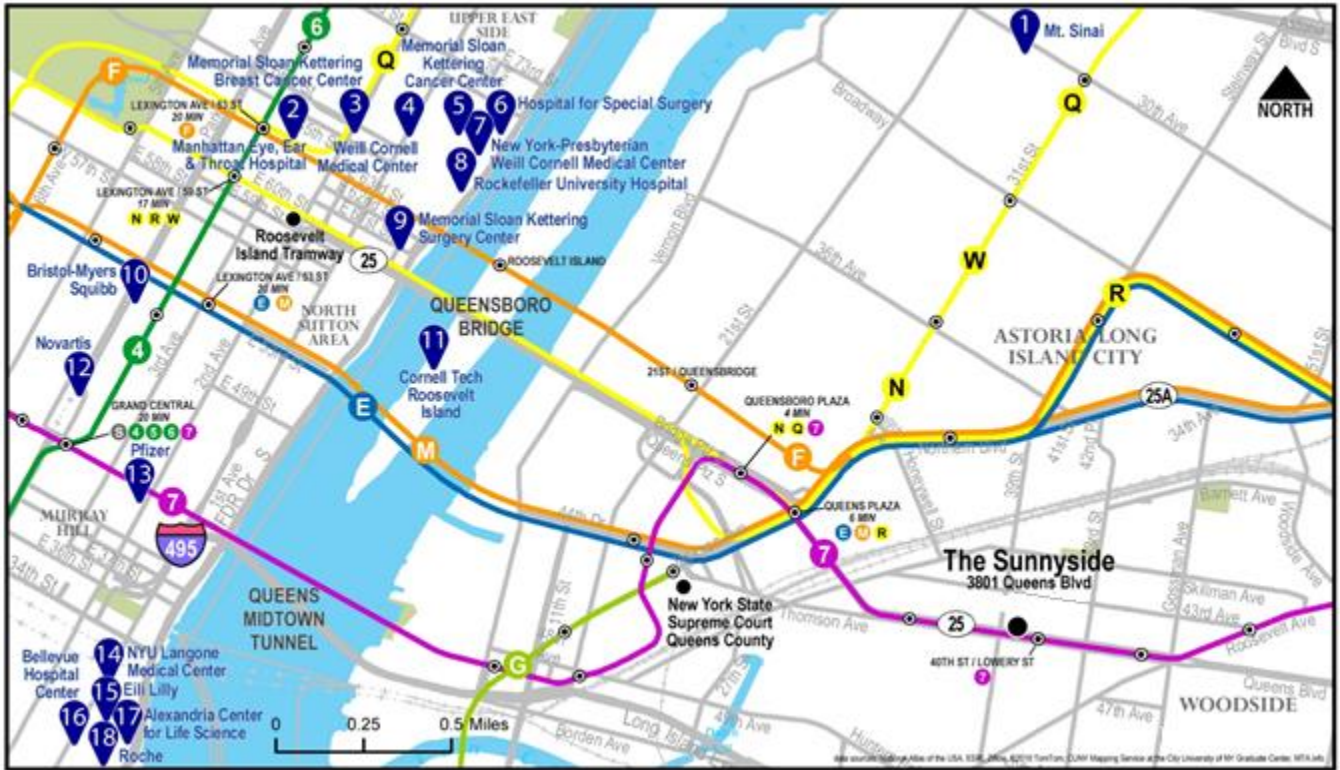
PRICING

Floor	\$/RSF	RSF
5th	\$39 NET	16,795
6th	\$39 NET	16,755
7th	\$39 NET	16,757
8th	\$39 NET	16,751
9th	\$39 NET	14,457
10th	\$39 NET	14,437
11th	\$42 NET	11,325
12th	\$42 NET	11,325

FEATURES

- Entire building of over 118,500 square feet available
 - Divisible floors can be made available
- Landlord can build to suit based upon generous work letter
 - Dedicated ground floor entrances
- One minute walk to # 7 subway stop; 15 minutes to Manhattan
- Infrastructure available to accommodate Article 28 compliance
 - Delivery date estimated – Second Quarter 2019
 - 25 year ICAP in place

MAP



1. Mount Sinai Queens
2. Manhattan Eye, Ear & Throat Hospital
3. Memorial Sloan Kettering Breast Cancer Center
4. Weill Cornell Medical College
5. Memorial Sloan Cancer Center
6. Hospital for Special Surgery
7. New York -Presbyterian Weill Cornell Medical Center
8. Rockefeller University Hospital
9. Memorial Sloan Kettering Surgery Center
10. Bristol-Myers Squibb
11. Cornell Technion Campus – Roosevelt Island
12. Novartis AG
13. Pfizer
14. NYU Langone Medical Center
15. Eli Lilly & Company
16. Bellvue Hospital
17. Alexandria Center for Life Science
18. Roche

TRANSPORTATION

CONNECTS TO:

7 40th Street (1/2 block from site)

E M R Queens Plaza

N Q via **7** connection at Queens Borough

BUILDING FACTS

- ENTRANCE TO OVERHEAD SUBWAY LINE (**7**) ON THE BLOCK.
- ENTIRE BUILDING OF 145,000 PSF AVAILABLE.
- DIVISIBLE FLOORS CAN BE MADE AVAILABLE.
- FULL FLOORS AVAILABLE WITH KEY CARD ACCESS.

- PARKING FOR 100 CARS, WITH FEW ELECTRICAL VEHICLE CHARGING STATIONS.
- LANDLORD TO DELIVER FULL AND PARTIAL FLOOR PREBUILTS.
- INFRASTRUCTURE AVAILABLE TO ACCOMMODATE ARTICLE 28 COMPLIANCE.



178'

BUILDING HEIGHT



FLOOR LOAD CAPACITY

100 LB/PSF



HEATING SYSTEM

HEAT PUMPS



SLAB TO SLAB

FLOORS 1-4 : VARIES
FLOORS 4-12 : +/- 14'-0"



TELECOM

PROVIDERS INCLUDE VERIZON & SPECTRUM



BUILDING MANAGEMENT SYSTEM (BMS)

ATTENDED LOBBY DURING BUSINESS HOURS



40' X 22'

COLUMN SPACING



ELEVATORS

4 PASSENGER CARS
3,500 LB CAPACITY @ 350 FPM

1 SERVICE/PASSENGER CAR
5,000 LB CAPACITY @ 350 FPM

2 VEHICLE ELEVATOR CARS
8,000 LB CAPACITY @ 150 FPM



CONSTRUCTION TYPE

STRUCTURAL STEEL FRAMING WITH
CONCRETE ON METAL DECKING



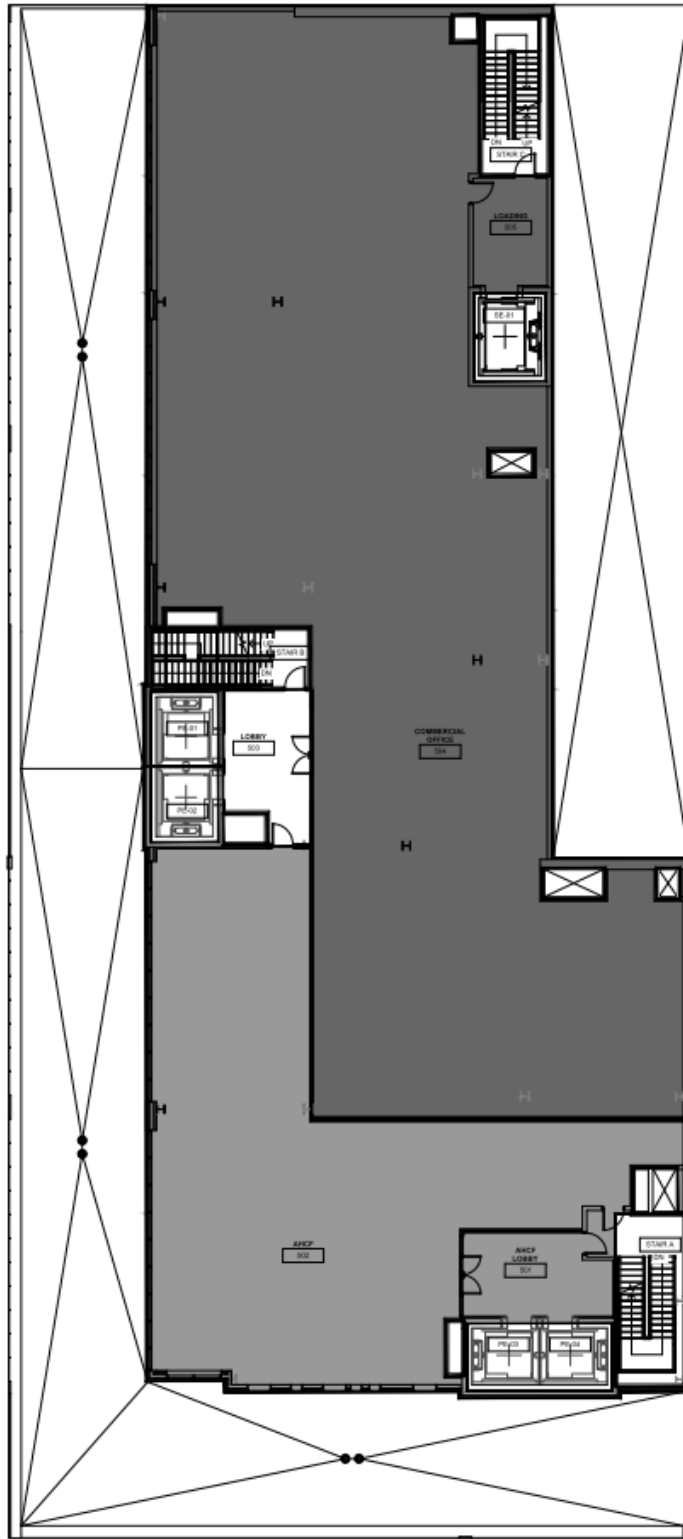
ELECTRICAL CAPACITY

(3P) 12,000 AMP BUILDING SERVICE



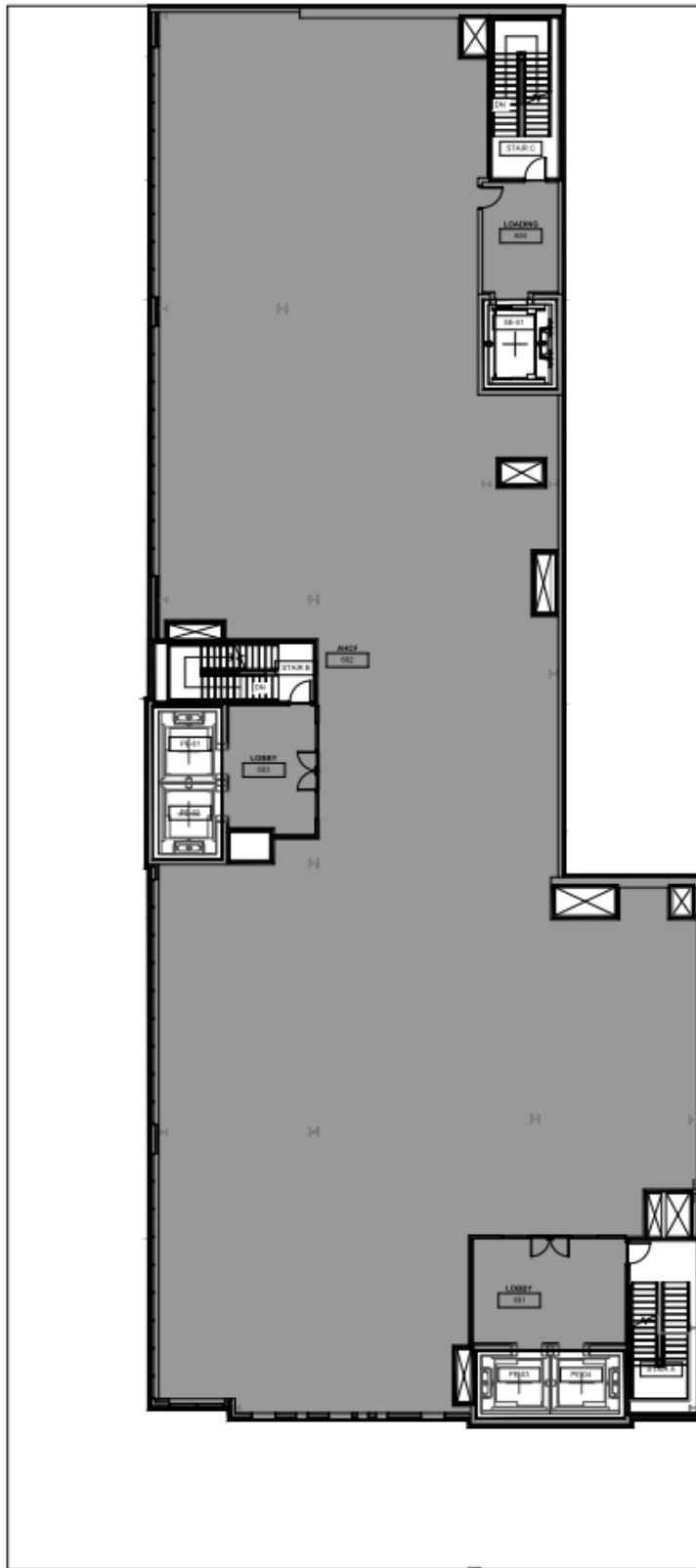
HVAC

INSTALLATION OF BRAND NEW ROOF TOP
UNITS FOR 12TH FLOOR; FLOORS 1-11 HAVE
HIGH EFFICIENCY VRF SYSTEMS.



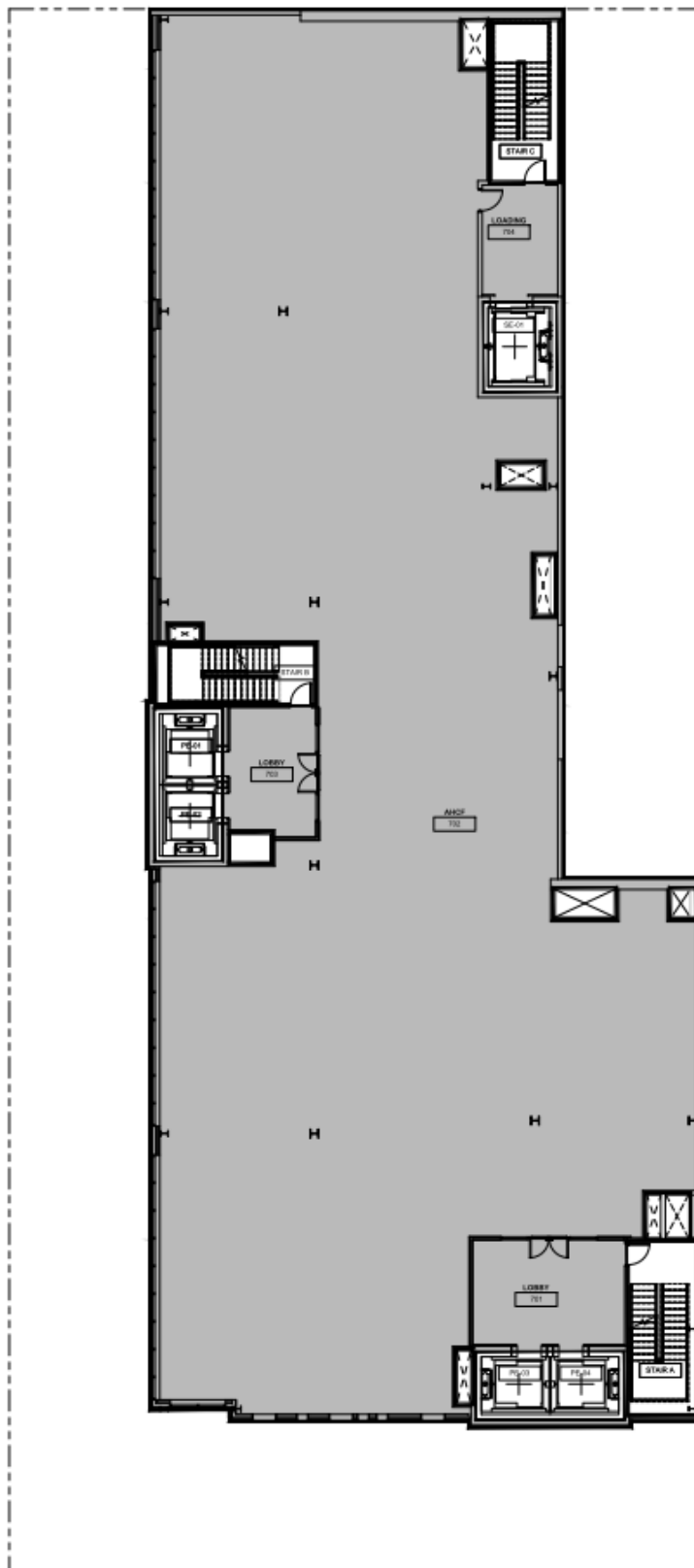
Space A Square Footage: 11,666 RSF

Space B Square Footage: 5,129 RSF



Square Footage: 16,755 RSF

THE SUNNYSIDE - 7TH FLOOR

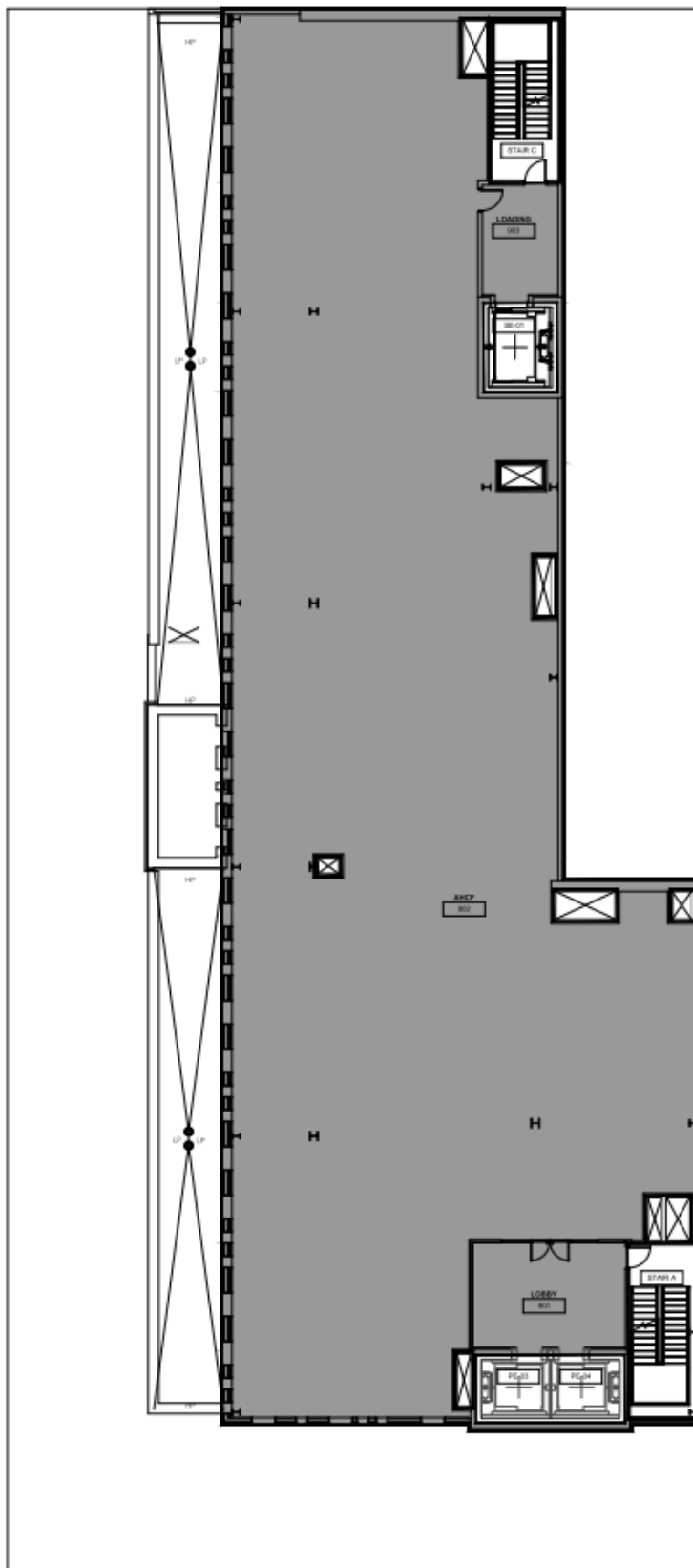


Square Footage: 16,757 RSF

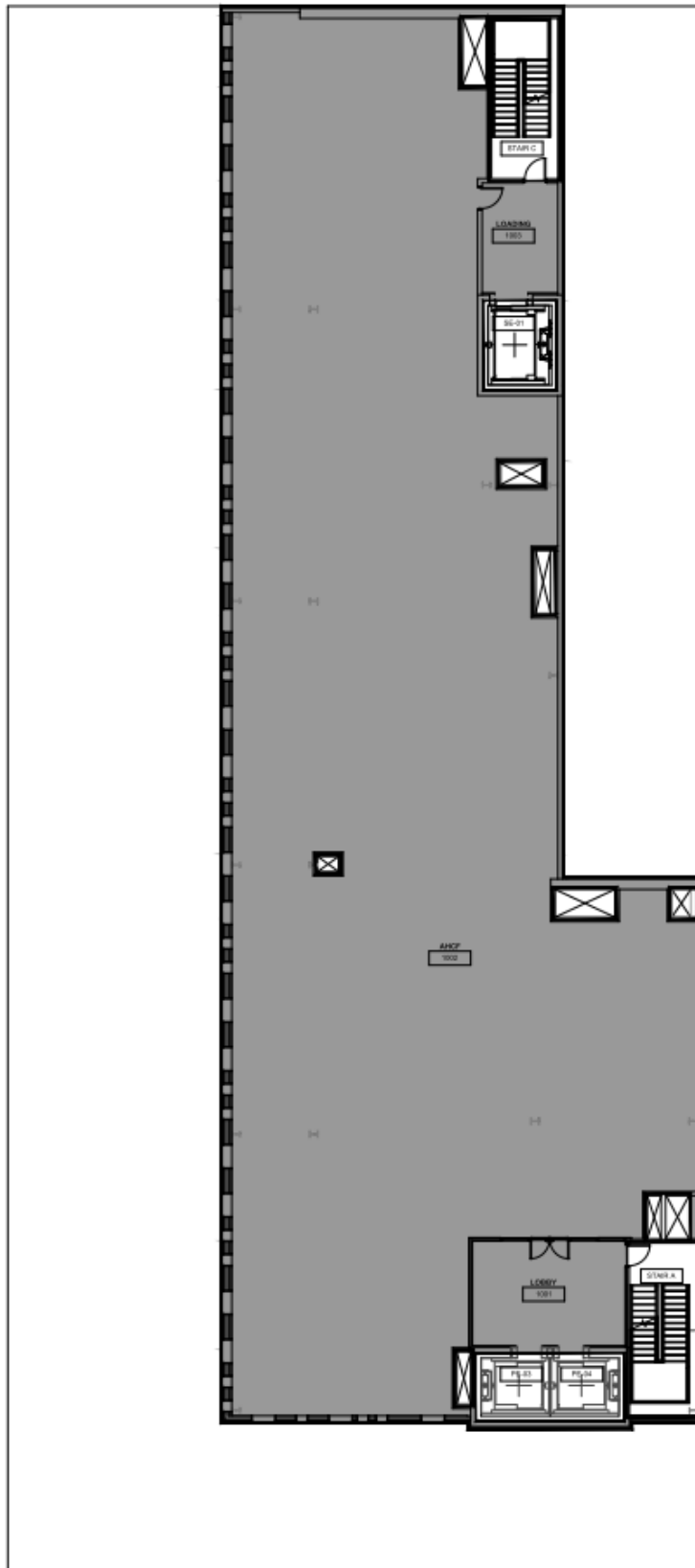
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wexler healthcare properties
AT THE CORCORAN GROUP

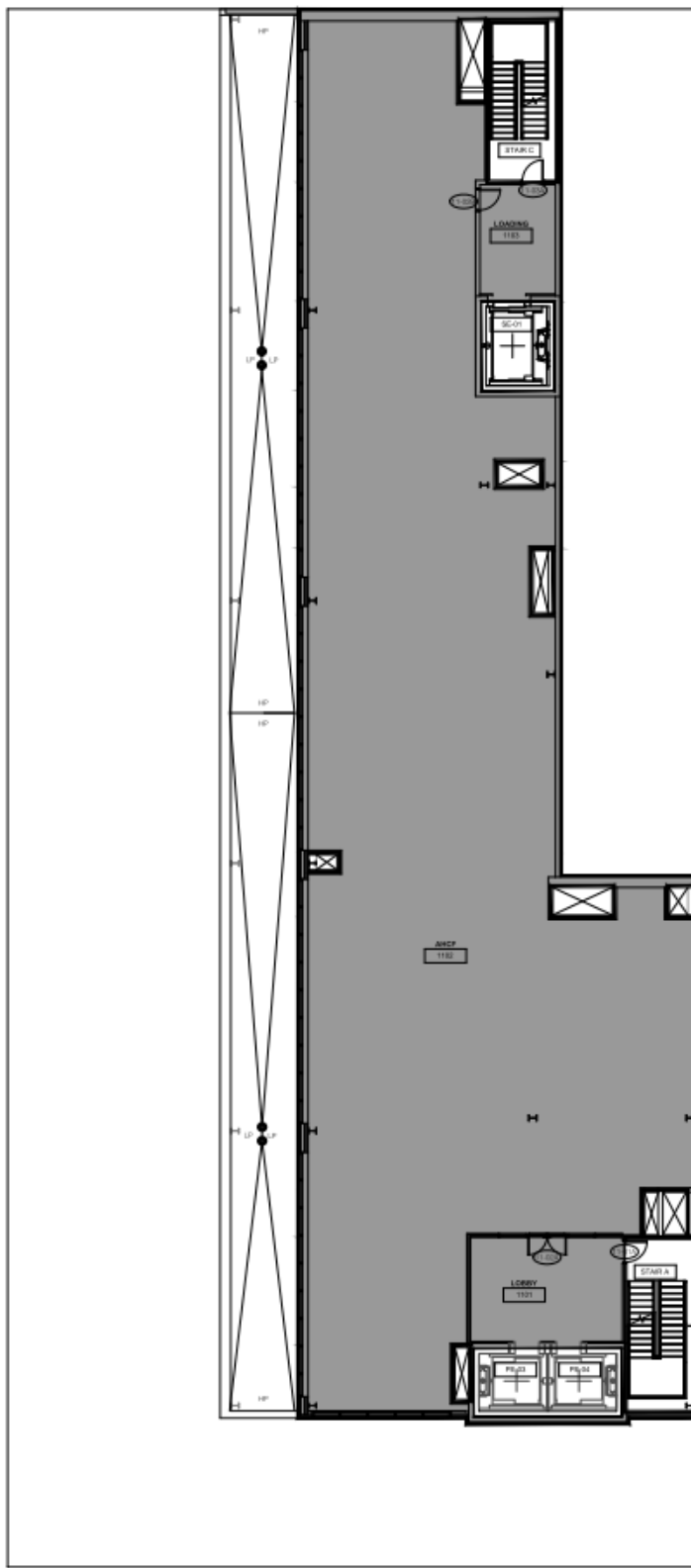
THE SUNNYSIDE - 9TH FLOOR



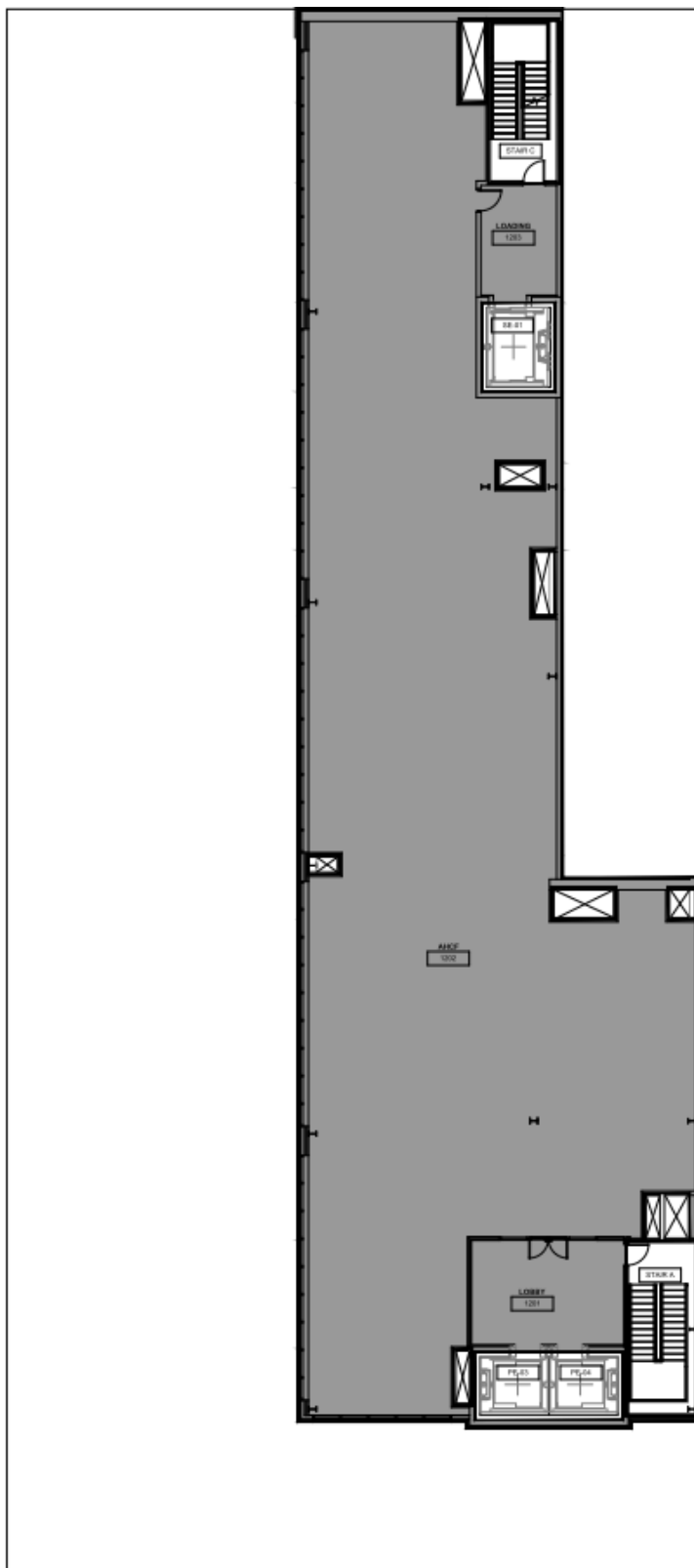
Square Footage: 14,457 RSF



Square Footage: 14,437 RSF



Square Footage: 11,325 RSF



Square Footage: 11,325 RSF

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

PAUL WEXLER

Licensed Real Estate Broker

212 836 1075 | plw@corcoran.com

THESUNNYSIDE.NYC

