

A high-angle architectural rendering of a modern skyscraper with a glass curtain wall. The building is composed of many rectangular glass panels, reflecting the sky and surrounding environment. A large, rectangular section of the facade is recessed, revealing an interior office space with desks and lights. The building is set against a clear blue sky. In the foreground, a lower section of the building features a colorful, abstract glass facade with red, yellow, and blue geometric patterns. The overall image has a clean, professional look with a blue color scheme.

Union Center

37-16
UNION STREET
FLUSHING, QUEENS
NEW YORK



A World-Class Workplace

Located in the heart of Flushing's vibrant downtown business district, Union Center presents a 100,000 SF state-of-the-art build-to-suit Class A office, medical or life science opportunity. Rising 15-stories above street level, the building boasts a sleek glass façade, technologically-advanced infrastructure, and outdoor space, seamlessly integrating luxury, comfort, and functionality. Additional features include 7,000 SF of premium street-level retail, three

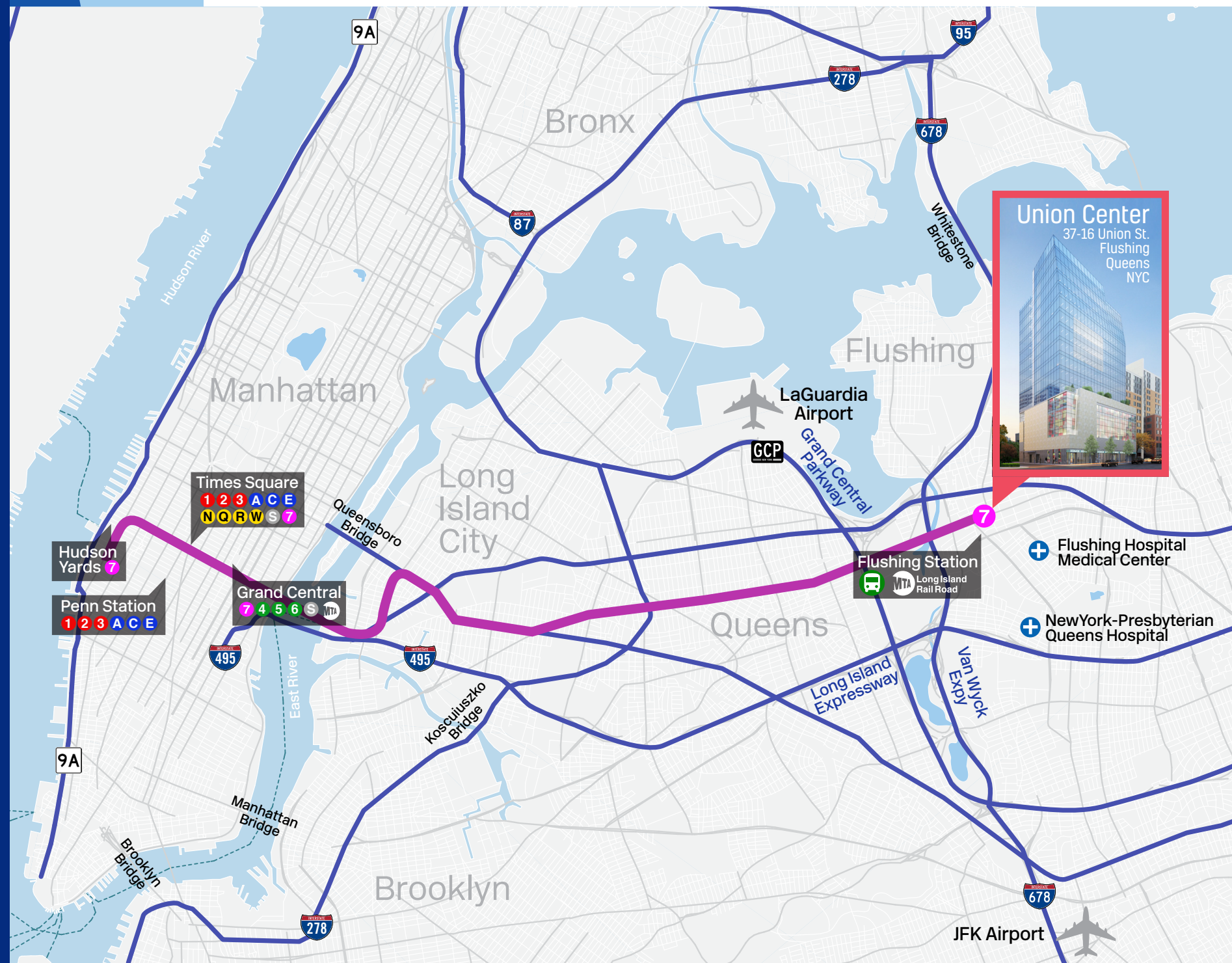
levels of parking, a range of on-site amenities, easy access to multiple transportation hubs and major roadways, as well as the potential for a high-visibility branding opportunity. The project will be led by premier developer Lions Group NYC. Construction has already begun with a projected completion at the end of 2023. Union Center will meet the highest standards of performance, creating an exceptional setting for any business to thrive.



Well Connected

Union Center will have direct access to a broad NYC Metro area market of 10MM+ residents. With close proximity to an extensive transportation network, Union Center provides easy access to Queens, Brooklyn, Manhattan and Long Island. The building is located one block from the Main Street, Flushing Station, providing direct access to/from Long Island City, Grand Central, Times Square and Hudson Yards via the 7-train. Union Center is two blocks from the other Flushing Station, a major transportation hub with access to 21 different bus routes and the Port Washington line of the LIRR.

- Retail: 73,000 SF
- Outdoor Space: +/- 1.5 acres (65,340 SF)
- Parking: 1,600 Spaces



Unparalleled Access



4 min. to
7 Train



8 min. to
LIRR



8 min. to
Grand Central
Parkway



6 min. to
Van Wyck
Expressway



9 min. to
LaGuardia Airport



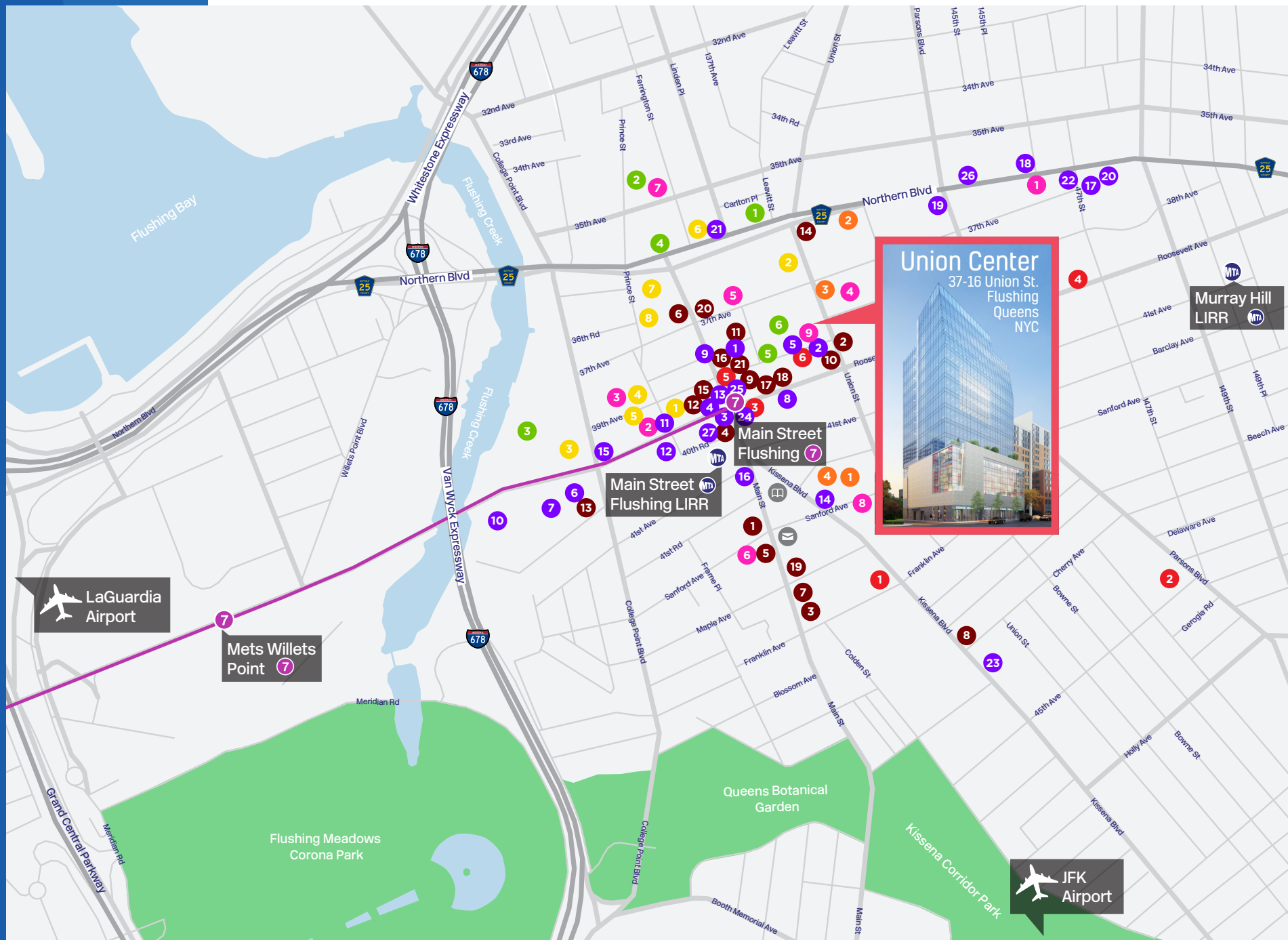
20 min. to
JFK Airport



28 min. to
Grand Central



39 min. to
Hudson Yards



Downtown Flushing Location

+ Healthcare/ Medical/Office

- 1 Children's Medical Center
- 2 Flushing Hospital Medical Center
- 3 UnitedHealthcare
- 4 Roosevelt Medical Center
- 5 Northwell Health Medical Group
- 6 Flushing Commons Offices

Residential

- 1 The Urban
- 2 One Fulton Square
- 3 Tangram House South
- 4 East West Tower
- 5 Renaissance Tower
- 6 Victoria Tower
- 7 The Farrington
- 8 Epic Tower
- 9 Flushing Commons Residential

Development

- 1 The Northern Tower
- 2 United Headquarter Development
- 3 Flushing Riverside Development
- 4 RKO Keith's Theater Development
- 5 Flushing Commons YMCA
- 6 Flushing Commons Shopping Plaza

Municipal

- 1 New York State Department of Labor Flushing Workforce1 Career Center
- 2 Flushing YMCA
- 3 New York City Police Department - 109th Precinct
- 4 US Social Security Administration
- United States Postal Service
- Queens Public Library at Flushing

Hotel

- 1 Sheraton LaGuardia East Hotel
- 2 The One Boutique Hotel
- 3 The Parc Hotel
- 4 Best Western Queens Court Hotel
- 5 Hyatt Place Flushing/LaGuardia Airport
- 6 Marco LaGuardia Hotel and Suites
- 7 Hotel Indigo Flushing
- 8 Ramada by Wyndham Flushing Queens

Banks

- 1 Cathay Bank
- 2 East West Bank
- 3 Bank of China
- 4 Cathay Bank
- 5 Capital One Bank

- 6 Cathay Bank
- 7 Bank of America Financial Center
- 8 Apple Bank
- 9 Chase Bank
- 10 Metro City Bank
- 11 National Bank of New York City
- 12 Bank of America Financial Center
- 13 Chase Bank
- 14 Bank of Hope
- 15 HSBC Bank
- 16 CitiBank
- 17 Santander Bank
- 18 Capital One Bank
- 19 CTBC Bank
- 20 Chase Bank
- 21 TD Bank

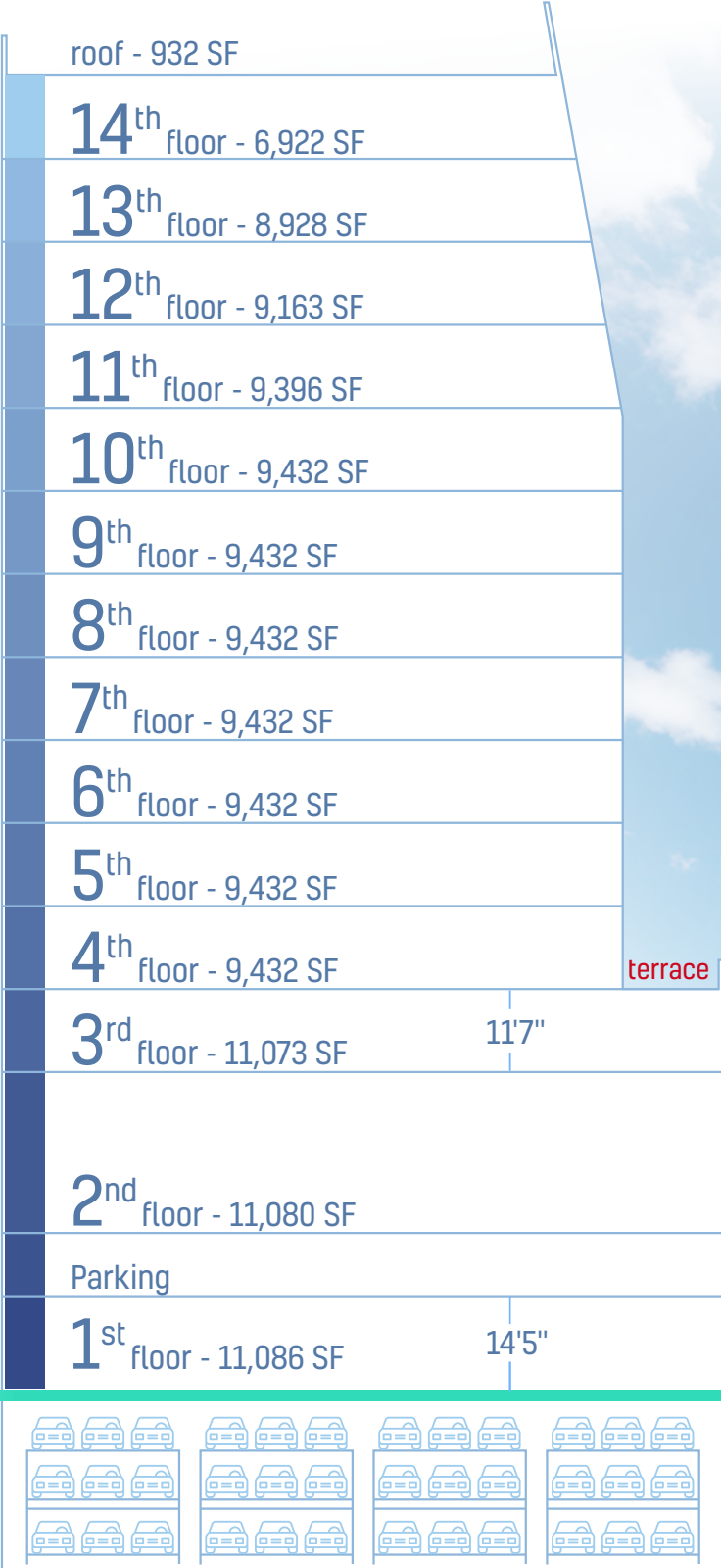
Retail

- 1 Queens Crossing
- 2 Tous Les Jours
- 3 Popeyes Louisiana Kitchen
- 4 Dunkin'
- 5 Haidilao Hotspot

- 6 Nike Clearance Store
- 7 Target
- 8 Macy's
- 9 Starbucks
- 10 BJ's
- 11 Spot Dessert Bar
- 12 Tous Les Jours
- 13 Burger King
- 14 Dunkin'
- 15 Mobil
- 16 Starbucks
- 17 Mobil
- 18 Burger King
- 19 Shell
- 20 Subway
- 21 Mobil
- 22 7-eleven
- 23 Walgreens
- 24 Duane Reade
- 25 GNC
- 26 Rite Aid
- 27 McDonald's

The Sky's the Limit

With clean geometry, floor-to-ceiling windows, state-of-the-art building systems and a wide range of modern comforts, Union Center’s flexible built-to-suit options can easily accommodate both office and medical uses with up to 133,000 SF available for lease.



Efficient, Environmentally Friendly Building

Clean Energy, Fully Electric VRF HVAC System

High-quality Air Filtration System

3-Level Automated Parking System

Large Windows Providing Abundant Natural light

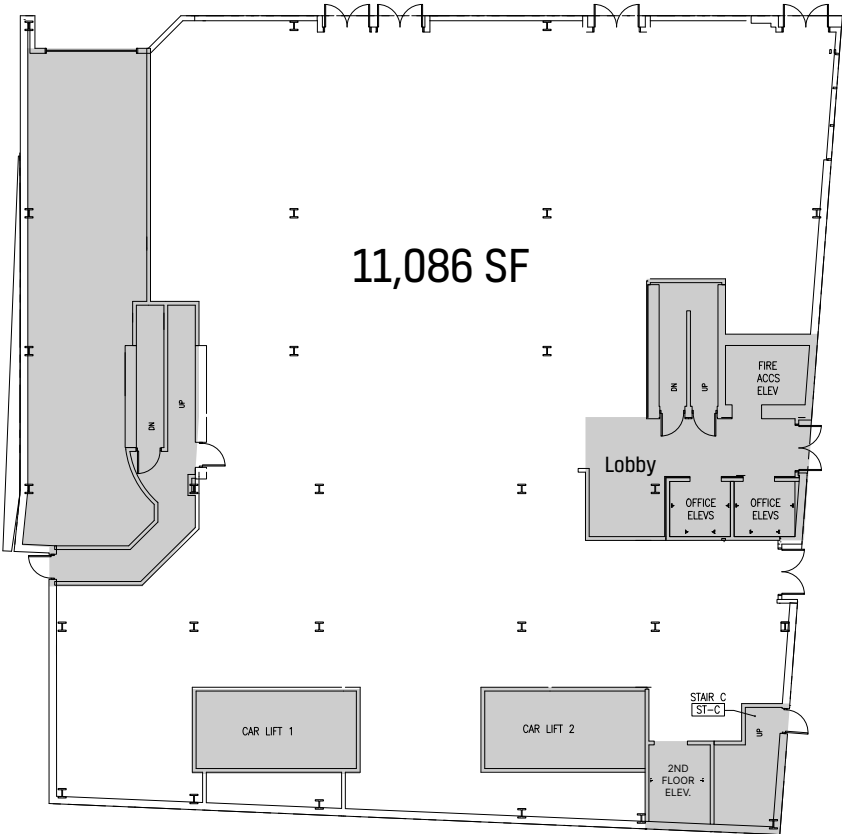
Energy-Efficient Thermal Insulation & Ventilation

Multiple Landscaped Terraces

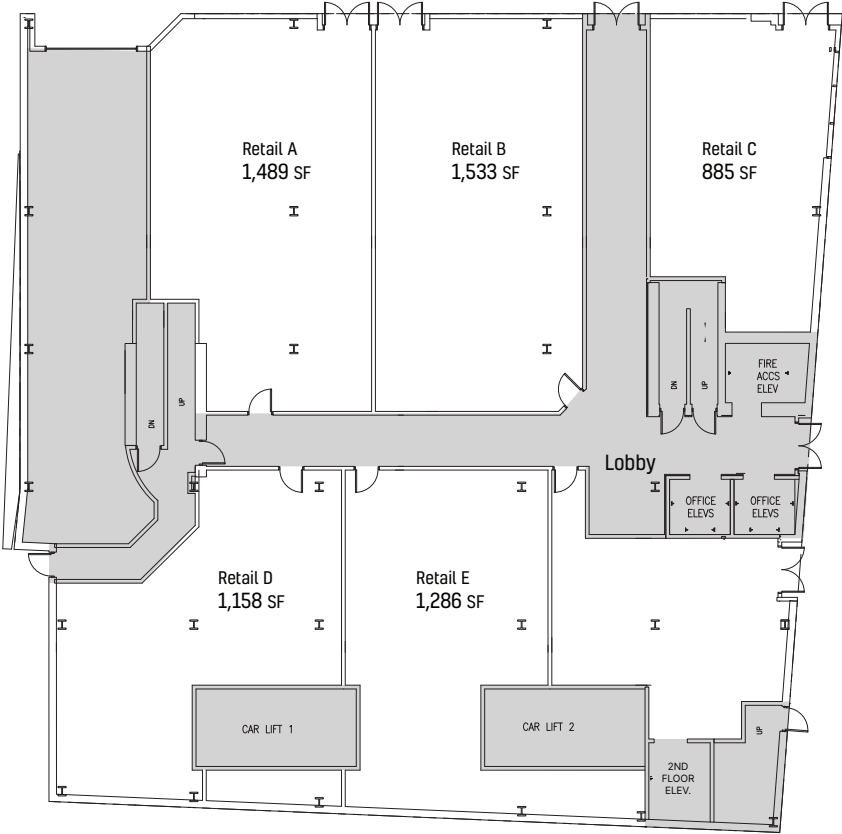
Uniquely Accessible Location with High Visibility

Thriving Downtown Business District

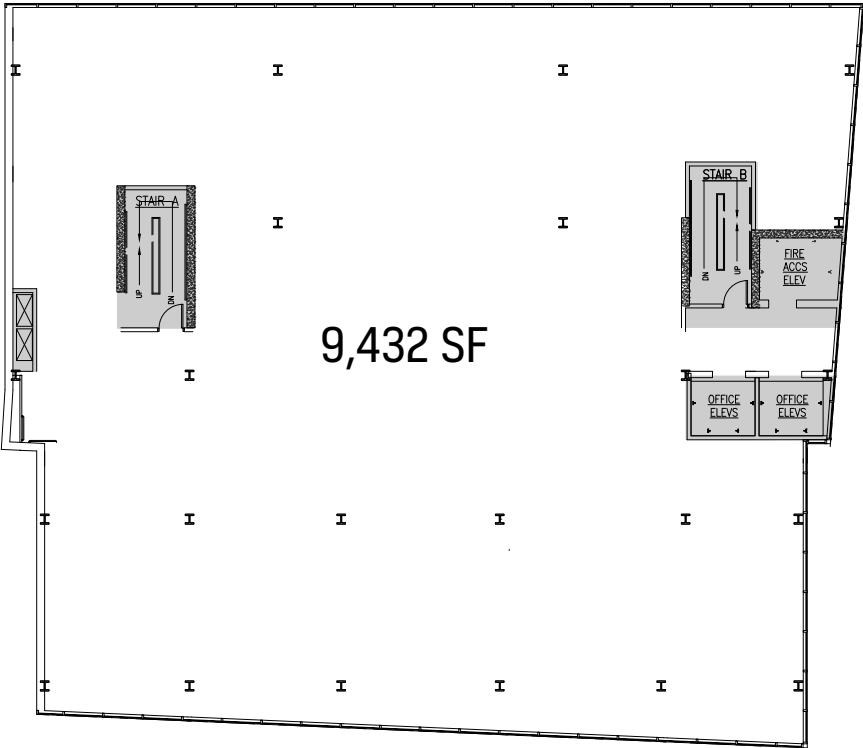
Proposed First Floor Layout



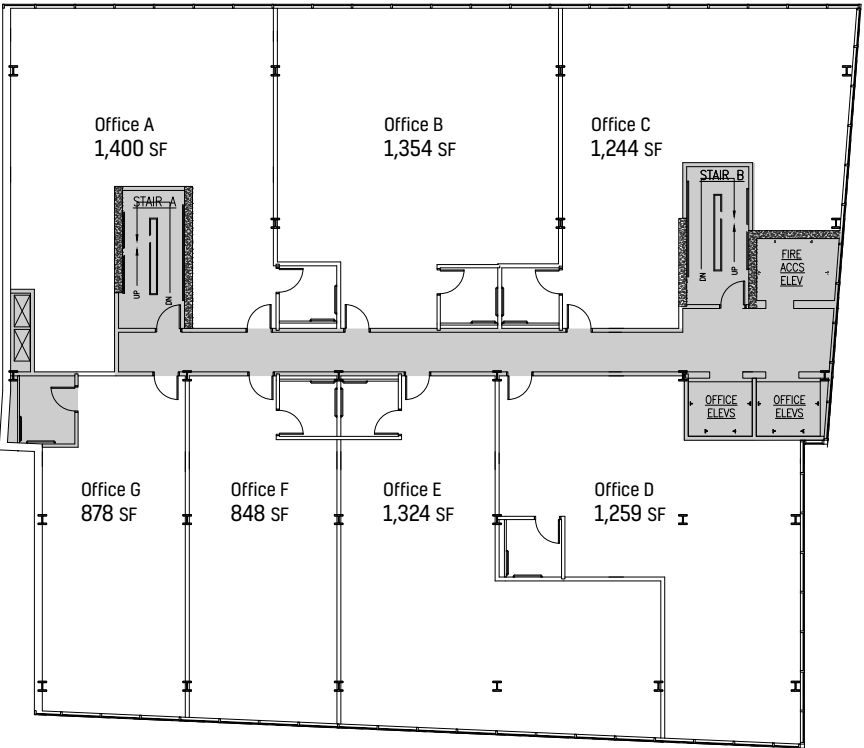
Proposed First Floor Retail



Typical Full Floor (floors 5-10)



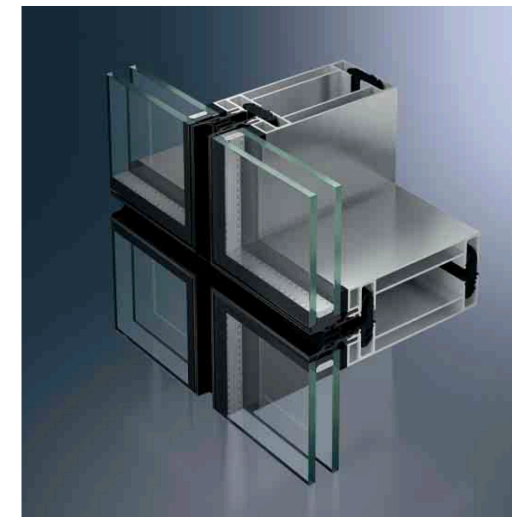
Proposed Multi-Tenant Floor



Highly Efficient, Highly Sustainable

Union Center's architectural and mechanical systems were sustainably designed to maximize efficiency, wellness, and comfort, while significantly minimizing energy consumption. The building's unitized Schüco glass Façade system adopts modular system components approved by renowned test institutes to optimize lighting, insulation performance, and fresh air circulation. Headquartered in Bielefeld, Germany, Schüco is the industry gold standard in energy efficiency, sound mitigation, and security, creating intelligent façades that react to their internal and external conditions.

Union Center's state-of-the-art VRF HVAC system will be fully electric, providing individual temperature control in various mechanical zones. The unique ductless piping and advanced filtration of VRF technology is 40-50% more efficient than traditional rooftop units. Union Center's environmentally friendly VRF system features time-based learning technology to adjust cooling and heating capacity requirements, ultimately enhancing the tenant experience in terms of efficiency and comfort. The system simultaneously reduces energy usage while maintaining an ideal compressor speed to deliver optimum efficiency.





Robotic Valet System

Union Center offers tenants a uniquely futuristic, state-of-the-art fully automated parking system designed by German brand Stolzer Parkhaus, a subsidiary of Stopa. Stolzer has widely been considered the gold standard in the automated storage and retrieval systems industry. Easy to operate and environmentally friendly, this platform increases parking capacity by up to 100%, providing 115 parking spaces. Drivers simply drive onto a pallet, check in at the kiosk, and their vehicle is robotically parked below ground. Upon check out, the vehicle is returned to its driver in the exit system within approximately 2.5 minutes.

Modern Design Meets Functionality

Behind the building's ultra-modern design is the award-winning Raymond Chan Architect P.C., best known for his crisp, contemporary style and innovative engineering solutions.

Like all Raymond Chan's designs, Union Center's defining quality will be its equal emphasis on aesthetic and functionality. The building's technologically advanced infrastructure can easily accommodate a wide range of multi-industrial operations. With its high ceilings, modern fixtures, and outdoor terraces, the 15 floors of Class A build-to-suit space will be designed with the goal of attracting, retaining, and inspiring top talent.

Design Highlights:

Striking Glass Edifice

Sparkling Floor-to-Ceiling Windows

Sleek, Modern Lobby Design

Structured to Maximize Views and Evoke a Sense of Luxury on Every Floor

World-Class Comforts and Amenities, Including Spacious and Diverse Dining, Automated Parking System and Premium Retail

Top-Tier Medical Office Opportunity

Union Center raises the bar of medical office space, implementing the highest standards of performance to deliver the highest level of care. Positioned at the heart of Downtown Flushing, NYC's fourth-largest central business district, Union Center is in close proximity to Flushing Hospital, Presbyterian Hospital, various medical institutions and hundreds of clinics and pharmacies. The building's strategic location near NYC provides the added benefit of potential collaboration with renowned academic departments, prestigious medical institutions, and access to investment capital.



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