

90-75 Sutphin Boulevard  
Jamaica, Queens, NY 11435

**AVAILABLE 2022**

Retail 3,757 RSF  
Office 5 Floors up to 32,561 GSF



**Metro Commercial & Business Brokers, Inc.**

**[www.metrocbb.com](http://www.metrocbb.com)**

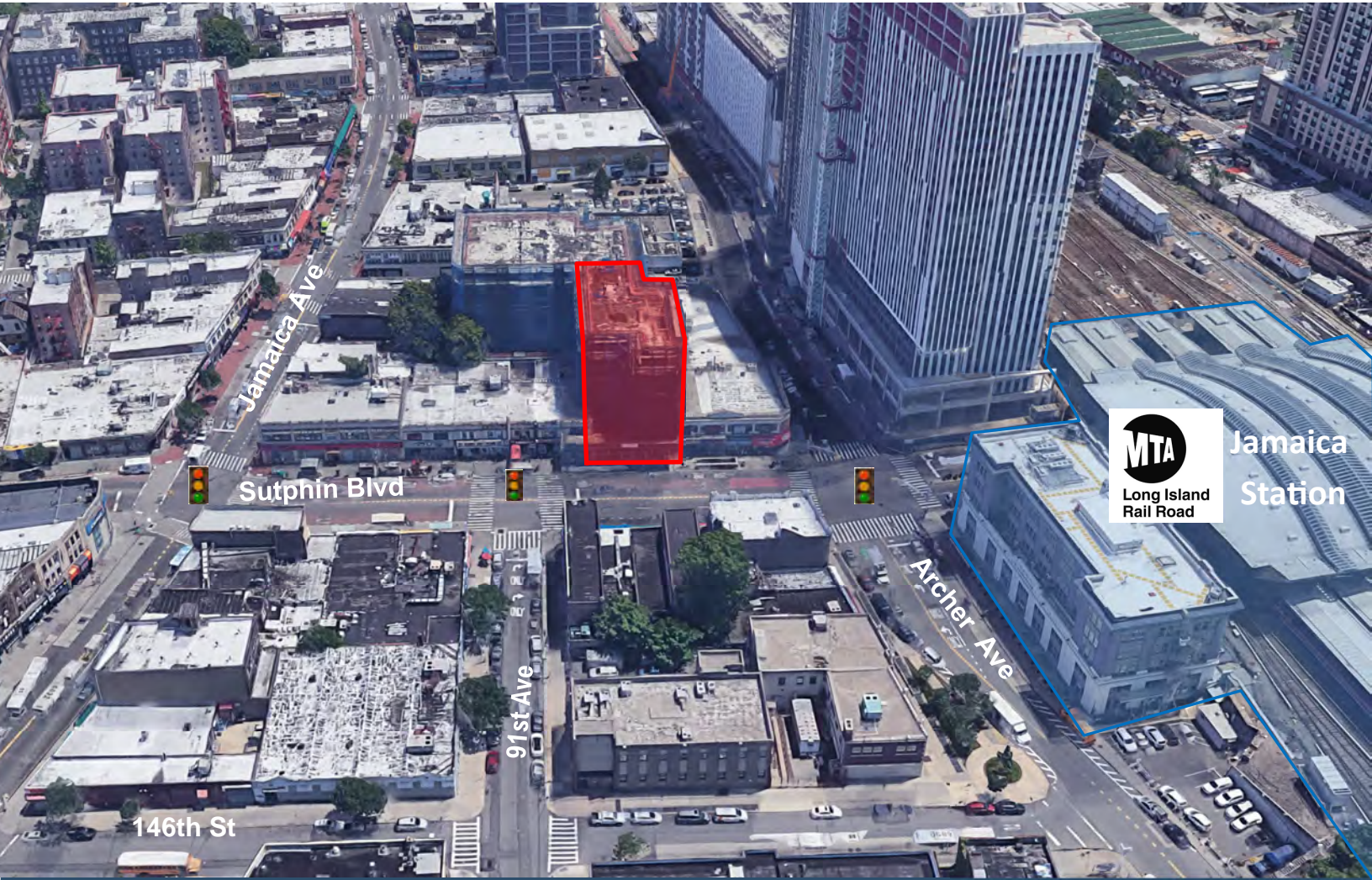
John Wilmarth 516 640-5440 x 1  
[john@metrocb.com](mailto:john@metrocb.com)

Gerry Dantone 631 623-6914  
[metrocb@aol.com](mailto:metrocb@aol.com)

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Downtown Jamaica is a vibrant shopping and cultural center set in southeast Queens, here you'll find three performing arts centers, dozens of landmarked historic gems, Rufus King Park, two colleges, a major transportation hub, and hundreds of independent businesses and blue-chip national stores. The site is located at the heart of it all near the LIRR Jamaica Station and at the Sutphin Boulevard Subway stop.



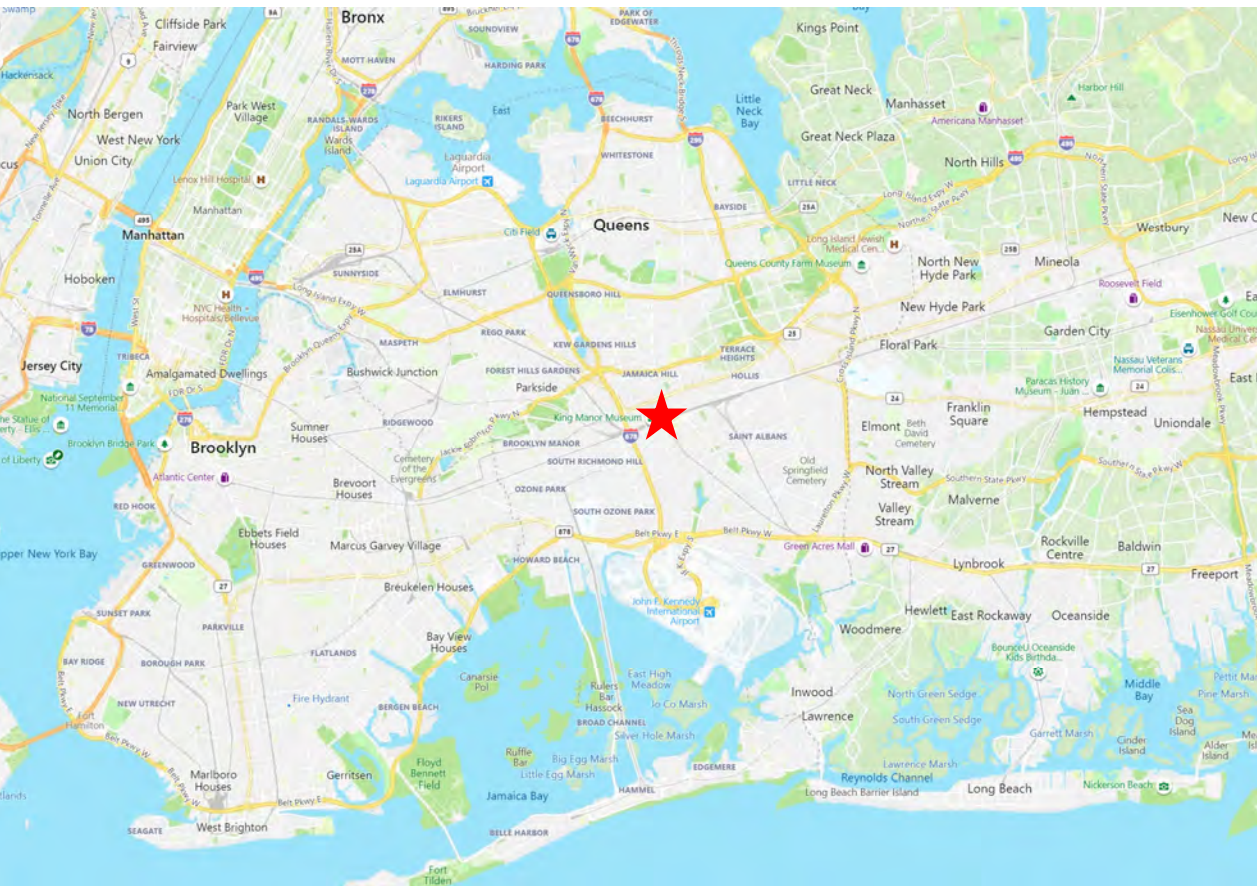
2020	1 Mile	3 Mile	5 Mile
Estimated Population	102,863	656,092	1,597,648
Estimated Households	31,028	221,263	530,390
Estimated Average HH Income	\$75,645	\$93,052	\$88,744
Estimated Median HH Income	\$57,096	\$72,083	\$68,024

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The site is located in Downtown Jamaica one of the busiest areas in Queens. The area is easily accessible from all reaches of New York City and Long Island. The Sutphin Blvd/Archer Ave Subway entrance is located in front of the property with a week day ridership of 23,891 and a weekend ridership of 22,958. The LIRR Jamaica Station (located across the street) is a major hub station of the Long Island Railroad. With weekday ridership exceeding 200,000 passengers, it is the largest transit hub on Long Island the fourth busiest rail station in North America, and the second-busiest station that exclusively serves commuter traffic. It is the third-busiest rail hub in the New York area, behind Penn Station and Grand Central Terminal. Additionally 15 Bus lines also service the area and the train to JFK Airport.



## SUBWAY LINES

Sutphin Blvd/Archer Ave (At Site)  
Yearly Ridership 7,354,064



Sutphin Blvd/Hillside Ave (5 Blocks North)  
Yearly Ridership 1,345,420



## BUS LINES

Q6, Q8, Q9, Q20A, Q20B  
Q24 Q 25, Q30, Q31  
Q34, Q40, Q41, Q43  
Q54, Q56, Q60, Q65



Jamaica Station

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## BUILDING INFORMATION

New Construction

Anticipated completion 3rd Quarter 2022

15 year ICIP Tax Abatement

Adjacent to new 19 Story Hampton Inn (part of the same development)

### JAMAICA STATION HOTEL / RETAIL/ OFFICE BUILDING

90-75 SUTPHIN BLVD - BLOCK: 6118 LOT: 1

CONDO TAX LOT	UNIT	RETAIL (RET.) UNIT S.F.	OFFICE (OFF.) UNIT S.F.	% OF TOTAL OFF. COMMON INTEREST	OFFICE COMMON S.F.	OFFICE COMMON FOR EACH UNIT S.F.	GROSS S.F.
1003	1A	3756.71					3756.71
1ST FLR. COMMON					1630.79		
1004	2A		822.60	3.95%		314.15	1136.75
1005	2B		1075.98	5.16%		410.91	1486.89
1006	2C		1206.14	5.79%		460.62	1666.76
1007	2D		741.72	3.56%		283.26	1024.98
2ND FLR. COMMON					1129.77		
1008	3A		1210.40	5.81%		462.24	1672.64
1009	3B		1408.04	6.76%		537.72	1945.76
1010	3C		1206.14	5.79%		460.62	1666.76
1011	3D		741.72	3.56%		283.26	1024.98
3RD FLR. COMMON					1129.77		
1012	4A		1210.40	5.81%		462.24	1672.64
1013	4B		1408.04	6.76%		537.72	1945.76
1014	4C		1206.14	5.79%		460.62	1666.76
1015	4D		741.72	3.56%		283.26	1024.98
4TH FLR. COMMON					1129.77		
1016	5A		1210.40	5.81%		462.24	1672.64
1017	5B		1408.04	6.76%		537.72	1945.76
1018	5C		1314.17	6.30%		501.87	1816.04
5TH FLR. COMMON					1085.96		
1019	6A		1210.40	5.81%		462.24	1672.64
1020	6B		1408.04	6.76%		537.72	1945.76
1021	6C		1314.17	6.30%		501.87	1816.04
6TH FLR. COMMON					1085.96		
7TH FLR. COMMON					768.28		
TOTAL		3756.71	20844.26	100%	7960.30	7960.30	32561.27

#### NOTES:

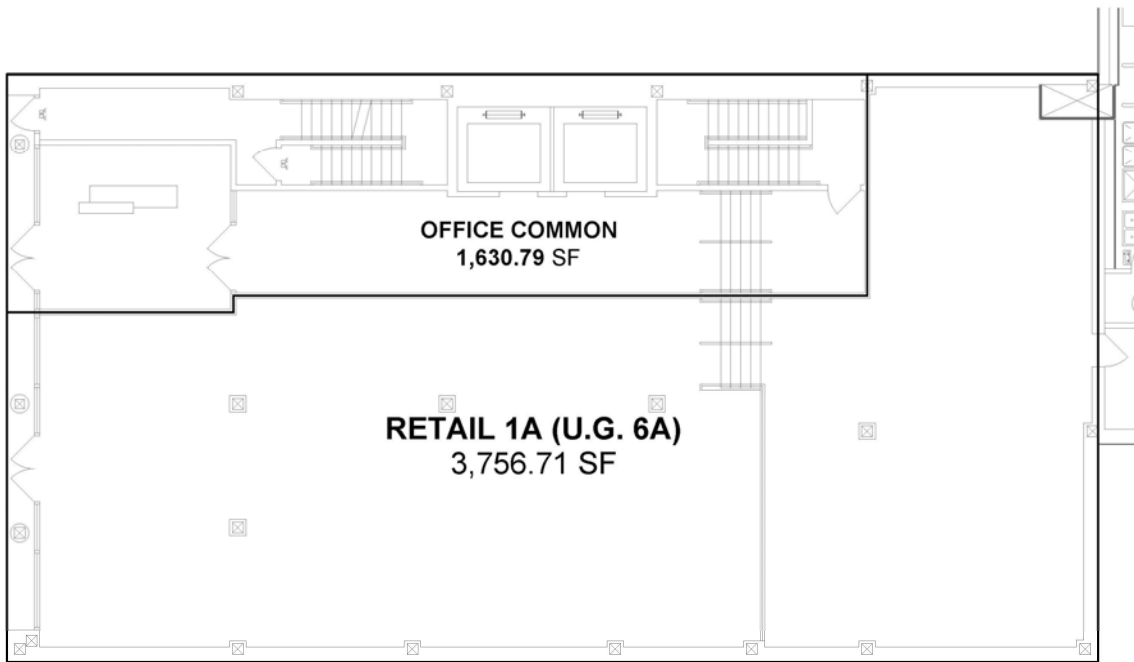
% OF TOTAL OFFICE COMMON INTEREST = OFFICE UNIT (S.F.) / TOTAL OFFICE UNIT (S.F.)

OFFICE COMMON FOR EACH UNIT (S.F.) = % OF TOTAL OFFICE COMMON INTEREST X TOTAL OFFICE COMMON (S.F.)

OFFICE GROSS (S.F.) = OFFICE UNIT (S.F.) + OFFICE COMMON FOR EACH UNIT (S.F.)

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## Proposed Retail

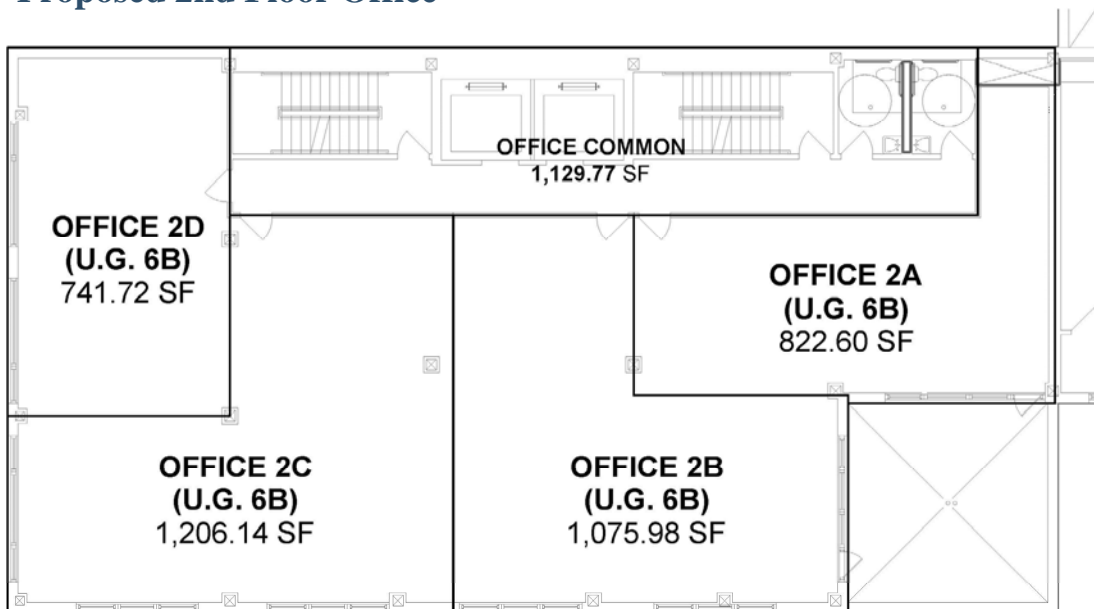


DRAWING TITLE: 1ST FLOOR  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 1403  
DATE: 02.08.2021

JAMACIA STATION HOTEL/RETAIL/OFFICE  
90-75 SUTPHIN BOULEVARD  
QUEENS, NY

MY ARCHITECT PC  
27-09 Main St-Suite 2A  
Flushing NY 11354  
T 718.886.8638  
F 718.886.8770

## Proposed 2nd Floor Office



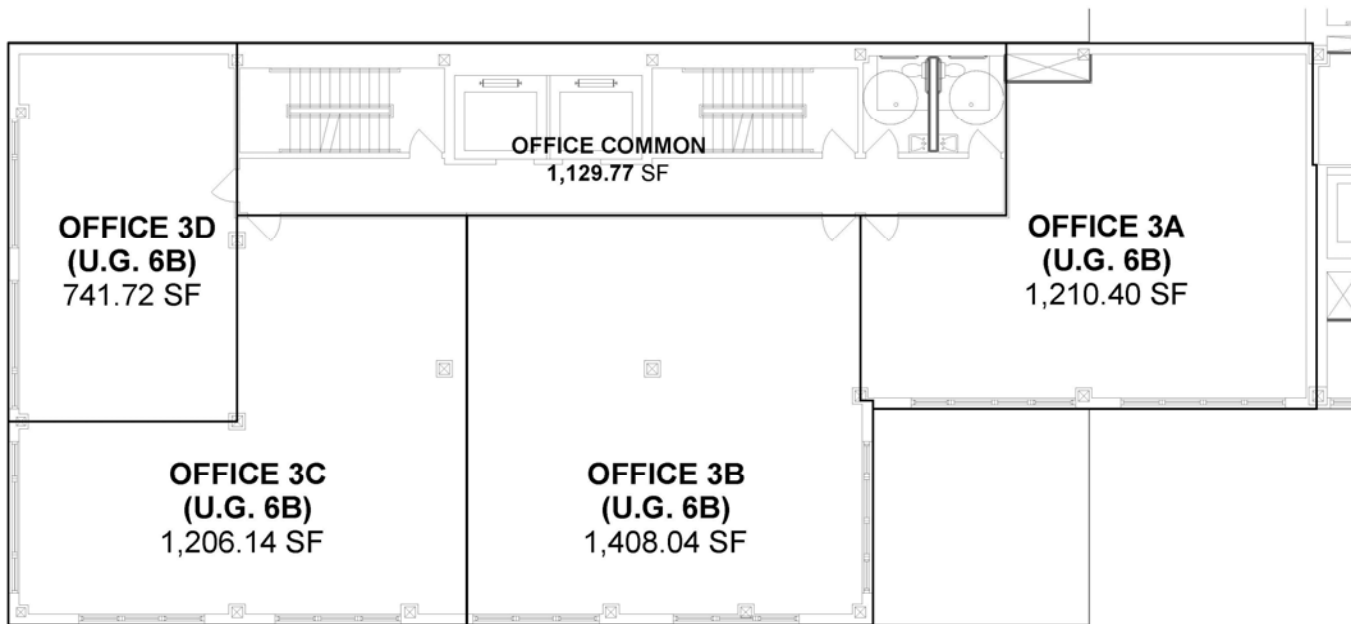
DRAWING TITLE: 2ND FLOOR  
SCALE: 1/8" = 1'-0"  
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DATE: 02.08.2021

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### Proposed 3rd Floor Office

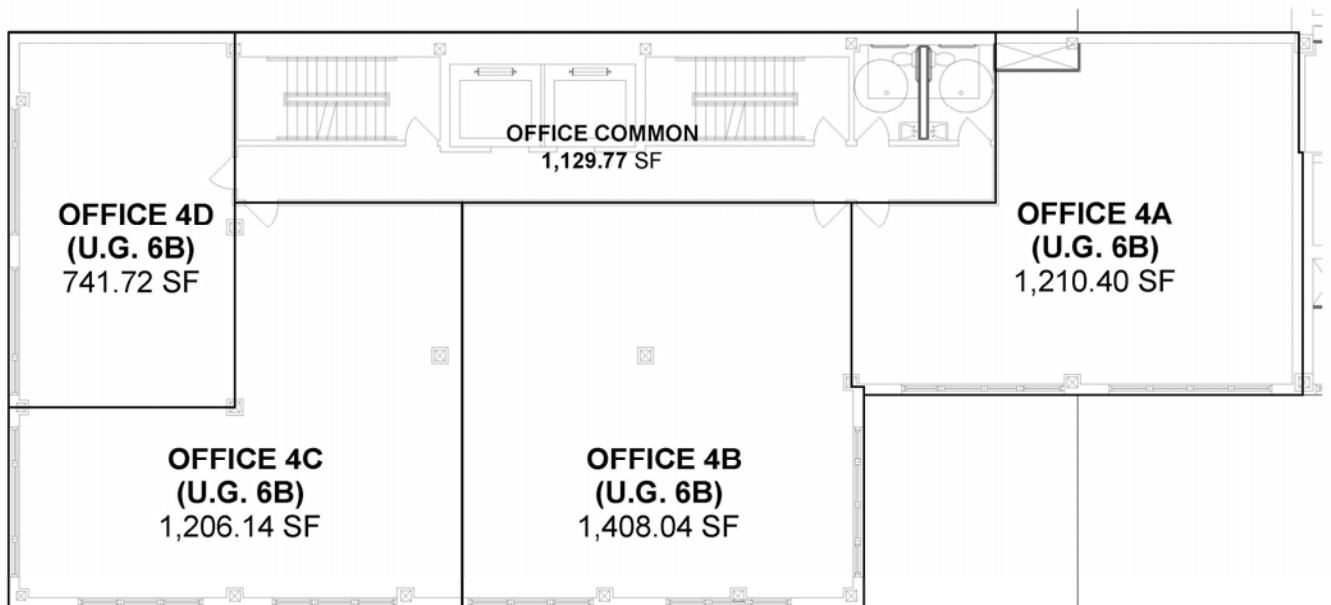


DRAWING TITLE: 3RD FLOOR  
SCALE: 1/8" = 1'-0"  
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DATE: 02.08.2021

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### Proposed 4th Floor Office



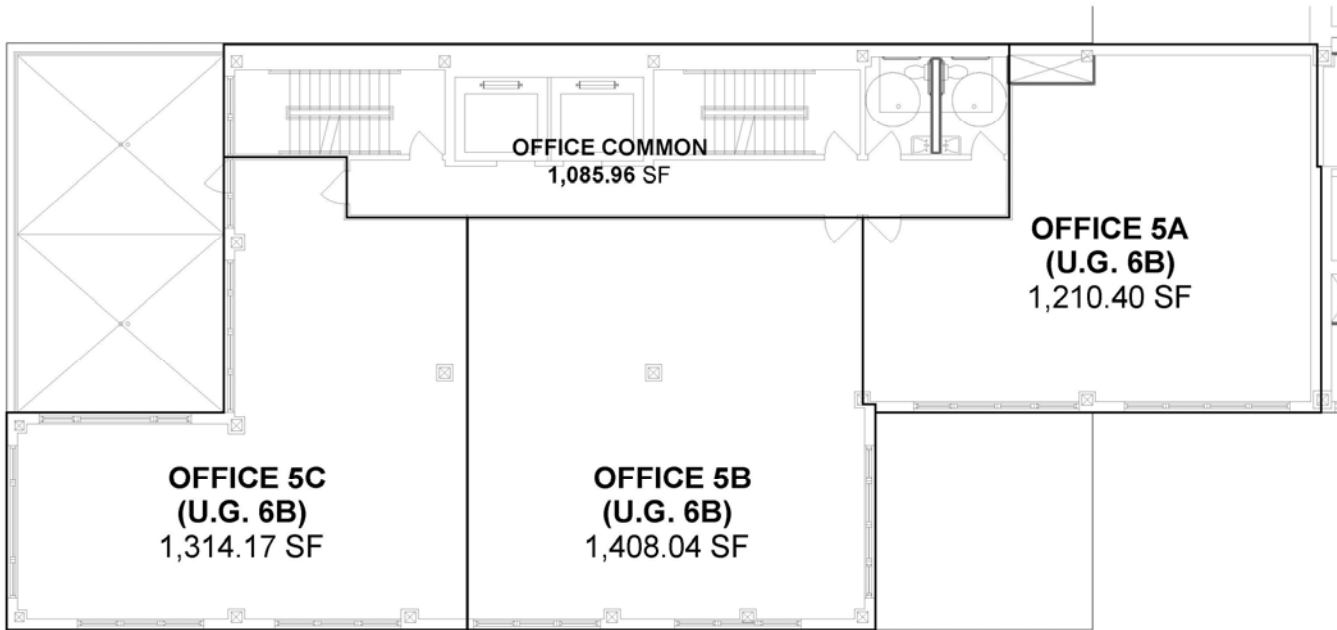
DRAWING TITLE: 4TH FLOOR  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 1403  
DATE: 02.08.2021

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### Proposed 5th Floor Office

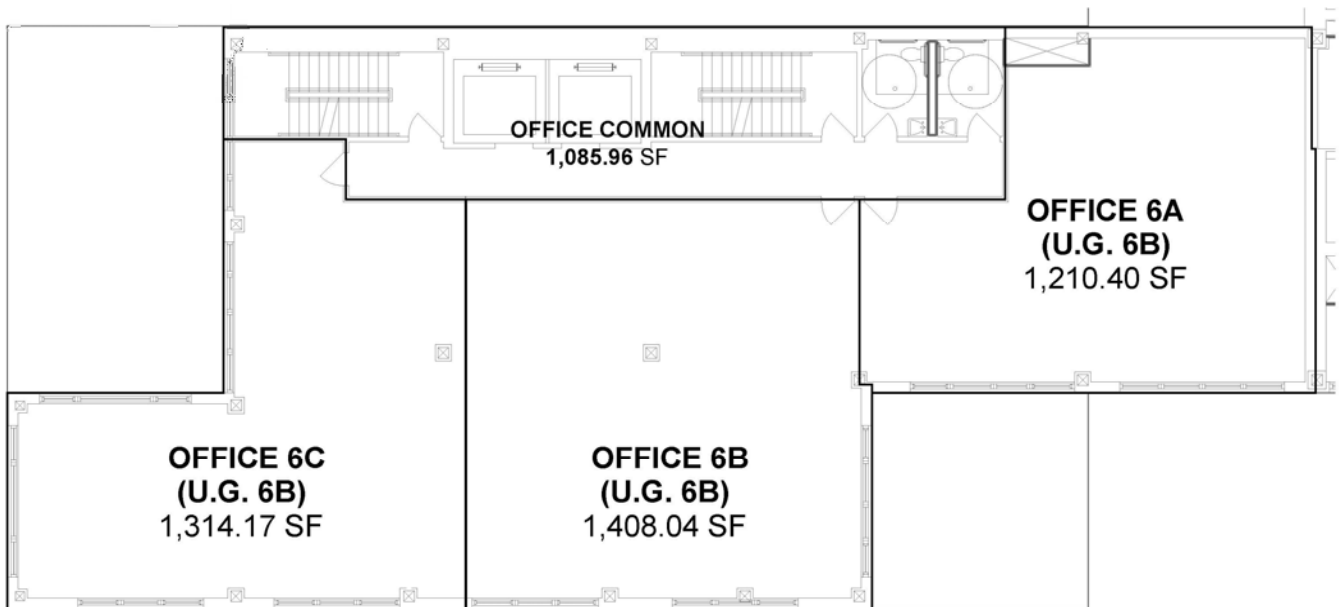


DRAWING TITLE: 5TH FLOOR  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 1403  
DATE: 02.08.2021

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QUEENS, NY

MY ARCHITECT PC  
27-09 Main St-Suite 2A  
Flushing NY 11354  
T 718.884.8028  
F 718.884.8770

### Proposed 6th Floor Office



DRAWING TITLE: 6TH FLOOR  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 1403  
DATE: 02.08.2021

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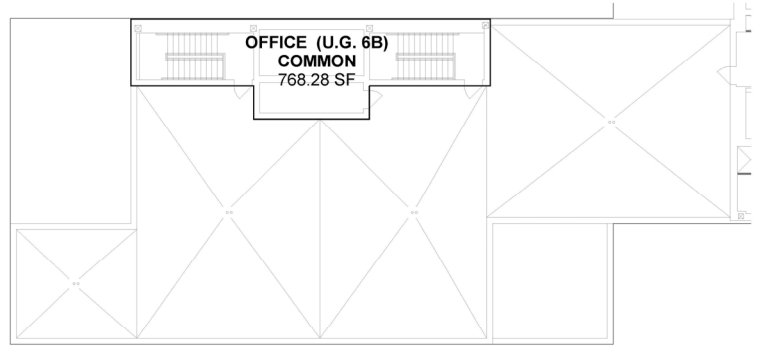
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### Proposed Roof



ARCHITECT: THE FUSION  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 1603  
DATE: 08-20-2010

JAMAICA STATION HOTEL/RETAIL/OFFICE  
NO. 10 SQUARE EAST/100  
SHEET NO. 01

NY ARCHITECT P.E.  
OFFICE: 100 W. 42ND ST. 10TH FL.  
NEW YORK, NY 10018  
TEL: 212 693 9000  
WWW.AREHTEST.PE



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