

PRIVATE **BUILDING WITHIN A BUILDING** OPPORTUNITIES

30-30 Thomson Avenue, NY 11101



**QUEENS
ATRIUM**



REIMAGINING QUEENS ATRIUM

Key Property Highlights

Private Access. Scale. Adaptability. Growth

- Transforming an iconic LIC building into a thriving business ecosystem
- Full floor opportunities with private entrances to create Building within a Building Opportunities
- Up to 330,000 RSF of adaptable space to suit creative companies, R&D start ups, maker spaces and administrative functions
- Potential for private rooftop amenity
- New windows
- Highly amenitized atrium with potential for F&B and retail uses
- Excellent access via road and public transport. Onsite parking. Dedicated shuttle from the subway.
- Ready power, high load bearing floors, and convenient loading dock
- Access to LIC's growth and labor force

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ATRIUM**



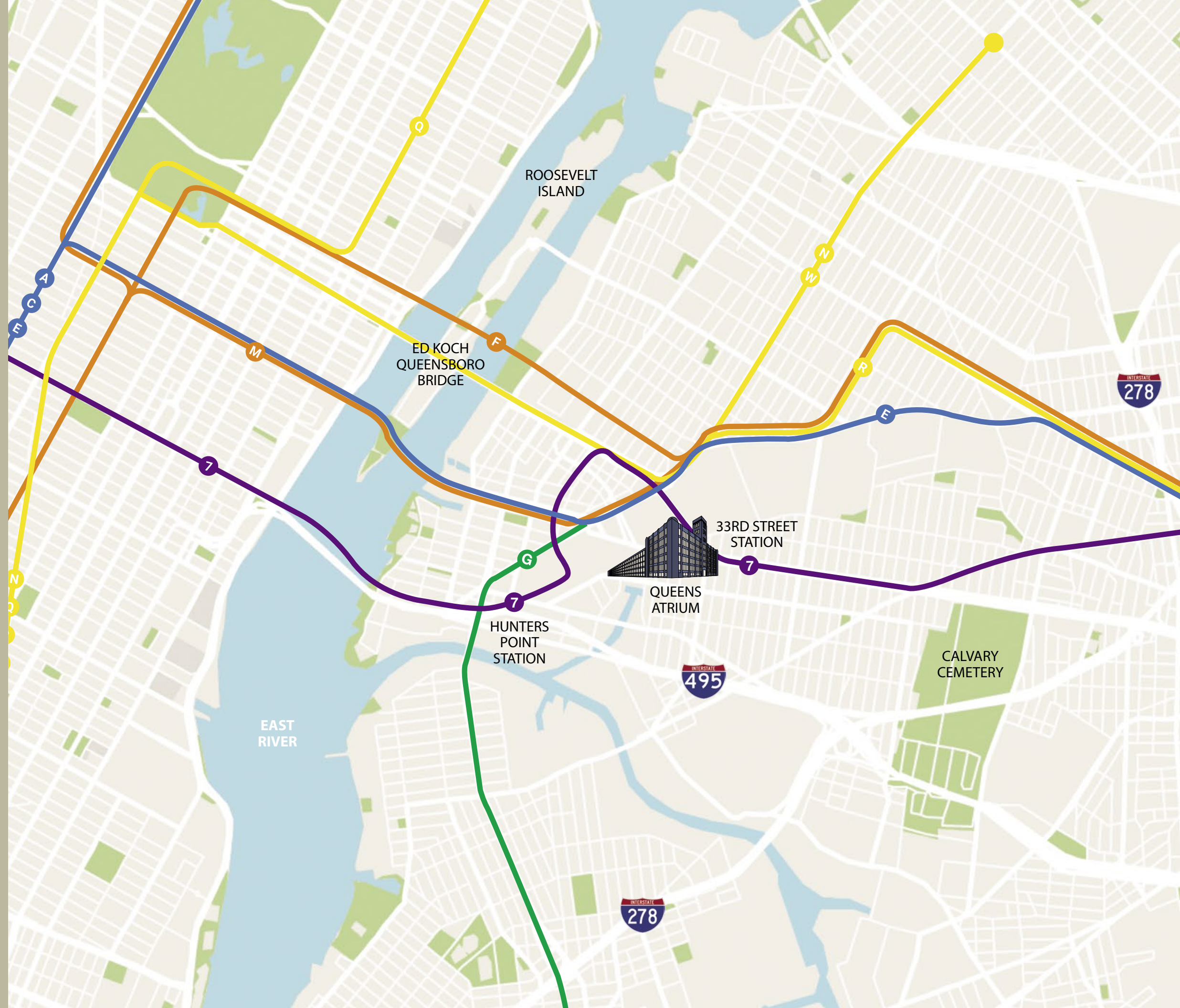
Feil

LONG ISLAND CITY NEW YORK'S MOST TRANSFORMATIVE NEIGHBORHOOD



SUPERIOR ACCESS

- Easy road access and parking
- Dedicated shuttle to subway
- Convenient public transport



QUEENS
ATRIUM

THE HEART OF AN EMERGING LIC **BUSINESS ECOSYSTEM**



OVERVIEW AND PROGRAMMING

REIMAGINING QUEENS ATRIUM

Key Property Highlights

Maximizing Possibilities

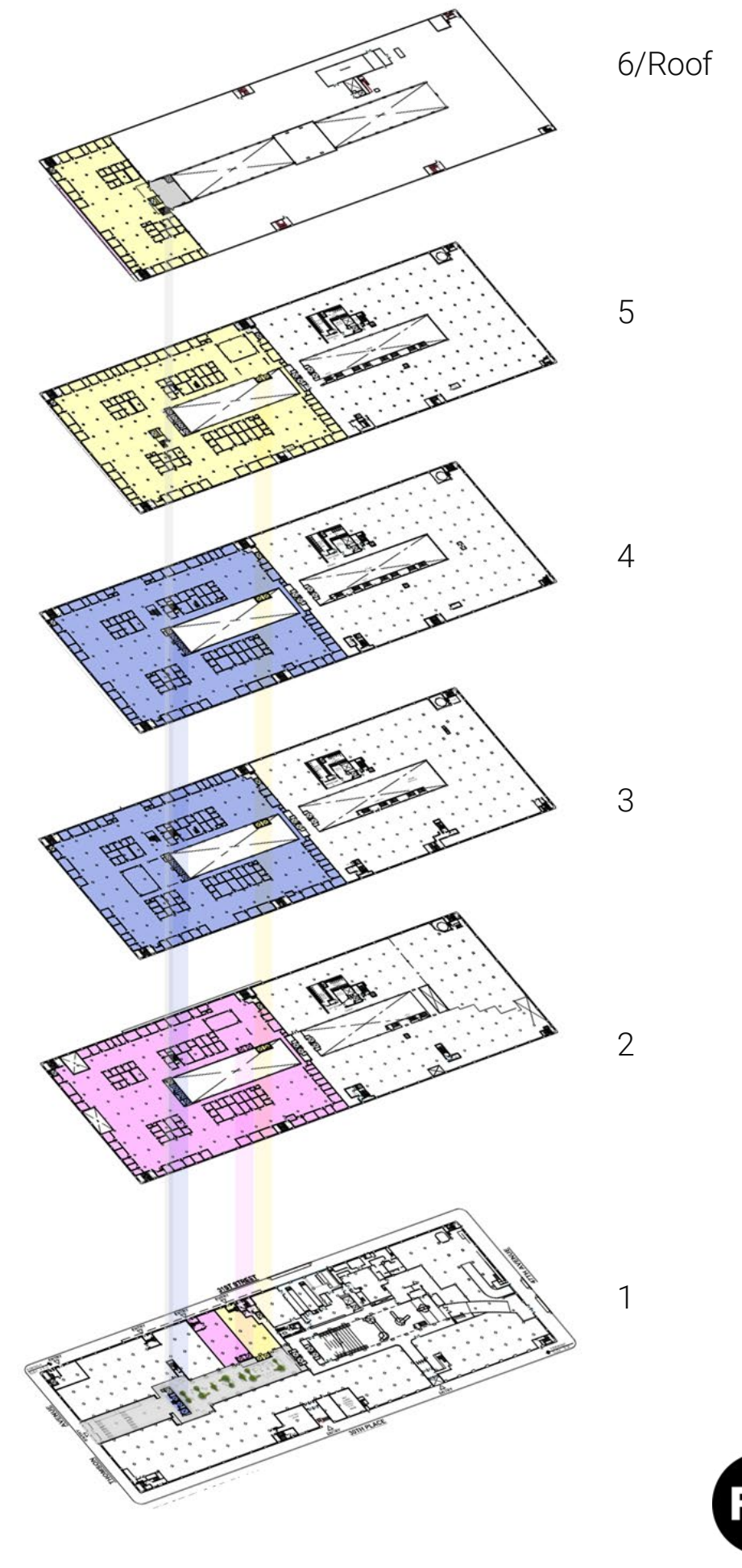
Building Overview

- 6 connected floors
- Typical floor size 73,500 RSF
- Typical column spacing 20'
- Typical slab height 13'
- Load bearing 200lbs psf

Services

- Electricity: Con Edison 480 / 208-volt service with step down transformer. Emergency 450KW generator
- HVAC: Water source heat pumps
- Elevators: 9 passenger 1 Freight

**QUEENS
ATRIUM**



MULTI-TENANT LAYOUT

Buildings Within a Building

FLOOR 1: 8,735 RSF

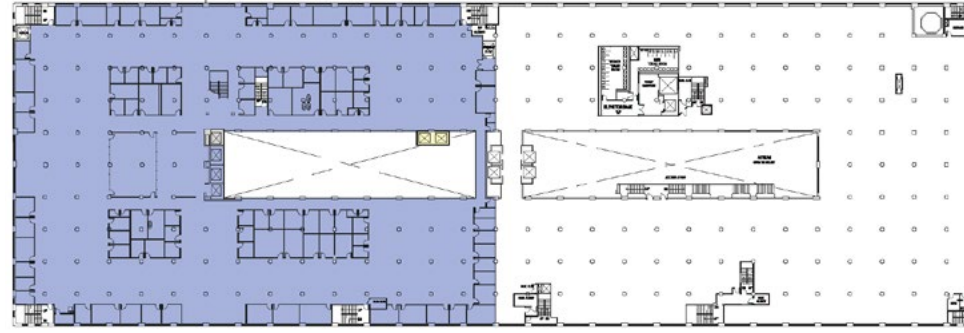
FLOOR 2: 71,648 RSF

FLOOR 3: 73,497 RSF

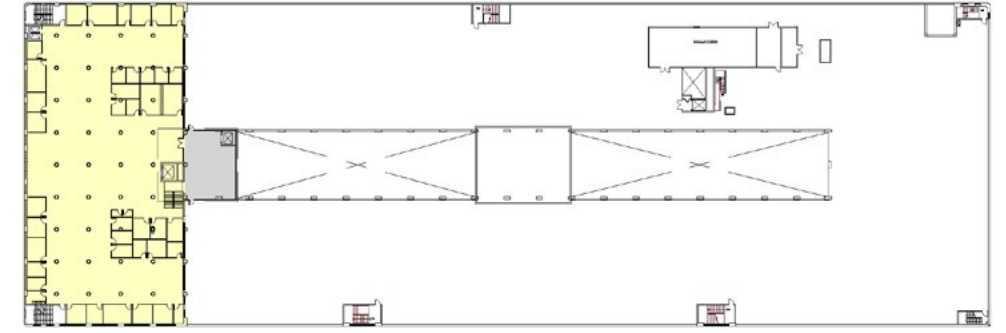
FLOOR 4: 73,544 RSF

FLOOR 5: 73,456 RSF

FLOOR 6: 27,311 RSF



FLOOR 3



FLOOR 6



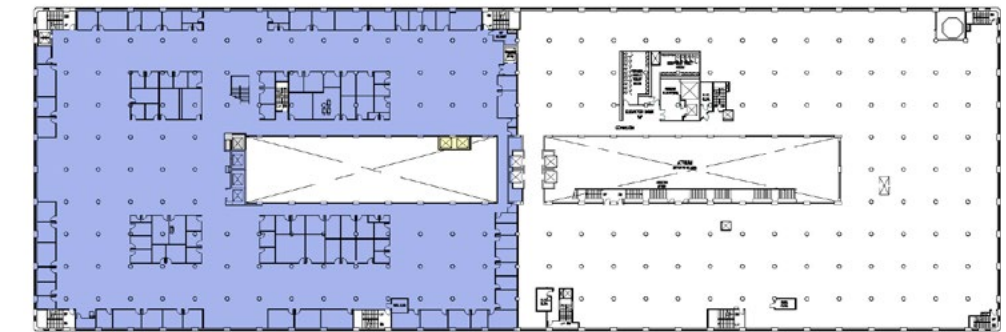
FLOOR 2



FLOOR 5



FLOOR 1

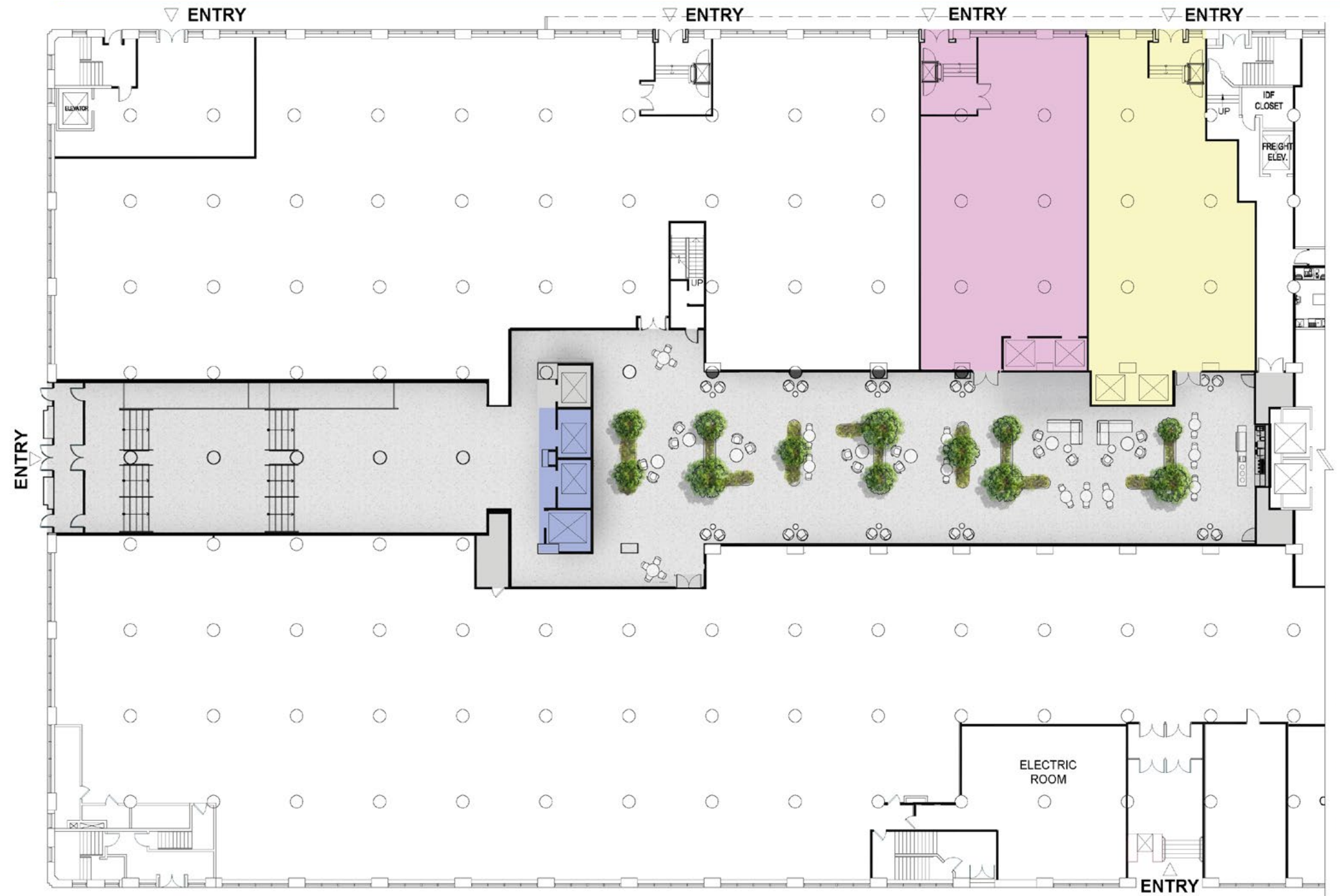


FLOOR 4

1ST FLOOR

RSF: 8,735 RSF

- Potential for 3 dedicated entrances
- Atrium cafe concept Collaboration and conversation spaces
- Potential for meetings, events and community gatherings.



2ND FLOOR

RSF: 71,648 RSF

Program:

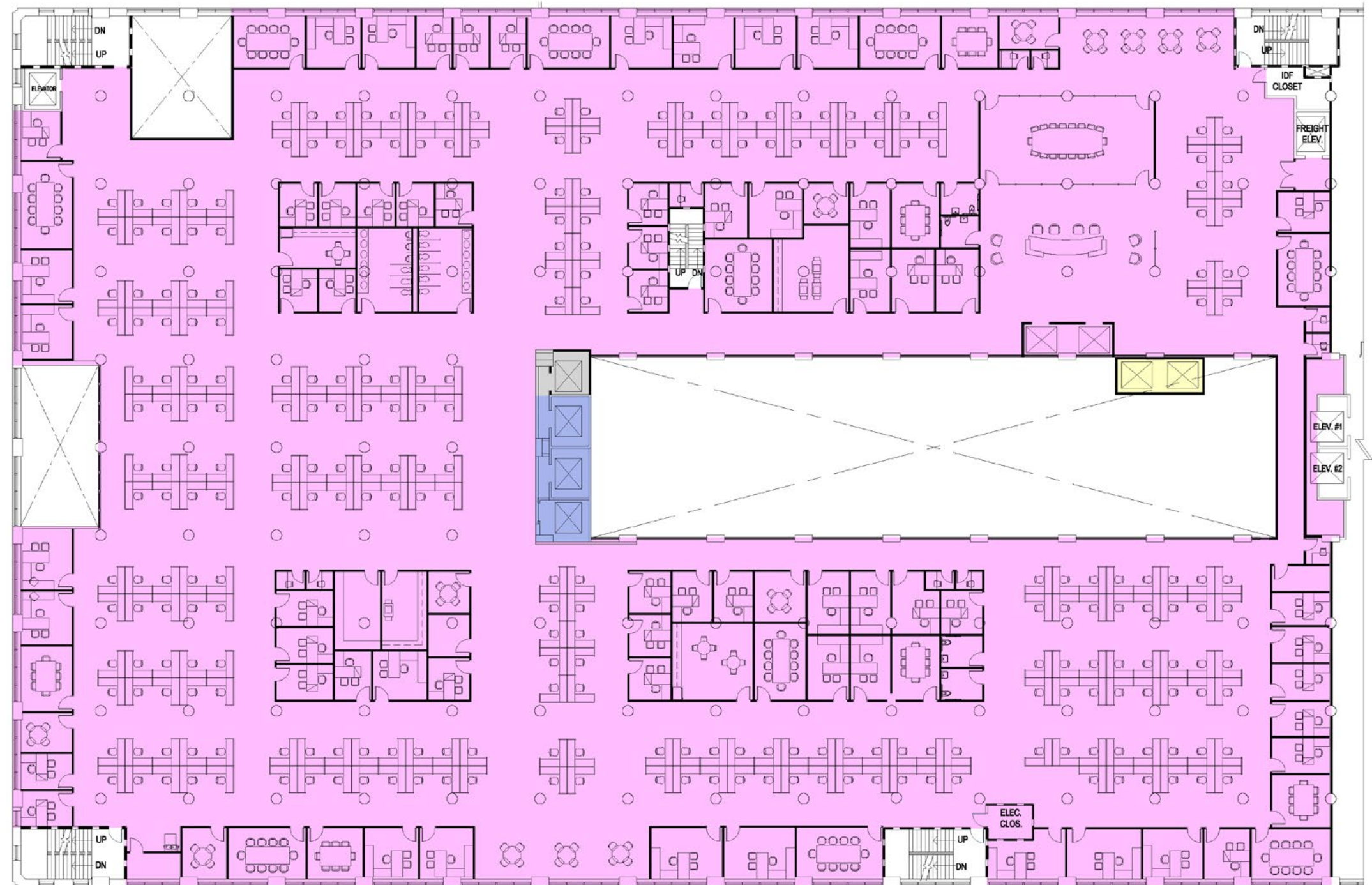
- 16 Toilet Fixtures
- 258 Work Stations (6'-0"X6'-0")
- 37 Small Offices
- 25 Large Offices
- 10 Breakout Rooms
- 5 Small Conference Rooms
- 7 Medium Conference Rooms
- 11 Large Conference Rooms
- 2 Storage Rooms
- 2 Pantry
- 2 Copy Room
- 1 Mail Room

Proposed Occupant Load:

311 Persons

Max. Allowable Occupant Load:

Approx. 600 Persons



3RD FLOOR

RSF: 73,497 RSF

Program:

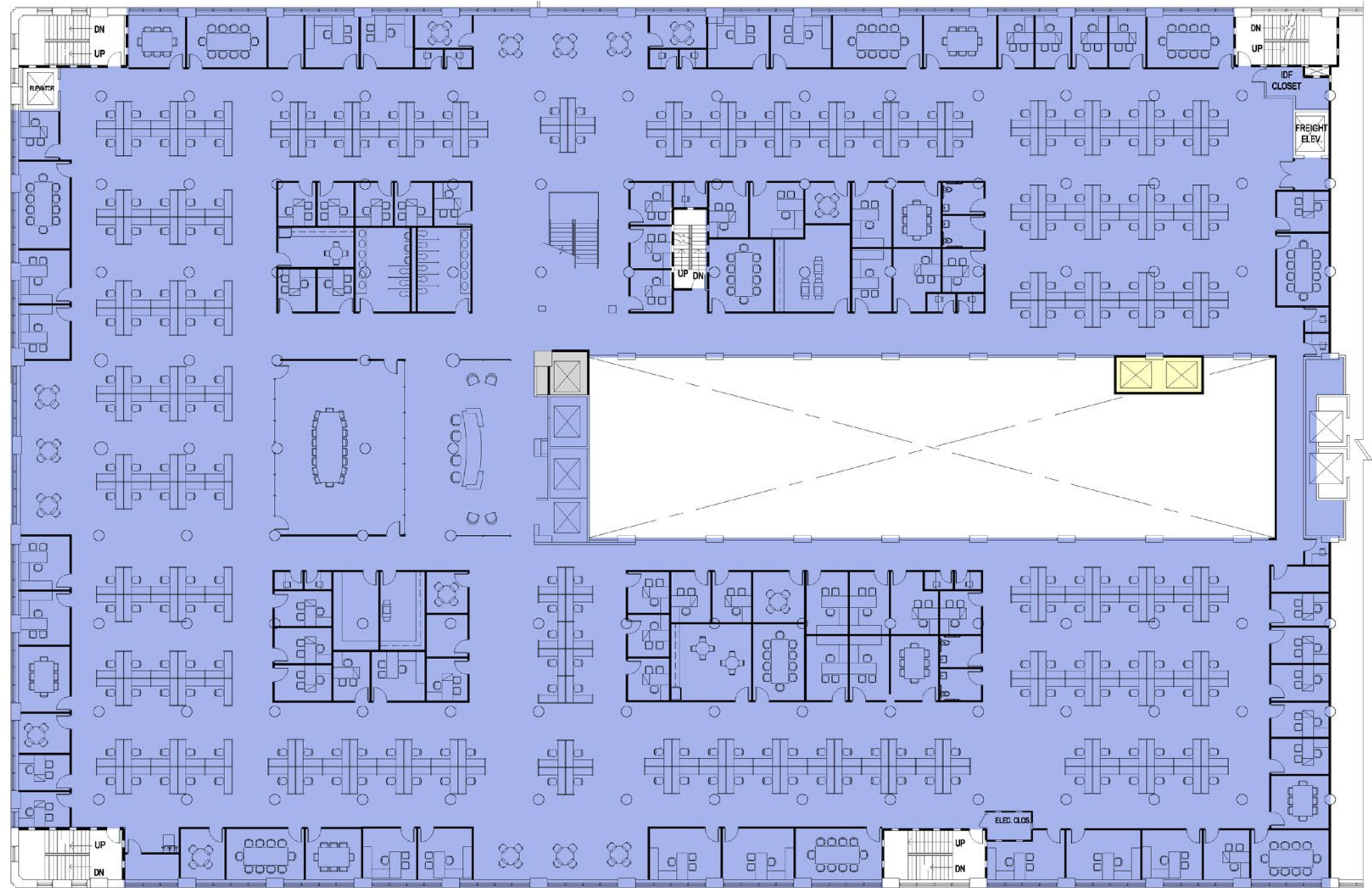
- 16 Toilet Fixtures
- 270 Work Stations (6'-0" x 6'-0")
- 40 Small Offices
- 23 Large Offices
- 13 Breakout Rooms
- 7 Small Conference Rooms
- 7 Medium Conference Rooms
- 11 Large Conference Rooms
- 2 Storage Rooms
- 2 Pantries
- 2 Copy Rooms
- 1 Mail Room

Proposed Occupant Load:

316 Persons

Max. Allowable Occupant Load:

Approx. 600 Persons



4TH FLOOR

RSF: 73,544 RSF

Program:

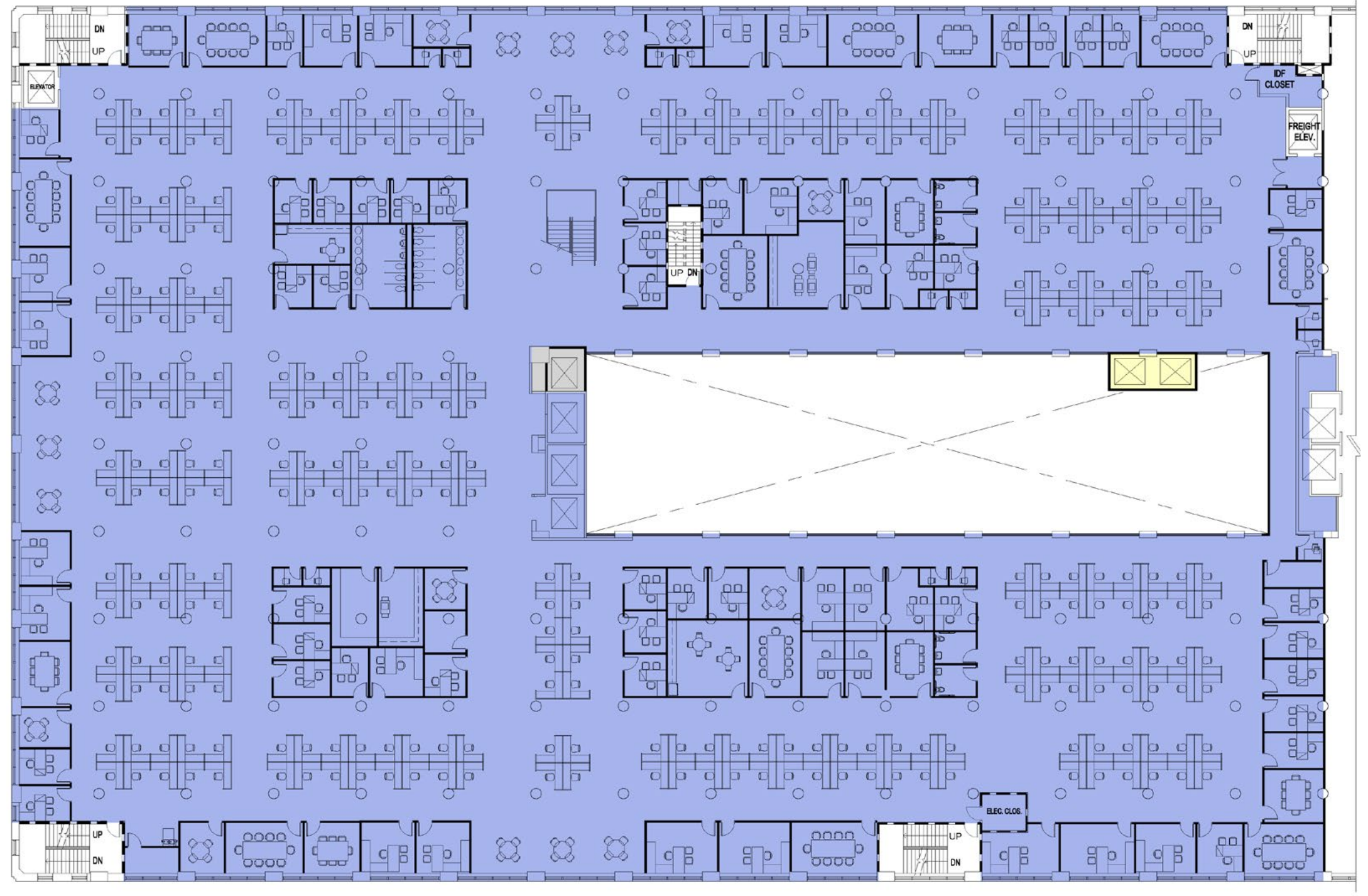
- 16 Toilet Fixtures
- 302 Work Stations (6'-0" x 6'-0")
- 40 Small Offices
- 23 Large Offices
- 13 Breakout Rooms
- 7 Small Conference Rooms
- 7 Medium Conference Rooms
- 10 Large Conference Rooms
- 2 Storage Rooms
- 2 Pantries
- 2 Copy Rooms
- 1 Mail Room

Proposed Occupant Load:

316 Persons

Max. Allowable Occupant Load:

Approx. 600 Persons



5TH FLOOR

RSF: 73,456 RSF

Program:

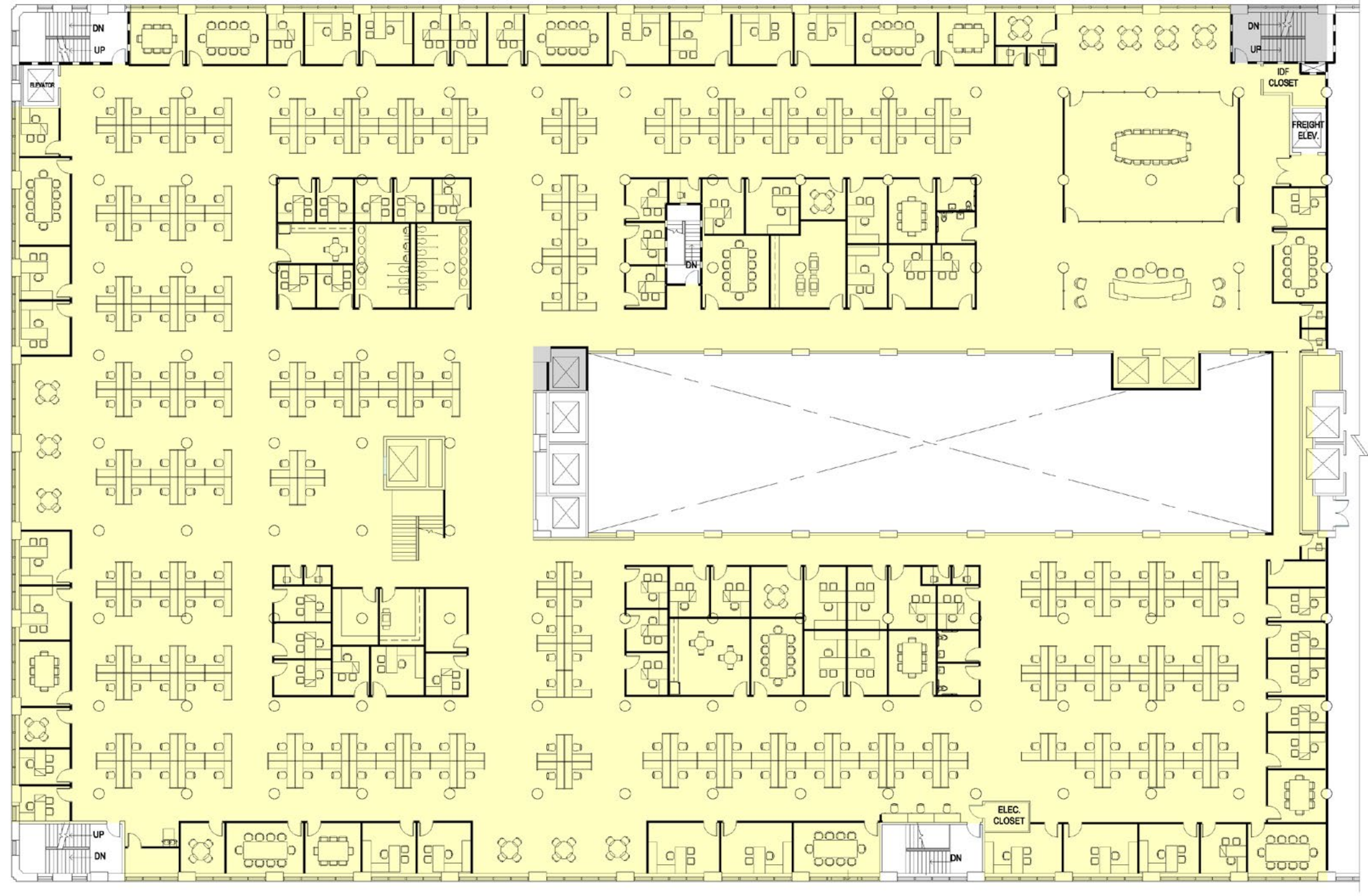
- 16 Toilet Fixtures
- 250 Work Stations (6'-0" x 6'-0")
- 39 Small Offices
- 25 Large Offices
- 9 Breakout Rooms
- 6 Small Conference Rooms
- 6 Medium Conference Rooms
- 10 Large Conference Rooms
- 2 Storage Rooms
- 2 Pantries
- 2 Copy Rooms
- 1 Mail Room

Proposed Occupant Load:

311 Persons

Max. Allowable Occupant Load:

Approx. 600 Persons



6TH FLOOR

RSF: 27,311 RSF

Program:

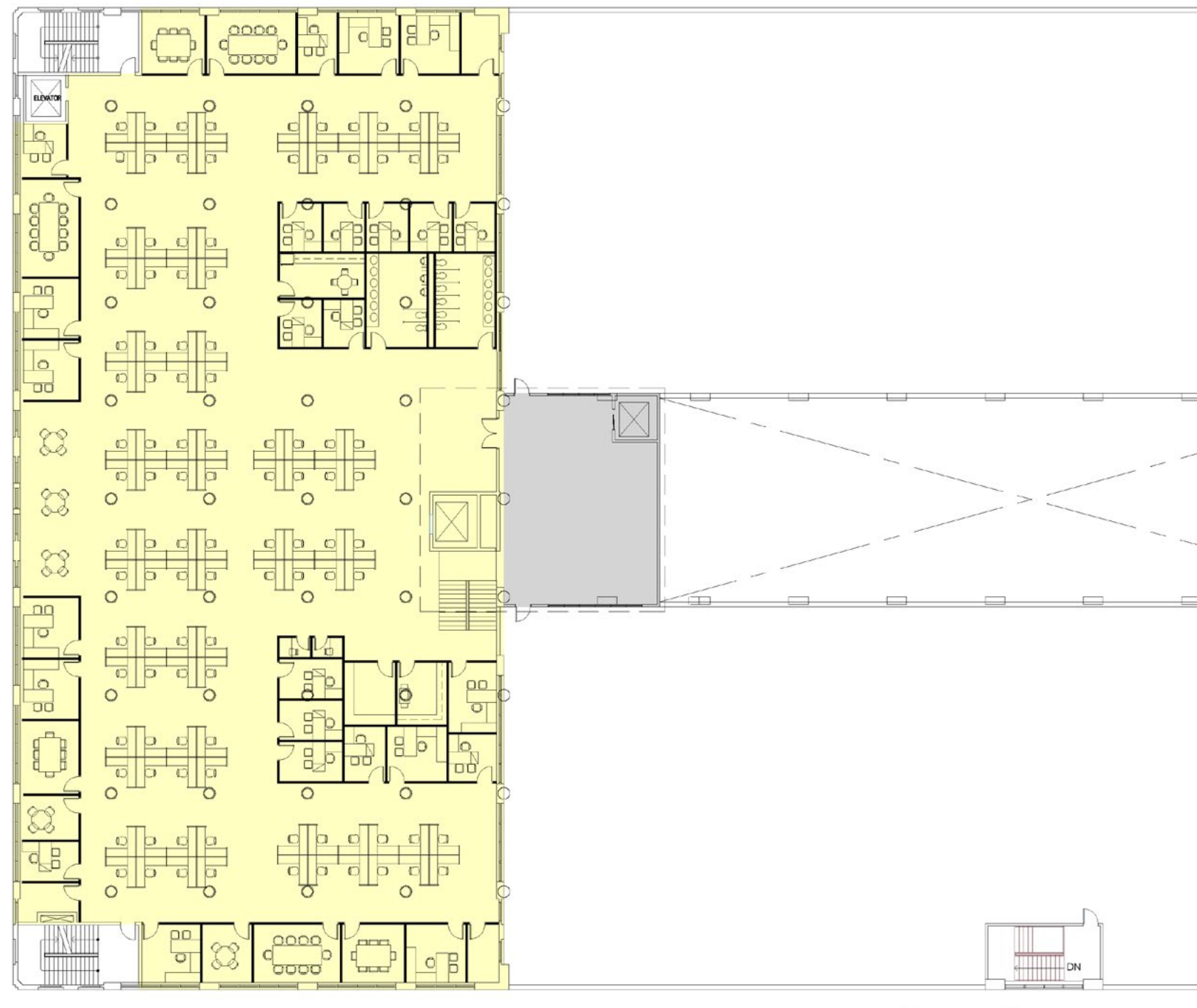
- 11 Toilet Fixtures
- 104 Work Stations (6'-0" x 6'-0")
- 14 Small Offices
- 10 Large Offices
- 2 Small Conference Rooms
- 3 Medium Conference Rooms
- 3 Large Conference Rooms
- 1 Pantry
- 1 Mail Room
- 1 Copy Room
- 2 Breakout Rooms
- 3 Storage Rooms

Proposed Occupant Load:

127 Persons

Max. Allowable Occupant Load:

Approx. 300 Persons



ENTRANCE EXPERIENCE

THOMSON AVENUE ENTRY



31ST STREET ENTRY



3

TENANT
1
TENANT
2
TENANT
3

FLEXIBLE OFFICE SPACE

OFFICE LAYOUT



OFFICE LAYOUT



ATRIUM EXPERIENCE

ATRIUM CAFE

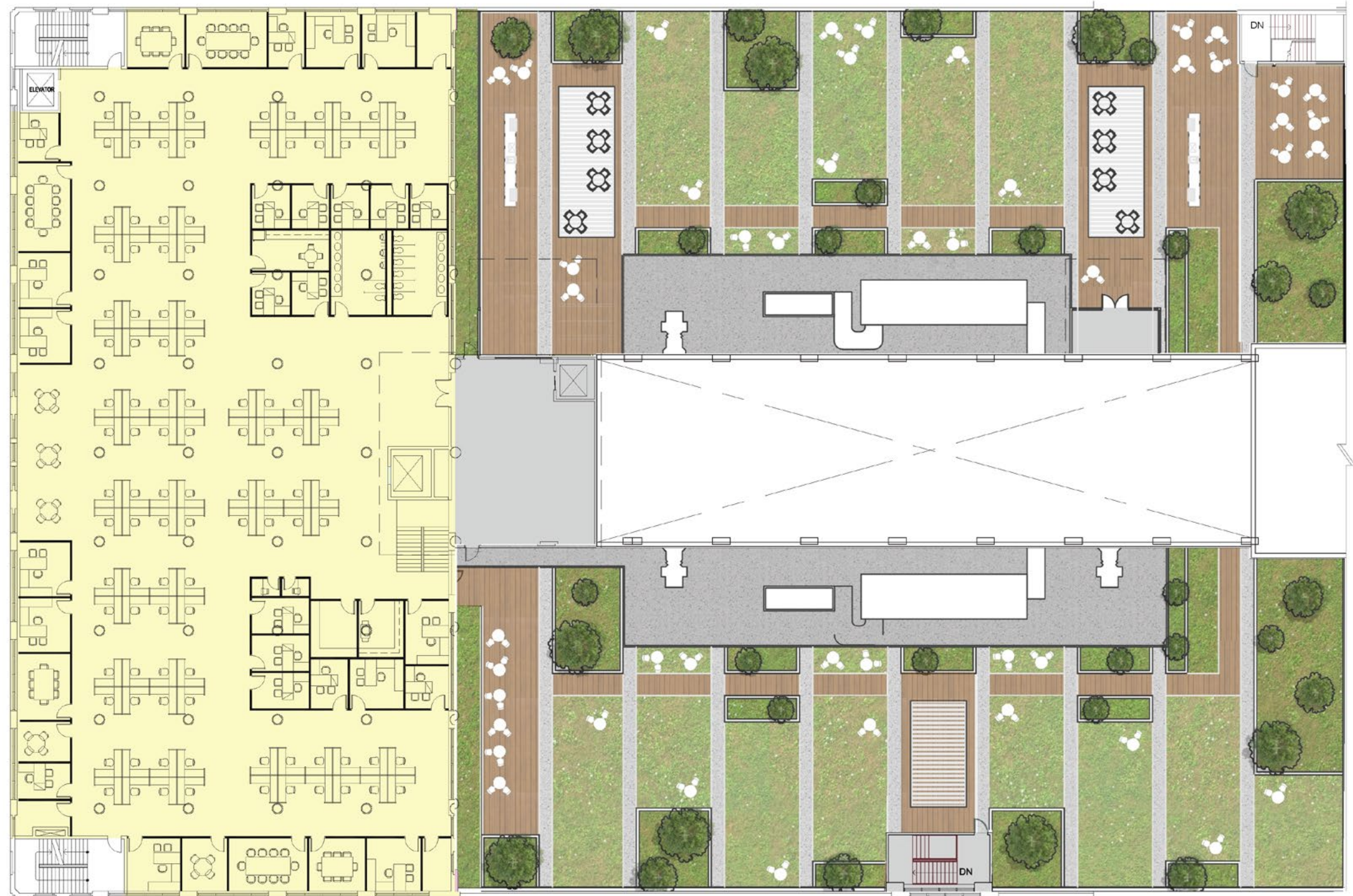


ATRIUM CAFE



**POTENTIAL
PRIVATE
OR SHARED
ROOFTOP
AMENITY**

Social or business
usages



TERRACE VIEW



MEET THE TEAM



Owner/Developer

For over 75 years, The Feil Organization has successfully owned, developed and managed over 25 million square feet of retail, commercial and industrial properties, over 5,000 residential rental units, as well as hundreds of net leased properties and thousands of acres of undeveloped land across the country.

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in Feil Organization

MdeAS

Design Architect

MdeAS Architects is an award-winning architecture firm based in New York City. The firm is known for creating quality workplaces, implementing intelligent programming, and revitalizing historic and landmark buildings.

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Building Architect

RDG excels in the fundamentals of project development, including zoning analysis, building code investigation, site evaluation and selection, strategic planning, conceptual design, and expert testimony for the municipal process.

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in Rosenbaum Design Group Architecture

QUEENS ATRIUM

The logo for Feil, consisting of the word "Feil" in a white, bold, sans-serif font inside a black circle.