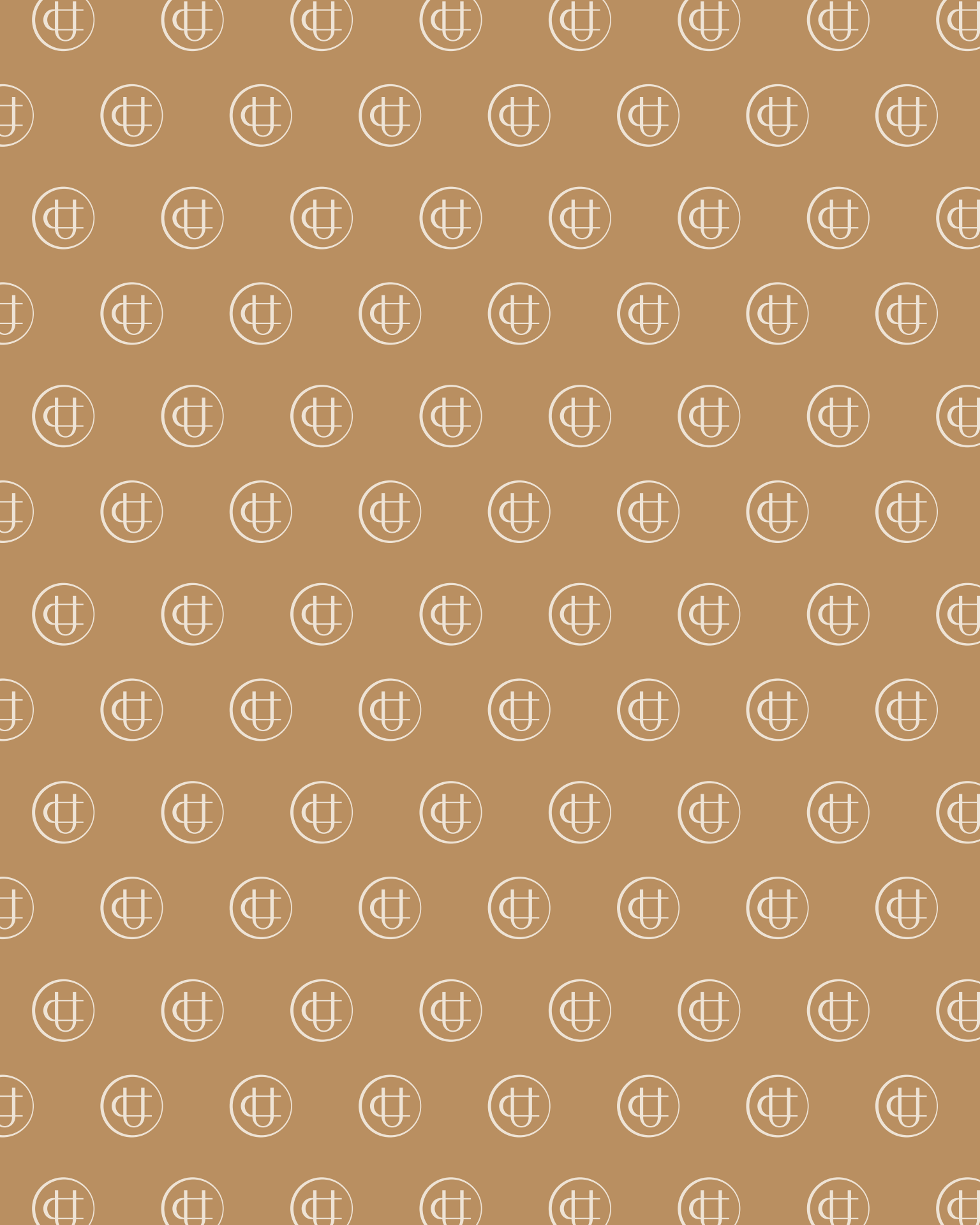




UNION CENTER

FLUSHING, NEW YORK





Located in the heart of Flushing's vibrant downtown business district, Union Center presents a 133,000 SF state-of-the-art build-to-suit Class A offices for young professionals seeking an opportunity to invest in their professional future.

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 5,000 SF of premium street-level retail, two 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 Sunlight Development and Lions Group NYC. Construction has already begun with a projected completion at the end of 2026. Union Center will meet the highest standards of performance, creating an exceptional setting for any business to thrive.

A WORLD CLASS WORKPLACE

THE SKY'S THE LIMIT

With clean geometry, floor-to-ceiling windows, 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 sales.

BUILDING FEATURES

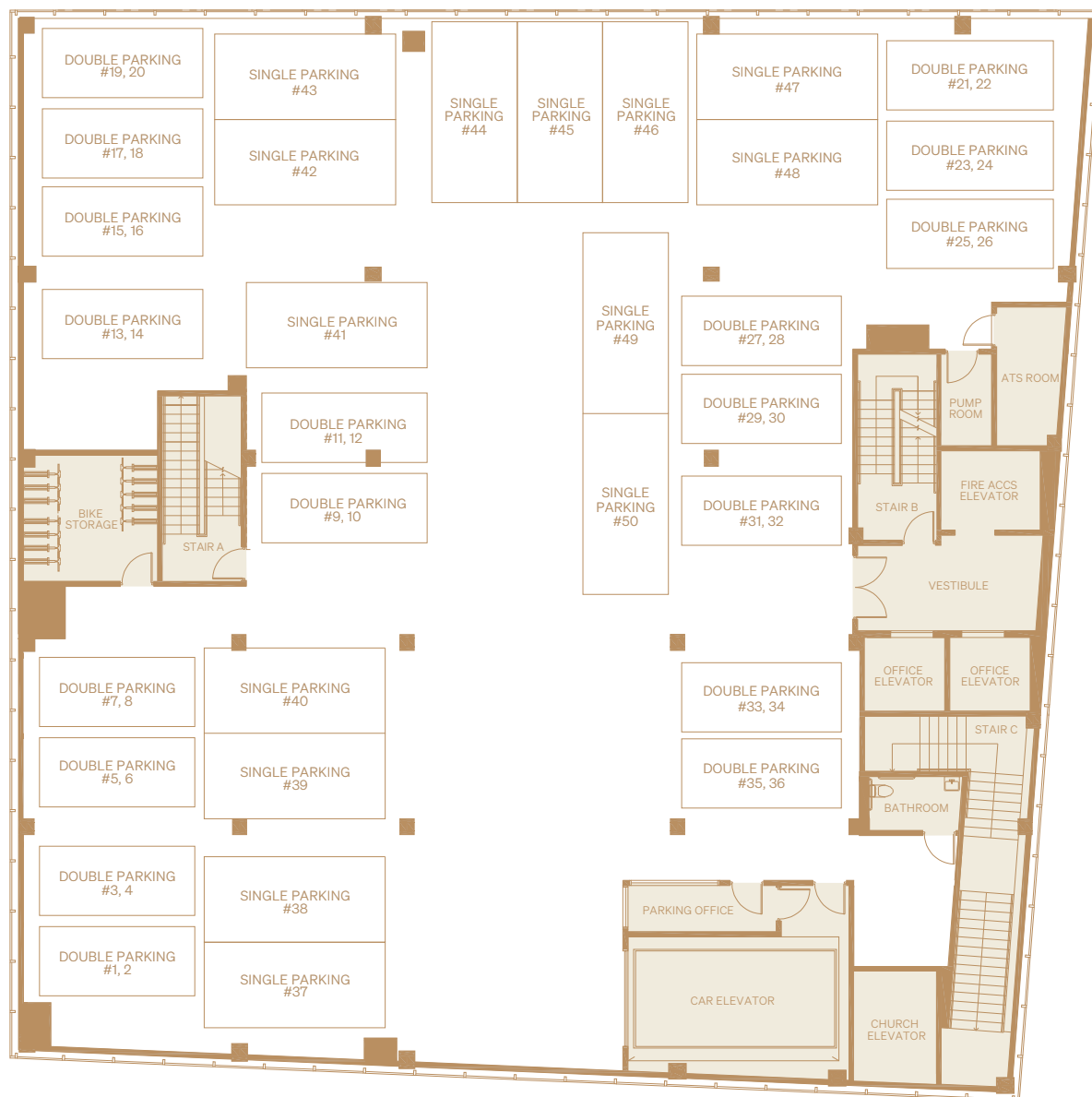
- Efficient, Environmentally Friendly Building
- Clean Energy, Fully Electric VRF HVAC System
- High-quality Air Filtration System
- Valet Parking System
- Large Windows Providing Abundant Natural light
- Energy-Efficient Thermal Insulation & Ventilation
- Uniquely Accessible Location with High Visibility
- Thriving Downtown Business District

16th floor	6930 SF
15th floor	8666 SF
14th floor	8948 SF
12th floor	9229 SF
11th floor	9275 SF
10th floor	9275 SF
9th floor	9275 SF
8th floor	9275 SF
7th floor	9275 SF
6th floor	9275 SF
5th floor	9143 SF
3rd floor	9968 SF
2nd floor	9911 SF
Parking	
1st floor	9636 SF
Cellar Parking	

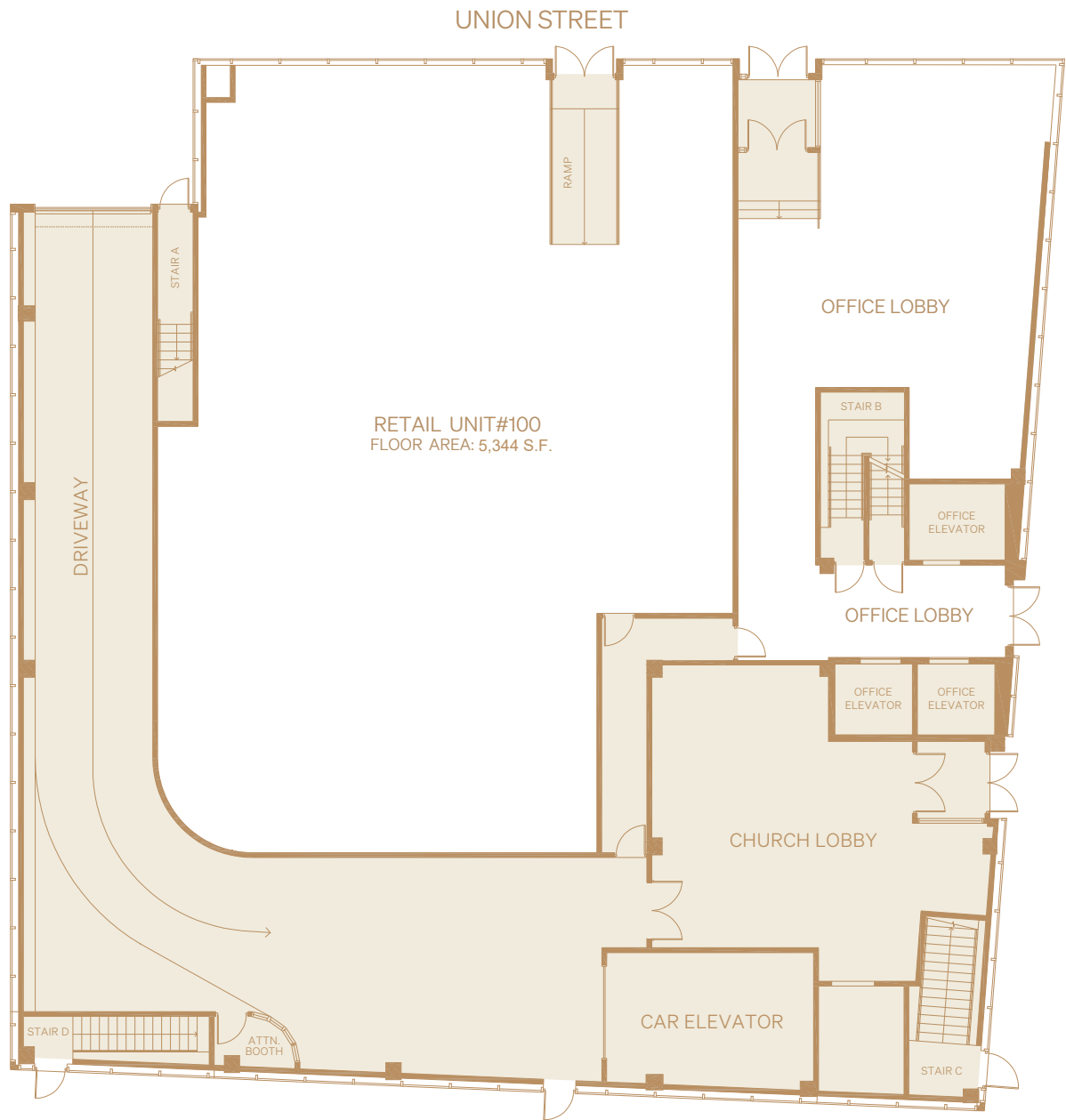




UNION STREET



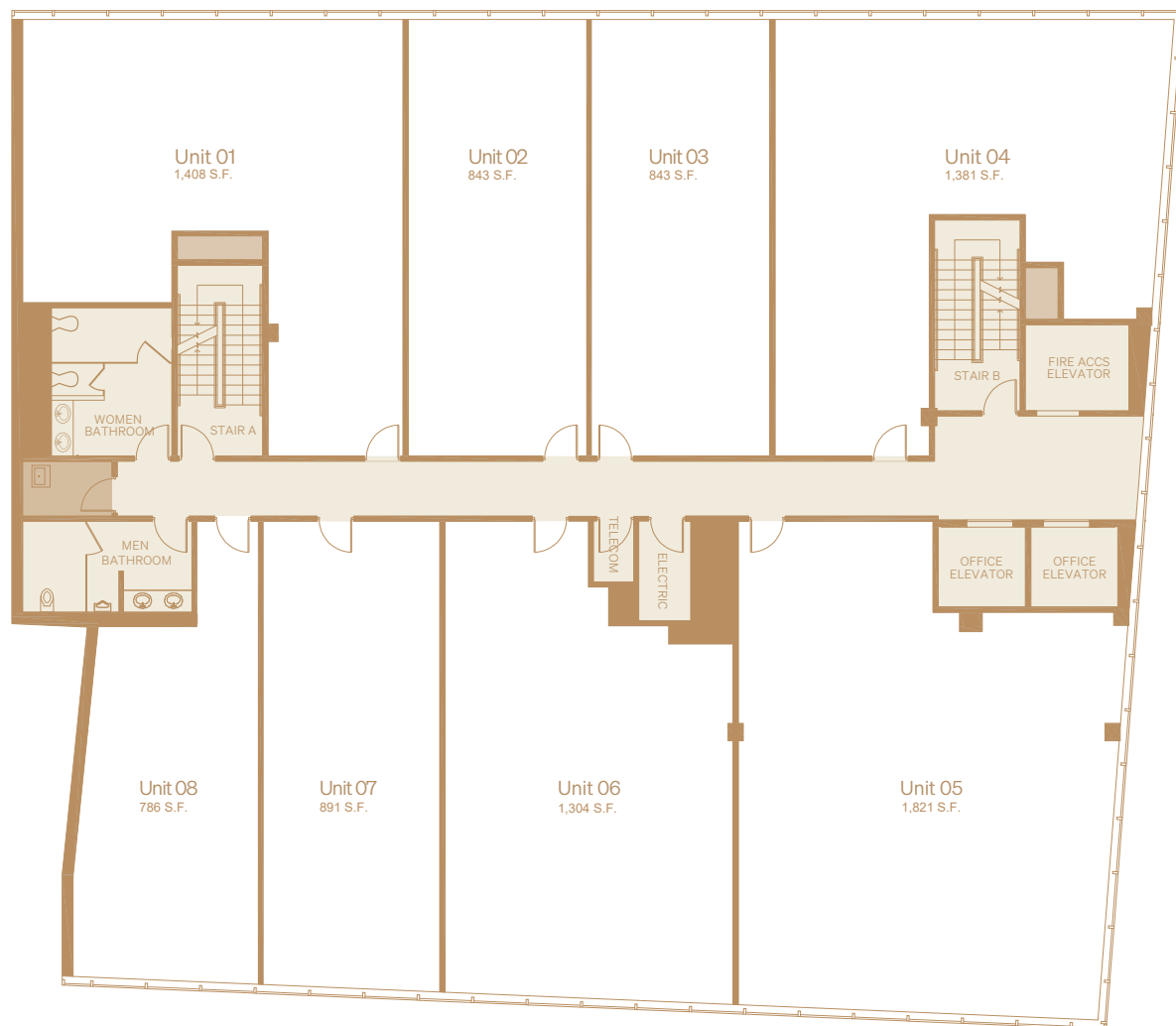
PARKING LEVEL



FIRST FLOOR



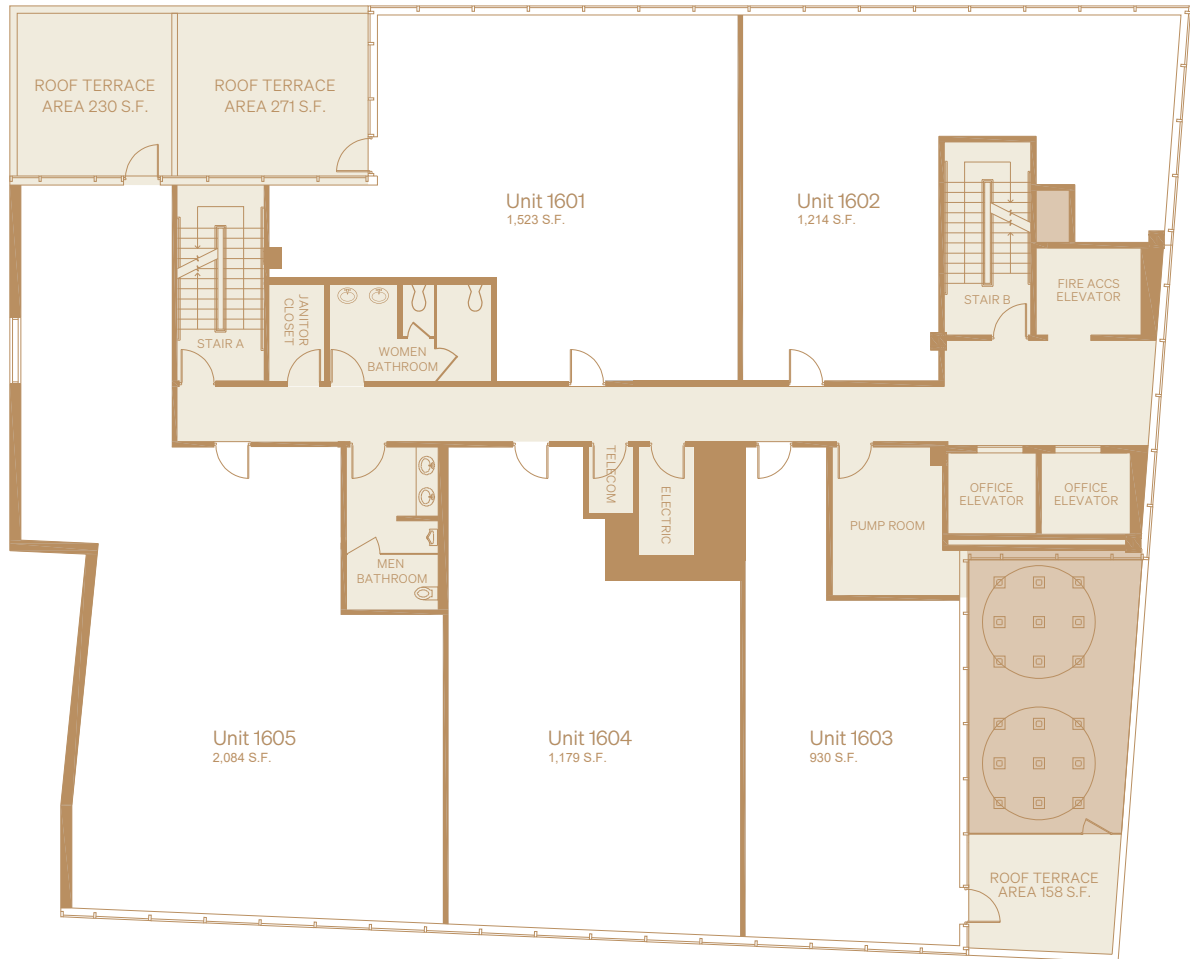
UNION STREET



TYPICAL OFFICES (FLOORS 6-11)



UNION STREET



16TH FLOOR



Office lobby
designed by
Paris Forino



TOP-TIER PROFESSIONAL OFFICE OPPORTUNITY

Union Center raises the bar of office space, delivering the highest level of service. Positioned at the heart of Downtown Flushing, one of NYC's largest central business districts, the location provides an advantage to legal practices, consulting firms, medical practices, and creative studios. The building is in close proximity to Flushing Hospital, Presbyterian Hospital, various medical institutions in addition to dozens of clinics and pharmacies. This strategically designed building provides excellent networking opportunities for tenants.





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.

UNPARALLELED ACCESS

- 4 min. to 7 Train
- 8 min. to LIRR
- 8 min. to Grand Central Parkway
- 28 min. to Grand Central
- 39 min. to Hudson Yards

HEALTHCARE/ MEDICAL/OFFICE

- 1. UnitedHealthcare
- 2. Northwell Health Medical Group
- 3. Flushing Commons Offices

RESIDENTIAL

- 4. One Fulton Square
- 5. Tangram House South
- 6. East West Tower
- 7. The Farrington

DEVELOPMENT

- 8. The Northern Tower
- 9. 6 Flushing Commons Shopping Plaza

MUNICIPAL

- 10. New York City Police Department - 109th Precinct
- 11. United States Postal Service
- 12. Queens Public Library at Flushing

HOTEL

- 13. Sheraton LaGuardia East Hotel
- 14. Hyatt Place Flushing/LaGuardia Airport
- 15. Hotel Indigo Flushing

BANKS

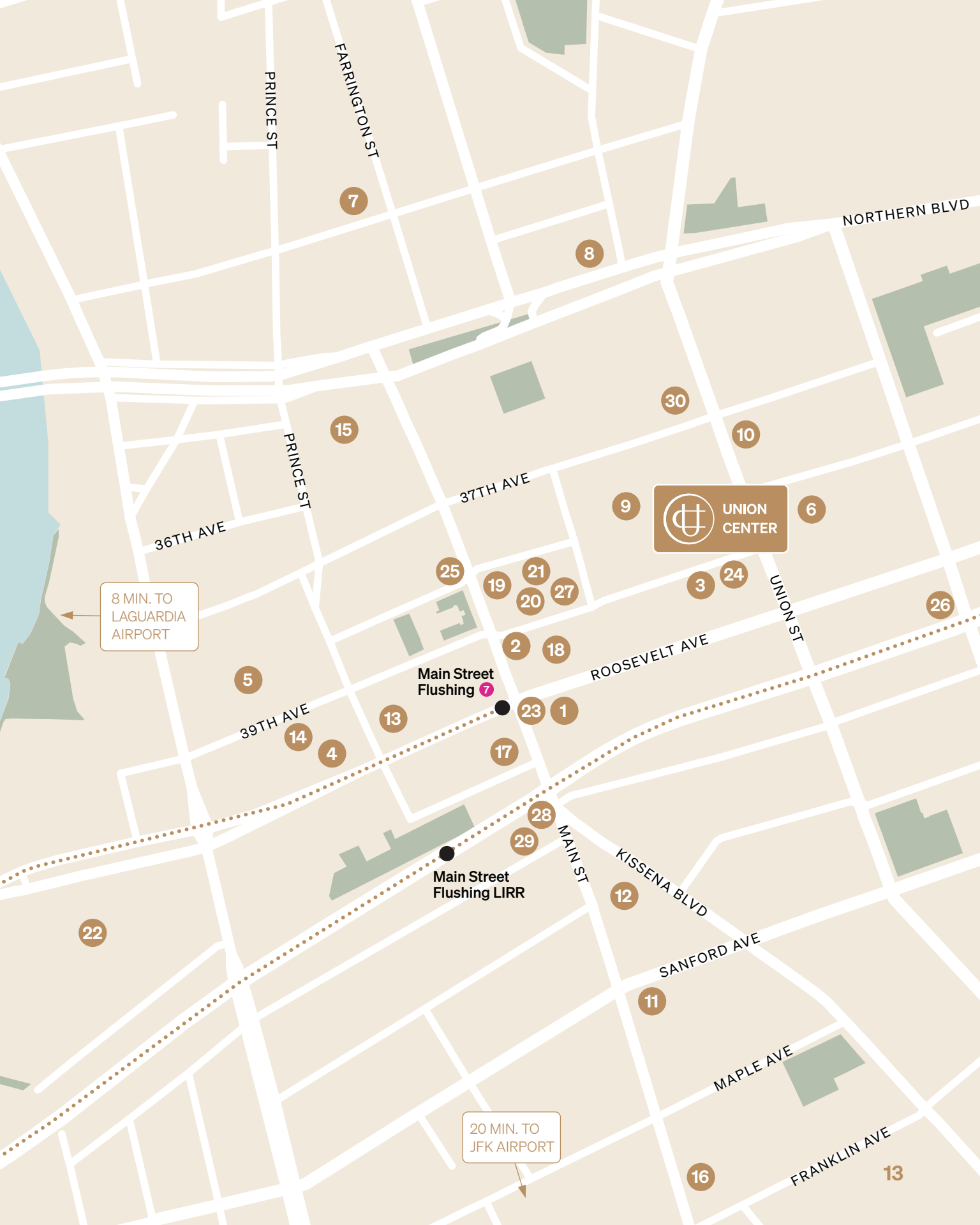
- 16. Bank of China
- 17. Cathay Bank
- 18. Chase Bank
- 19. CitiBank
- 20. TD Bank

RETAIL

- 21. Queens Crossing
- 22. The Shops at Skyview Center
- 23. Duane Reade

FOOD AND DINING

- 24. Haidilao Hotpot
- 25. Starbucks
- 26. H Mart
- 27. Paris Baguette
- 28. Xing Fu Tang
- 29. Gyu-Kaku
- 30. BUNSIK Korean Street Food



8 MIN. TO
LAGUARDIA
AIRPORT

Main Street
Flushing

Main Street
Flushing LIRR

20 MIN. TO
JFK AIRPORT



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.

Interiors by celebrated designer Paris Forino convey the luxury of a high-end fashion boutique, with elegant materials and finishes and refined modern details.

DESIGN HIGHLIGHT

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 Valet Parking System and Premium Retail



Hallway to
Elevator lobby





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.



TEAM

B SQUARE REALTY

B Square Realty is renowned for its expertise in new development sales and international buyer platforms. B Square Realty has successfully handled over \$550 million in development projects and sales volume in 2023 alone, cementing its status as a leader in the industry. The company offers exclusive access to premium properties and delivers personalized service to clients worldwide. With a reputation for excellence and a deep understanding of the market, B Square Realty is a trusted partner in the dynamic New York real estate scene. The company was founded by Barbie Li, an award-winning broker in New York, who oversees an impressive range of listings and new development projects. Her portfolio includes exclusive properties across NYC and Long Island.



ICROSS CAPITAL

The Union Center development project is financed by iCross Capital, a prominent real estate investment firm specializing in providing debt and equity financing to developers across the United States, with a particular focus on the Greater New York area. Under the leadership of real estate entrepreneur Lily Guo, iCross has established itself as a well-recognized private lender in New York City's commercial real estate industry.



LIONS GROUP

With over three decades of experience and knowledge in residential and commercial Real Estate development, Lions Group NYC has risen as one of the most premier developers serving New York with a portfolio valued over \$150 Million. Family-owned and managed, the Lions Group NYC focuses on acquisition, development, construction and management of residential, commercial and retail properties; currently holding and operating over 500,000 square feet of luxury condominiums, quality rental buildings and commercial spaces throughout the Metropolitan area as well as custom luxury residences in the north shore of Long Island also known as the Gold Coast.



SUNLIGHT DEVELOPMENT

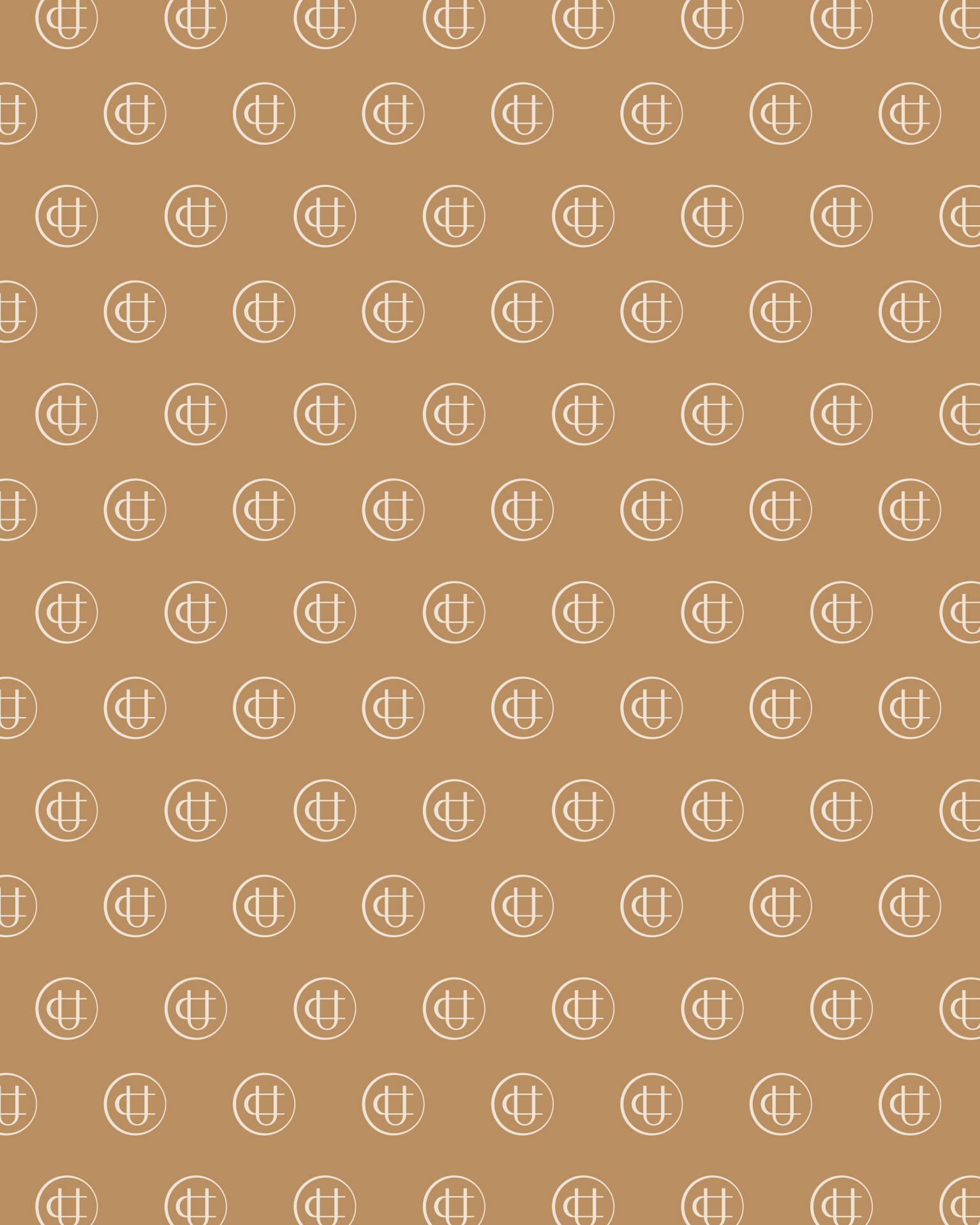
Sunlight Development has completed numerous projects in its 15 years of experience, leading projects totaling over 2 million square feet. Sunlight specializes in ground-up condominiums, multifamily residences, and commercial spaces with total finished project value exceeding \$1 billion. For 2024, Sunlight has 701,000+ sq ft under development with estimated total project value at 720+ million.



SALES CONTACT

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No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.





37-16 UNION STREET | FLUSHING, QUEENS, NEW YORK