

A nighttime photograph of a modern glass skyscraper with a curved facade. The building's windows are illuminated from within, creating a grid of warm yellow lights against the dark blue sky. In the background, other city buildings are visible, some also lit up. A white semi-transparent box is overlaid on the right side of the image, containing text.

100 31 Street
Queens, NY 10310

93,379.34 Total Rentable SqFt

ANSI/BOMA Z65.1-2017 Method A (Office)



93,379 RSF

Load Factor:1.0939

JP Tower
Stacking Plan

FLOOR 04	400 AccountMan 20,618 rsf 14,500 lsf 8/31/2035		04 - 20,618 RSF
FLOOR 03	300 OpenAi 20,618 rsf 15,000 lsf 8/30/2030		03 - 20,618 RSF
FLOOR 02	202 Shop Inc 11,636 rsf 6,500 lsf 8/29/2025	203 Book Inc 14,435 rsf 9,500 lsf 8/31/2033	02 - 26,071 RSF
	101 Nike 11,636 rsf 10,000 lsf 8/31/2025	102 Adidas 14,435 rsf 7,000 lsf 8/31/2029	
FLOOR 01			01 - 26,071 RSF

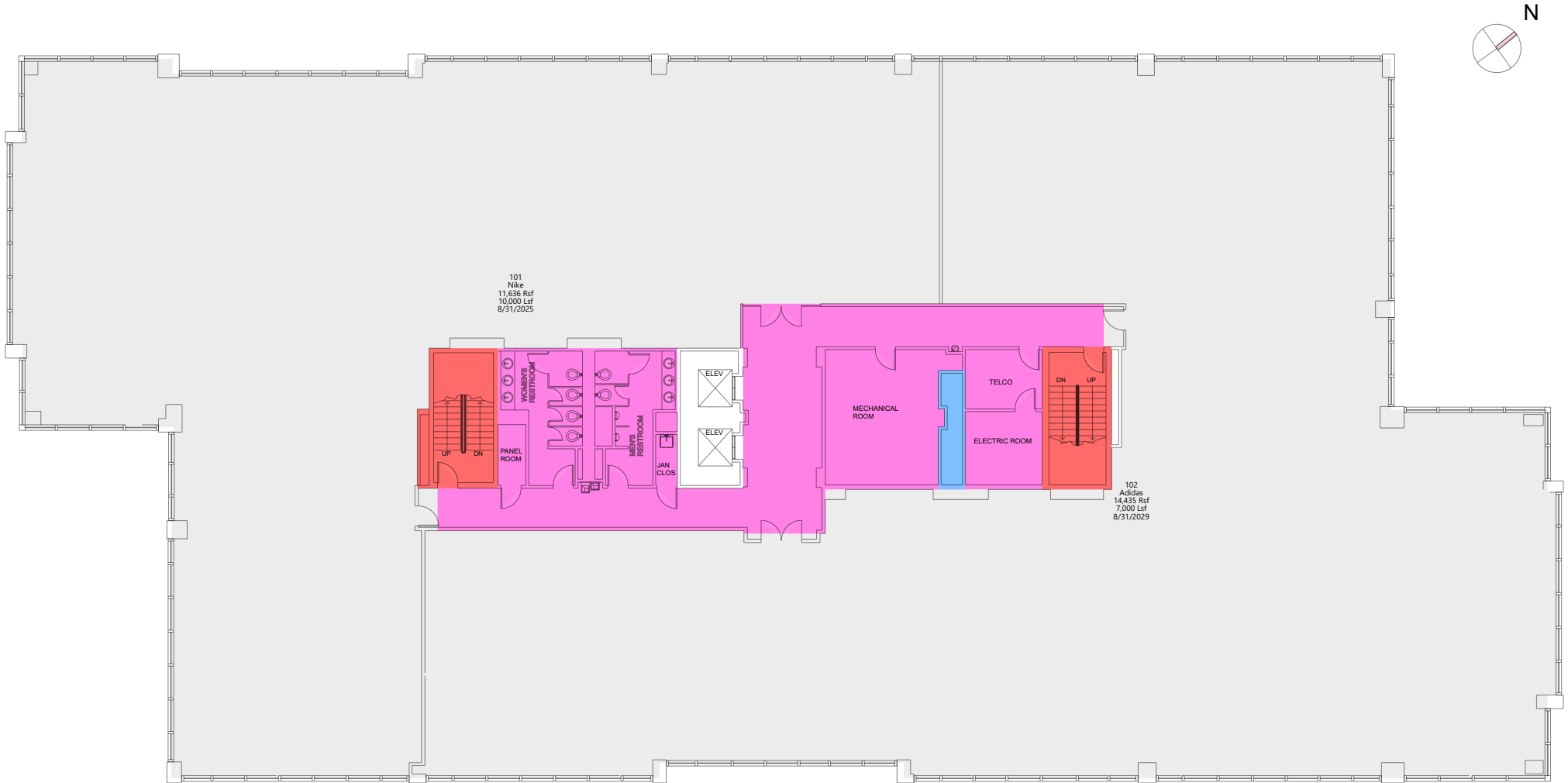


Global Summary Of Areas

100 31 Street, Queens, NY

ANSI/BOMA Z65.1-2017 Method A (Office)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
PRELIMINARY CALCULATIONS (NOT FOR LEASING)				INTERMEDIATE CALCULATIONS (NOT FOR LEASING)												FINAL CALCULATIONS	
Floor	Measure	Measure	B + C	Measure	Measure	F + G	Measure	H + I	Measure	D - J - K	(J + L) / J	H * M	(I * M) + K	ΣD / (ΣD - ΣO)	N * P	Q / H	
	Boundary Area (IPMS-2)	Rentable Exclusions	Floor Rentable Area	Unit Code	Tenant Area (IPMS-3)	Tenant Ancillary Area	Occupant Area	Building Amenity Area	Floor Usable Area	Building Service Area	Floor Service Area	Floor Allocation Ratio	Floor Allocation	Building Amenity & Service Area	Building Allocation Ratio	Rentable Area	Load Factor A
Floor 01	-	-	-	101	10,350.08	-	10,350.08	-	10,350.08	-	-	1.1037	11,423.56	-	1.0186	11,636.36	1.1243
	-	-	-	102	12,839.38	-	12,839.38	-	12,839.38	-	-	1.1037	14,171.04	-	1.0186	14,435.02	1.1243
	-	-	-	-	-	-	-	-	-	67.62	-	1.1037	-	-	1.0186	-	-
	-	238.56	-	-	-	-	-	-	-	-	-	1.1037	-	-	1.0186	-	-
	-	231.35	-	-	-	-	-	-	-	-	-	1.1037	-	-	1.0186	-	-
01 Totals	26,132.13	469.91	25,662.22		23,189.46	-	23,189.46	-	23,189.46	67.62	2,405.14	1.1037	25,594.60	67.62	1.0186	26,071.38	-
Floor 02	-	-	-	202	10,350.08	-	10,350.08	-	10,350.08	-	-	1.1037	11,423.56	-	1.0186	11,636.36	1.1243
	-	-	-	203	12,839.38	-	12,839.38	-	12,839.38	-	-	1.1037	14,171.04	-	1.0186	14,435.02	1.1243
	-	-	-	-	-	-	-	-	-	67.62	-	1.1037	-	-	1.0186	-	-
	-	238.56	-	-	-	-	-	-	-	-	-	1.1037	-	-	1.0186	-	-
	-	231.35	-	-	-	-	-	-	-	-	-	1.1037	-	-	1.0186	-	-
02 Totals	26,132.13	469.91	25,662.22		23,189.46	-	23,189.46	-	23,189.46	67.62	2,405.14	1.1037	25,594.60	67.62	1.0186	26,071.38	-
Floor 03	-	-	-	300	19,494.27	-	19,494.27	-	19,494.27	-	-	1.0383	20,241.38	-	1.0186	20,618.44	1.0577
	-	-	-	-	-	-	-	-	-	-	747.11	1.0383	-	-	1.0186	-	-
	-	200.64	-	-	-	-	-	-	-	-	-	1.0383	-	-	1.0186	-	-
	-	-	-	-	-	-	-	-	-	618.12	-	1.0383	-	-	1.0186	-	-
	-	238.56	-	-	-	-	-	-	-	67.62	-	1.0383	-	-	1.0186	-	-
03 Totals	21,597.60	670.47	20,927.13		19,494.27	-	19,494.27	-	19,494.27	685.74	747.11	1.0383	20,241.38	685.74	1.0186	20,618.44	-
Floor 04	-	-	-	400	19,493.96	-	19,493.96	-	19,493.96	-	-	1.0383	20,241.07	-	1.0186	20,618.12	1.0577
	-	-	-	-	-	-	-	-	-	-	747.11	1.0383	-	-	1.0186	-	-
	-	-	-	-	-	-	-	-	-	200.64	-	1.0383	-	-	1.0186	-	-
	-	-	-	-	-	-	-	-	-	618.43	-	1.0383	-	-	1.0186	-	-
	-	-	-	-	-	-	-	-	-	67.62	-	1.0383	-	-	1.0186	-	-
04 Totals	21,127.76	-	21,127.76		19,493.96	-	19,493.96	-	19,493.96	886.69	747.11	1.0383	20,241.07	886.69	1.0186	20,618.12	-
B Totals	94,989.62	1,610.29	93,379.34		85,367.15	-	85,367.15	-	85,367.15	1,707.68	6,304.50	1.0739	91,671.65	1,707.68	1.0186	93,379.34	1.0939



Building Amenity	Building Service	Floor Service	Inter-Building Amenity Area	Inter-Building Service Area	Parking	Rentable Exclusion	Tenant Ancillary	Tenant Area
--	68 sf (0%)	2,405 sf (9%)	--	--	--	470 sf (2%)	--	23,189 sf (88%)



Floor Details Report

2017 Method A

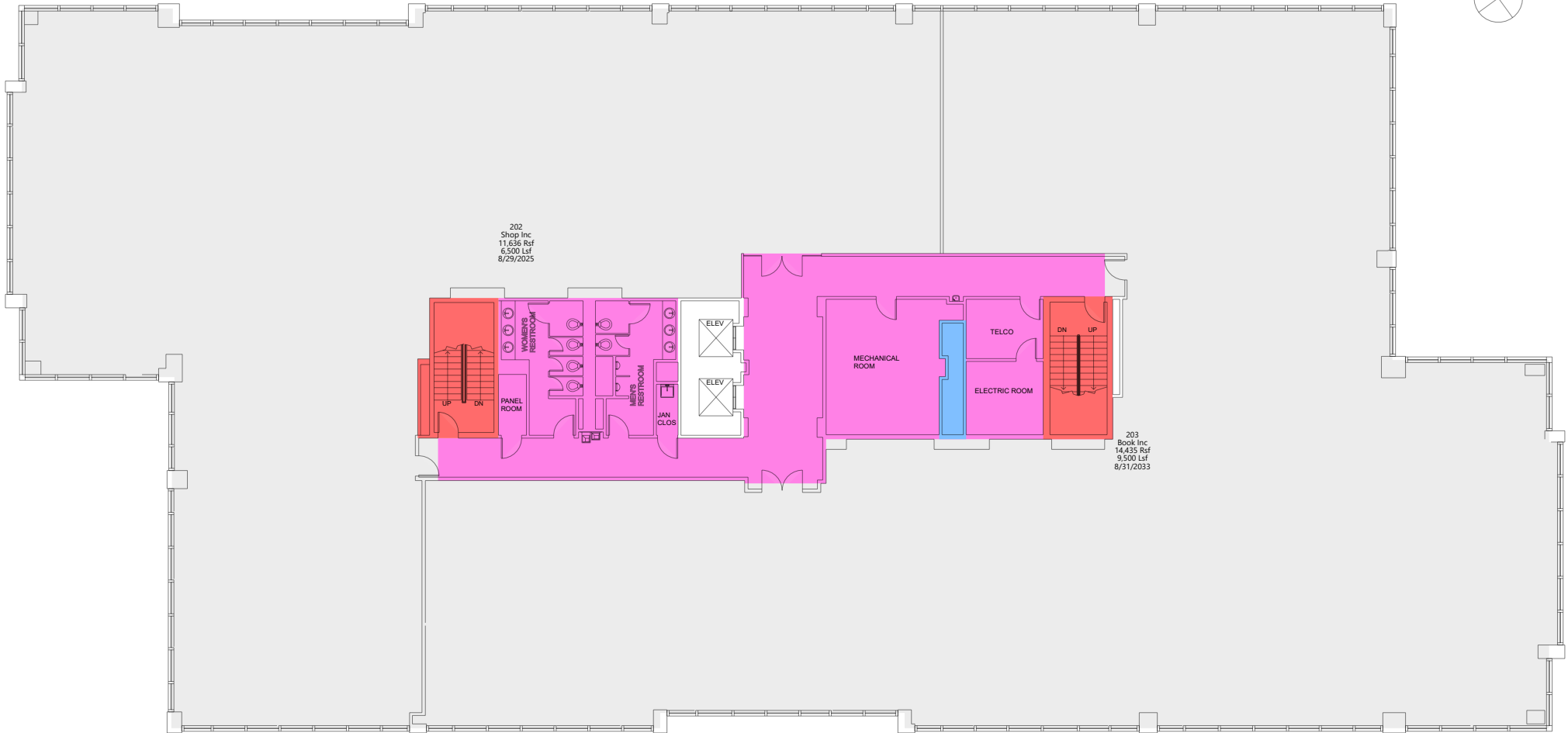
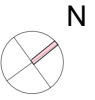
100 31 Street, Queens, NY

FLOOR: Floor 01

Load Factor: 1.1243

Floor	Unit	Tenant	Lease Exp	Occupant	Corridor		Rentable
Floor 01	101	Nike	8/31/2025	10,350	11,424	1.1243	11,636
Floor 01	102	Adidas	8/31/2029	12,839	14,171	1.1243	14,435
Totals				23,189	2,405		26,071

JP Tower
Floor 02



Building Amenity	Building Service	Floor Service	Inter-Building Amenity Area	Inter-Building Service Area	Parking	Rentable Exclusion	Tenant Ancillary	Tenant Area
--	68 sf (0%)	2,405 sf (9%)	--	--	--	470 sf (2%)	--	23,189 sf (88%)



Floor Details Report

2017 Method A

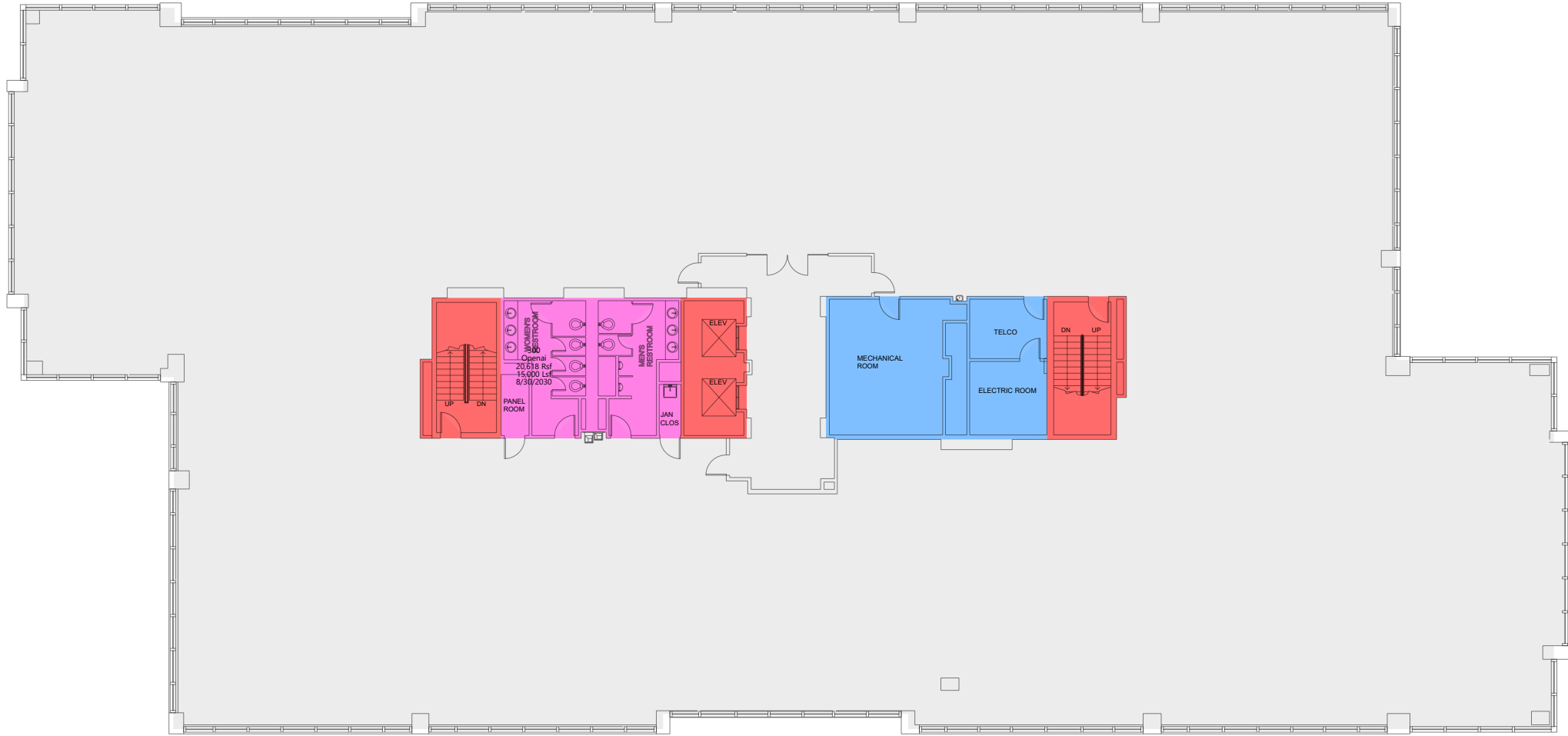
100 31 Street, Queens, NY

FLOOR: Floor 02

Load Factor: 1.1243

Floor	Unit	Tenant	Lease Exp	Occupant	Corridor		Rentable
Floor 02	202	Shop Inc	8/29/2025	10,350	11,424	1.1243	11,636
Floor 02	203	Book Inc	8/31/2033	12,839	14,171	1.1243	14,435
Totals				23,189	2,405		26,071

JP Tower
Floor 03



Building Amenity	Building Service	Floor Service	Inter-Building Amenity Area	Inter-Building Service Area	Parking	Rentable Exclusion	Tenant Ancillary	Tenant Area
--	686 sf (3%)	747 sf (3%)	--	--	--	670 sf (3%)	--	19,494 sf (90%)



Floor Details Report

2017 Method A

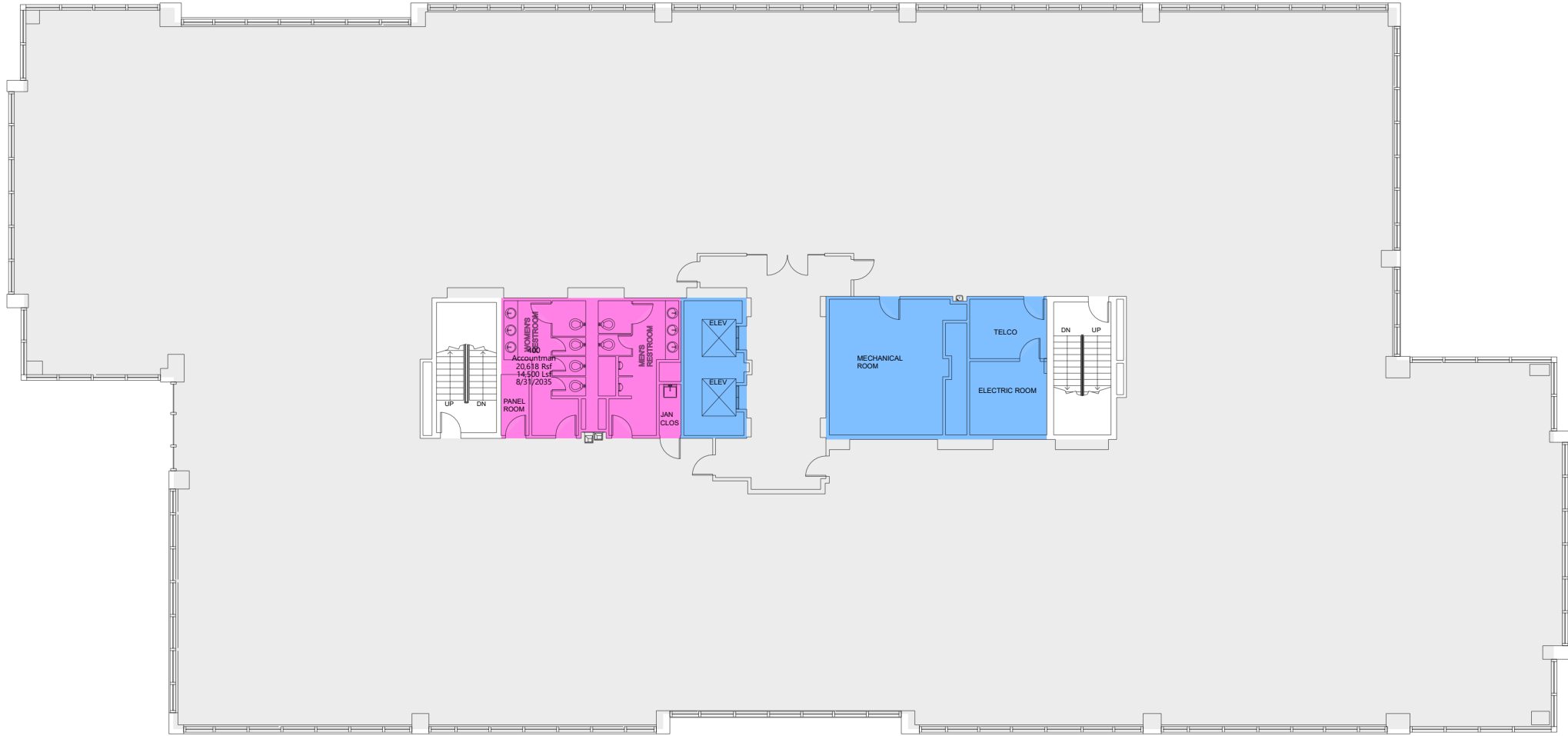
100 31 Street, Queens, NY

FLOOR: Floor 03

Load Factor: 1.0577

Floor	Unit	Tenant	Lease Exp	Occupant	Corridor	Rentable	
Floor 03	300	OpenAi	8/30/2030	19,494	20,241	1.0577	20,618
Totals				19,494	747		20,618

JP Tower
Floor 04



Building Amenity	Building Service	Floor Service	Inter-Building Amenity Area	Inter-Building Service Area	Parking	Rentable Exclusion	Tenant Ancillary	Tenant Area
--	887 sf (4%)	747 sf (3%)	--	--	--	--	--	19,494 sf (90%)



Floor Details Report

2017 Method A

100 31 Street, Queens, NY

FLOOR: Floor 04

Load Factor: 1.0577

Floor	Unit	Tenant	Lease Exp	Occupant	Corridor	Rentable	
Floor 04	400	AccountMan	8/31/2035	19,494	20,241	1.0577	20,618
Totals				19,494	747		20,618
