



Tangram House West Tops Out in Flushing

FLUSHING, NY – April 17, 2019 – Tangram House West, the highly anticipated new condominium and final piece of Tangram, the transformative 1.2 million square foot mixed-use development redefining the lifestyle of Flushing, Queens, has officially topped out at 13 stories, with sales slated to launch late this spring.

“We are thrilled to celebrate such an important milestone at Tangram House West on the heels of incredibly successful sales at our first residential condominium offering, Tangram House South, which is already more than 95% sold with homes being delivered in early summer,” said Helen Lee, Executive Vice President of F&T Group which is developing Tangram with SCG America. “With its marriage of striking design, amazing city views and unparalleled access to luxury amenities, Tangram House West will introduce a coveted residential experience for the new Flushing.”

Located at 37-09 College Point Blvd, Tangram House West will introduce 132 luxury residences ranging from studios to four-bedrooms, including a collection of spectacular penthouses. The building is designed by Margulies Hoelzi Architecture and features a striking glass façade that is punctuated with a series of undulating balconies. The design evokes waves of water, drawing inspiration from Tangram’s location near Flushing Bay and the spectacular water views enjoyed from many homes in the building. Homes with garden views will also be available.

Carefully crafted by award-winning architect and designer Jean-Gabriel Neukomm, the interiors at Tangram House West bring eastern sensibilities to western design culture. The homes are modern, yet warm and enveloping.

In addition to having the best of Tangram’s retail, dining and entertainment right at their fingertips, residents will also enjoy access to a diverse array of exclusive amenities and hotel-caliber services, including an 8,000-square-foot state-of-the-art health and wellness club, featuring wellness spa facilities with sauna and salt room, 60’ long indoor heated saltwater lap pool, and a relaxing heated indoor vitality pool. Residents arrive home at a private porte-cochère, set back from the hustle and bustle of Flushing’s 39th Avenue, and enter via a beautiful, fully-attended lobby with a 24-hour doorman, concierge and live-in residents’ manager.

Other amenities include a one-acre garden with a 3,500-square-foot teahouse-inspired Pavilion featuring private seating lounges, a Japanese sand garden, and a space for outdoor fitness classes; a library and lounge; an outdoor lit tennis court; indoor and outdoor children’s play areas; dog run areas; and BBQ grills with seating and dining area.

Tangram House West is an important piece of Tangram, a forward-thinking development inspired by the traditional Chinese dissection puzzle “tangram,” which consists of seven

flat pieces called *tans*. Tangram is elevating Flushing through its groundbreaking vision of cutting-edge retail, residential, office and hotel space. Once complete, Tangram will feature Flushing's first dynamic four-star hotel from Marriott International's Renaissance brand and American cinematic powerhouse Regal Cinemas, operator of the second-largest theatre circuit in the United States.

Just below the collection of 324 private residences across Tangram House West and Tangram House South, Tangram offers an immersive retail experience, featuring 275,000 square feet of high-end curated retail in a multi-level space alongside a sweeping, sky-lit atrium. The Tangram development is also home to curated food and beverage offerings, including Flushing's first beer garden and a culinary food hall. The project also includes the 48 office condos at Tangram Tower that is 80% sold. Closings at the office condominium are slated to begin later this month.

For more information, please visit www.tangramnyc.com.

About SCG America Group

Shanghai Construction Group (SCG) is one of the leading construction conglomerates in China and a pioneer in the development of modern cities, with work spanning decades. Publicly listed on the Shanghai Stock Exchange since 1997, with footprints in more than 30 countries and regions, SCG was ranked the 9th largest global contractor by *Engineering News-Record* in 2017. SCG America (SCGA), a wholly-owned subsidiary of SCG headquartered in New York City, has three decades of experience and currently has billions invested in real estate in the United States. Its services range from general contracting, construction management, real estate development and real estate fund management. As highly sought-after builders and developers, SCGA strives for professional excellence and technological innovation that creates enduring value for partners and customers alike.

About F&T Group

Established in New York City in 1983, F&T Group is a fully integrated real estate development and investment company focusing on mixed-use, commercial and residential development with offices in NYC and Shanghai. Offering an in-house team of highly experienced development, construction, master planning, design and marketing professionals, F&T's US-Sino cooperative platform is characterized by its internationally recognized construction and design quality, as well as its global vision for development excellence. F&T Group's current projects include One Fulton Square, a 330,000 square foot mixed-use project across from Tangram; and Flushing Commons, a 1.8 million-square-foot mixed-use project consisting of office, luxury residential; and a 1.5-acre public plaza, also in the heart of Downtown Flushing.

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