

**YOUR VISION  
OUR MISSION**  
SUNNYSIDE CAMPUS





## Welcome to East End Studios — Sunnyside Campus.

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Strategically located in Queens, just outside of Manhattan and minutes from both John F. Kennedy and LaGuardia Airports, Sunnyside is a new, premier 271,000 square foot campus featuring three purpose-built 37'-clear height sound stages. Additionally, there is a 15,000 square foot rooftop flex-stage with 26' clear height, showcasing some of the best views of the Queens, Brooklyn and Manhattan skylines and providing ample outdoor space.

Sunnyside will also be equipped with 150,000 square feet of office, production, and mill space, 225 below-grade parking spaces and abundant loading space at grade for full-size trucks. Tenants will be able to utilize stage space that's fully integrated with XR/VR infrastructure and also supports multi and single cam for feature films, television series, commercials and marketing campaigns. Solar panels will line the rooftop for a more sustainable power offering.



**EAST END**  
STUDIOS

STAGE 3

04 / SUNNYSIDE



**Sunnyside is the most efficient, comprehensive, and elegant TV and film production facility in New York City.**

|                                      |                |
|--------------------------------------|----------------|
| Submarket                            | Queens, NYC    |
| Total Size                           | 350,000 SF     |
| Height                               | 5 Stories      |
| No. of Stages                        | 4              |
| Stage Area                           | 91,500 SF      |
| Production/Office/Support/Commissary | 110,000 SF     |
| Talent/Green/Hair & Makeup           | 31,000 SF      |
| Shop/Mill                            | 12,000 SF      |
| Parking                              | 225 Car Garage |
| Commissary & Catering                | 16,355 SF      |
| 3 Outdoor Terraces                   | 12,500 SF      |
| Truck Loading                        | 8 Covered Bays |



06 / STAGES

**Sunnyside features four spectacular stages and every possible amenity, providing ample space to execute your vision.**

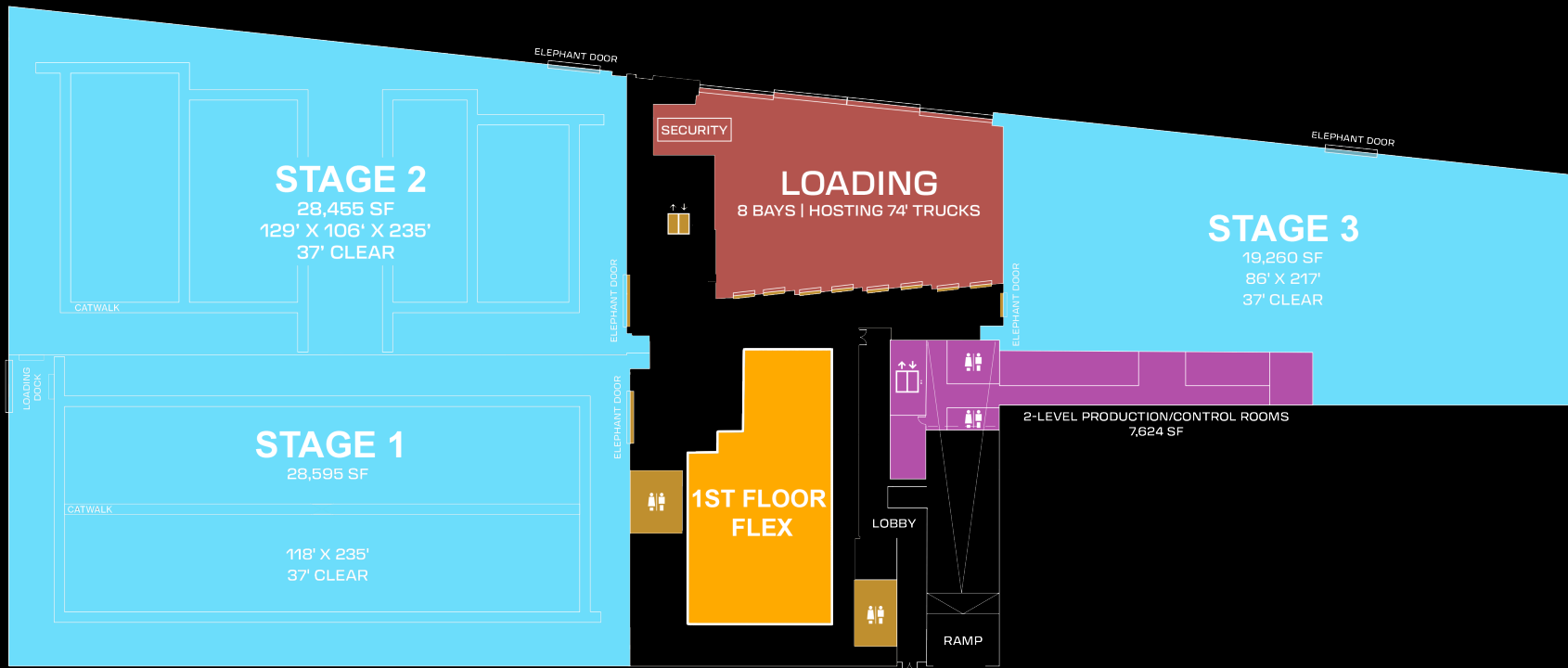
Adjacent support spaces include robust hair, makeup, wardrobe, and talent suites as well as plentiful parking, base camp and mill and storage. The stages are supported by Class-A production offices on the floors above.

The stages feature catwalks, state-of-the-art soundproofing, integrated smart grid analog style control systems and ample power distribution.

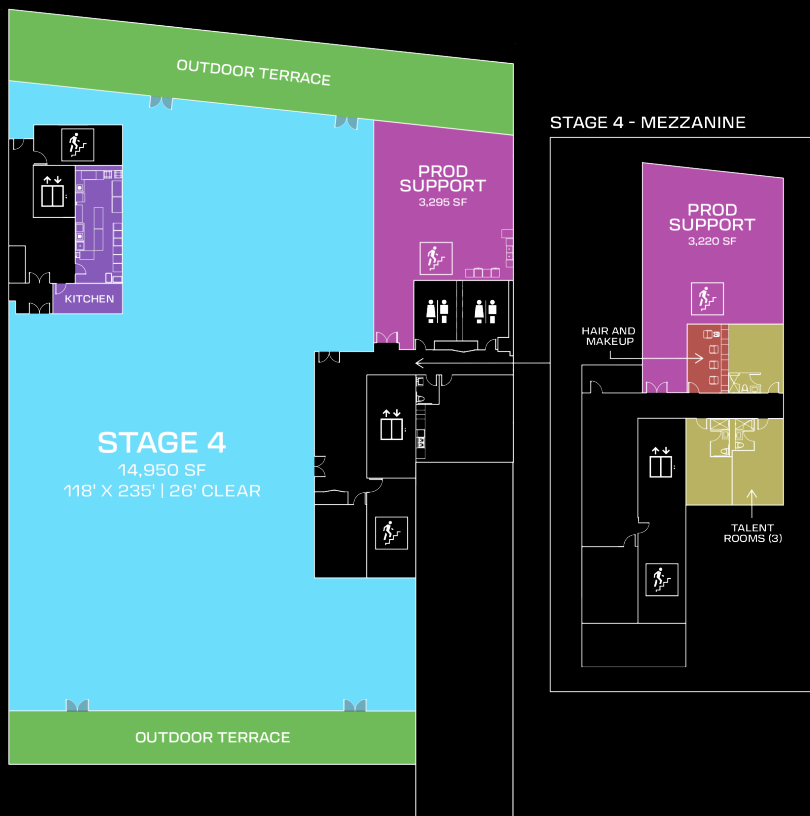
See specifications for more details.

|                                  |           |
|----------------------------------|-----------|
| Stage 1                          | 28,595 SF |
| Stage 2                          | 28,455 SF |
| Stage 3                          | 19,260 SF |
| Stage 4                          | 14,950 SF |
| Virtual Production Support Space | 7,624 SF  |
| Shop/Mill                        | 12,000 SF |
| Stage 1, 2, 3 Heights            | 37" Clear |
| Stage 4 Height                   | 26" Clear |

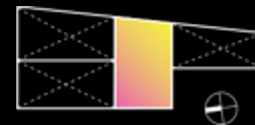




Street Level



The glass-walled fourth floor features a fourth stage with dedicated support space, catering kitchen, and two large outdoor terraces with sensational views of the Manhattan and Brooklyn skylines.



|                         |                              |
|-------------------------|------------------------------|
| Stage 4                 | 14,950 SF                    |
| Support Space & Kitchen | 6,515 SF                     |
| Outdoor Terraces        | 6,290 SF                     |
| Height                  | 26' clear                    |
| Talent Rooms            | 3 with private shower / bath |



## SPECS: STAGES 1 & 2

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### Structure:

- 12" thick structural concrete slab with 4" isolation slab on top
- Max floor load of 150 lbs/SF, which may be increased to 225 lbs/SF with local reinforcement in below grade garage
- Open-web steel joist roof, with steel joists spaced 6'-6" on-center
- Roof joists support 30 lbs/SF of suspended production loads
- Roof joists fitted with rigging beams at bottom chord
- Catwalks provided in roof trusses with access from stair tower and ladder
- Clear span

### Openings:

- 20' x 18' single sliding elephant door, STC-50 rated for access from Shop/Mill
- 20' x 18' double leaf flush swing elephant door, STC-50 rated for access from Street
- Personnel access via STC rated sound and light locks
- 24" sound mitigated rathole

### Security:

- MPAA and Bond compliant Access Control and Security Camera Coverage
- Campus-wide digital access controls, via *Avigilon*

### Sound:

- Acoustically designed with 10-inch-thick insulated concrete walls; InsulQuilt lined walls, black
- Wall assembly achieves STC Rating of 65+
- Designed to minimum noise criteria rating of NC-25

### Power:

- Each stage has a 1,800 amps 120/208v – 3 Phase
- 3-phase 5 wire panel providing service via:
  - Three (3) 400A Cam Locks
  - Three (3) 200A Cam Locks
  - One (1) 200A Cam Lock at Catwalk Level
- +200 amps of distributed power including convenience outlets at catwalks

### Air/HVAC:

- Rooftop HVAC provides 238 tons cooling / 200 tons heating, per stage
- Theatrical purge system on each stage
- Vibration isolators and in-line silencers provide near silent operations
- Flex-duct connections
- IDF and MDF rooms generously cooled

# SPECS: STAGE 3

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## Structure:

- 12" thick structural concrete slab with 4" isolation slab on top
- Max floor load of 150 lbs/SF, which may be increased to 225 lbs/SF with local reinforcement in below grade garage
- Open-web steel joist roof, with steel joists spaced 5' on-center
- Roof joists support 30 lbs/SF of suspended production loads
- Clear span

## Openings:

- 12' x 18' single sliding elephant door, STC-50 rated for access from Shop/Mill
- Two (2) 20' x 18' single sliding elephant doors, STC-50 rated for access from Street
- Personnel access via STC rated sound and light locks
- 24" sound mitigated rathole

## Security:

- MPAA and Bond compliant Access Control and Security Camera Coverage
- Campus-wide digital access controls, via *Avigilon*

## Sound:

- Acoustically designed with 10-inch-thick insulated concrete walls; InsulQuilt lined walls, black
- Wall assembly achieves STC Rating of 65+
- Designed to minimum noise criteria rating of NC-25

## Power:

- Stage has 4000 amps 120/208v – 3 Phase
- 3-phase 5 wire panel providing service via:
  - Eight (8) 400 AMP Cam Locks
  - Four (4) 200 AMP Cam Locks
- 300 amps of distributed power

## Air/HVAC:

- Rooftop HVAC provides 171 tons cooling / 160 tons heating
- Theatrical purge system
- Vibration isolators and in-line silencers provide near silent operations
- Flex-duct connections
- IDF and MDF rooms generously cooled

## SPECS: STAGE 4

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### Structure:

- Steel columns, spandrels, and roof joists supporting a slab on metal deck
- Max floor load 150 lbs/SF
- 25' tall floor to ceiling glass windows providing unobstructed views
- Open-web steel joist roof, with steel joists spaced 5' on-center
- Truss supports 30 lbs/SF of suspended production loads
- Clear span

### Elevators:

- 3 oversized passenger elevators
- 1 service car with 8,000 lbs capacity

### Security:

- MPAA and Bond compliant Access Control and Security Camera Coverage
- Campus-wide digital access controls, via *Avigilon*

### Sound:

- Sound Rated Glass Walls at the East and West Facades with full height black-out curtains for sound and light dampening
- Wall assembly achieves STC Rating of 50+
- Personnel access via STC rated hollow metal doors, with sound locks

### Power:

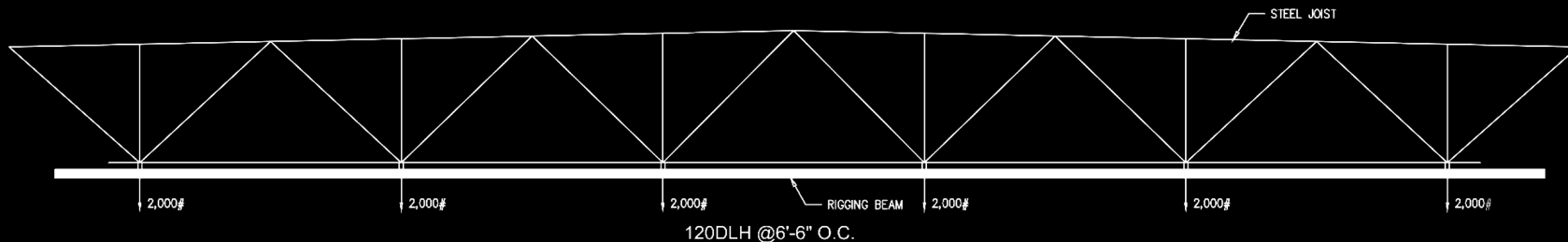
- Stage has 1000 amps 120/208v – 3 Phase
- 3-phase 5 wire panel providing service via:  
Four (4) 200 AMP Cam Locks
- 225 amps of distributed power

### Air/HVAC:

- Rooftop HVAC units 162 tons cooling / 240 tons heating
- Vibration isolators and in-line silencers provide near silent operations
- Theatrical purge

# STAGE 1 TRUSS LOADING DIAGRAM

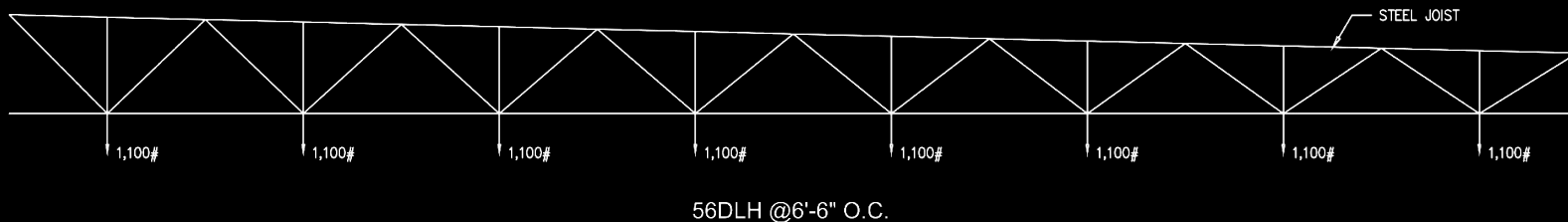
1. Max permissible truss load based on lighting grid load of 30 psf suspended from the roof joists.
2. Any deviation from the loading scenarios above must reviewed by a NY licensed structural engineer.
3. Loads are permitted to be applied anywhere along the rigging beam provided total supporting reaction indicated at each panel point.
4. All bridles are limited to 45 degrees.
5. Loads shown are static loads. If dynamic loads are anticipated the loading must be reviewed by a NY licensed Structural Engineer.



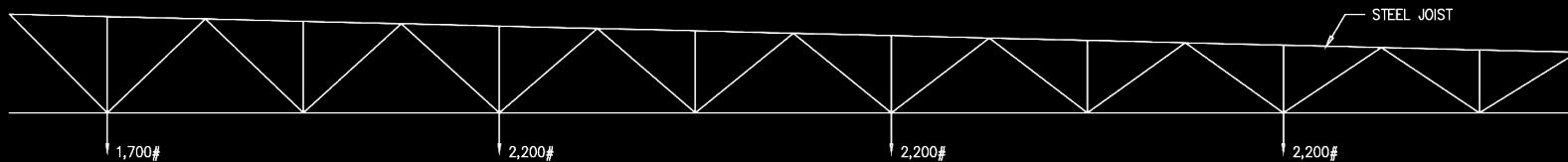


## STAGE 3 TRUSS LOADING DIAGRAM

1. Max permissible truss load based on lighting grid load of 30 psf suspended from the roof joists.
2. Any deviation from the loading scenarios above must reviewed by a NY licensed structural engineer.
3. All bridles are limited to 45 degrees.
4. Loads shown are static loads. If dynamic loads are anticipated the loading must be reviewed by a NY licensed Structural Engineer.



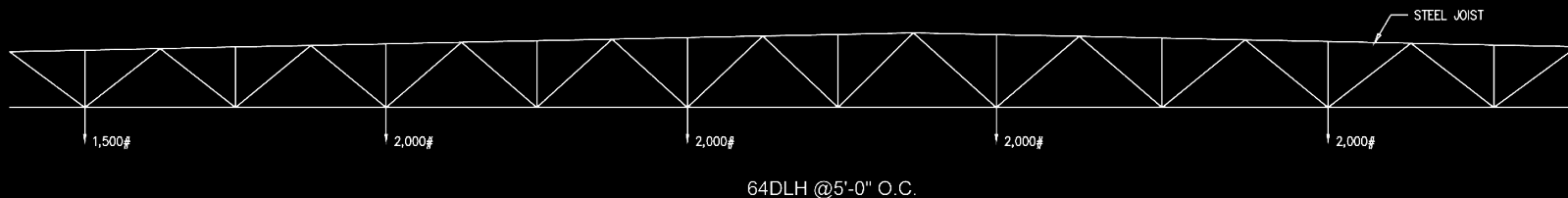
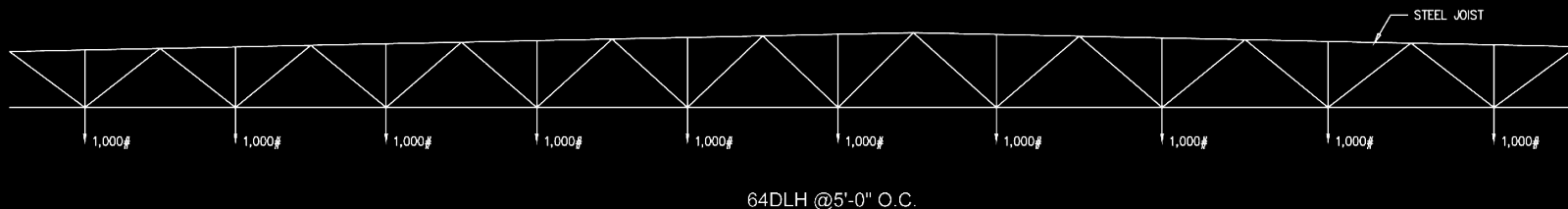
56DLH @6'-6" O.C.



56DLH @6'-6" O.C.

## STAGE 4 TRUSS LOADING DIAGRAM

1. Max permissible truss load based on lighting grid load of 30 psf suspended from the roof joists.
2. Any deviation from the loading scenarios above must be reviewed by a NY licensed structural engineer.
3. All bridles are limited to 45 degrees.
4. Loads shown are static loads. If dynamic loads are anticipated the loading must be reviewed by a NY licensed Structural Engineer.





18 / PRODUCTION SUPPORT

LOADING DOCK

Sunnyside provides comprehensive and secure production support spaces, including executive and bullpen-style offices, an expansive shop and mill space served directly by an 8-bay enclosed loading dock, green rooms and hotel-style talent suites, and a 460-person commissary with indoor and outdoor seating.

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|  |            |
|--|------------|
| Shop/Mill                                | 12,000 SF  |
| Parking                                  | 110,000 SF |
| Commissary & Catering                    | 16,355 SF  |
| Talent/Green/Hair & Makeup/Storage Rooms | 31,000 SF  |

# SPECS: PRODUCTION SUPPORT

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## General:

- 5 floors with 2 mezzanines, multiple terraces and direct access to stages
- Floor plates – 150,000 RSF of varied spaces
- Ample below grade parking with 11'-9" clearance and secured entrance
- Loading dock with room for 5 50' Trucks and 3 57' Trucks – doubles as base camp
- Sliding hanger-style door allows for the loading dock area to be fully secured off-hours
- Dedicated off-street waste storage
- 460 person commissary with separate / identical catering kitchens
- Pantry kitchens at each floor within each office suite
- 3 passenger and 1 freight elevator serve all levels, plus 1 additional oversize freight elevator serve the cellar to the 1st floor for loading
- ADA restrooms at each floor, including stage adjacent

## Parking:

- 225 hosted spaces, doubles as base camp
- 120/208v 3-Phase Power available
  - One (1) 400A Cam lock
  - One (1) 200A Cam lock
  - One (1) 100A spare and three (3) 200A spare circuits available in Cellar Main Electrical Room
- 8,500 SF Loading Dock, doubles as base camp with 400A 120/208v 3-Phase Power

## Specialized Support:

- Support spaces located on ground, mezzanine, second and fifth floors
- All stages have direct access to production support spaces
- Specialized support spaces include:
  - Nine (9) private talent holding rooms
  - One (1) green room (850 SF) with wet bar
  - Numerous hair and makeup rooms
  - Two (2) flex production space with washer/dryer hookups
    - One (1) 5550 SF sub-dividable into three (3) suites
    - One (1) 2550 SF sub-dividable into two (2) suites

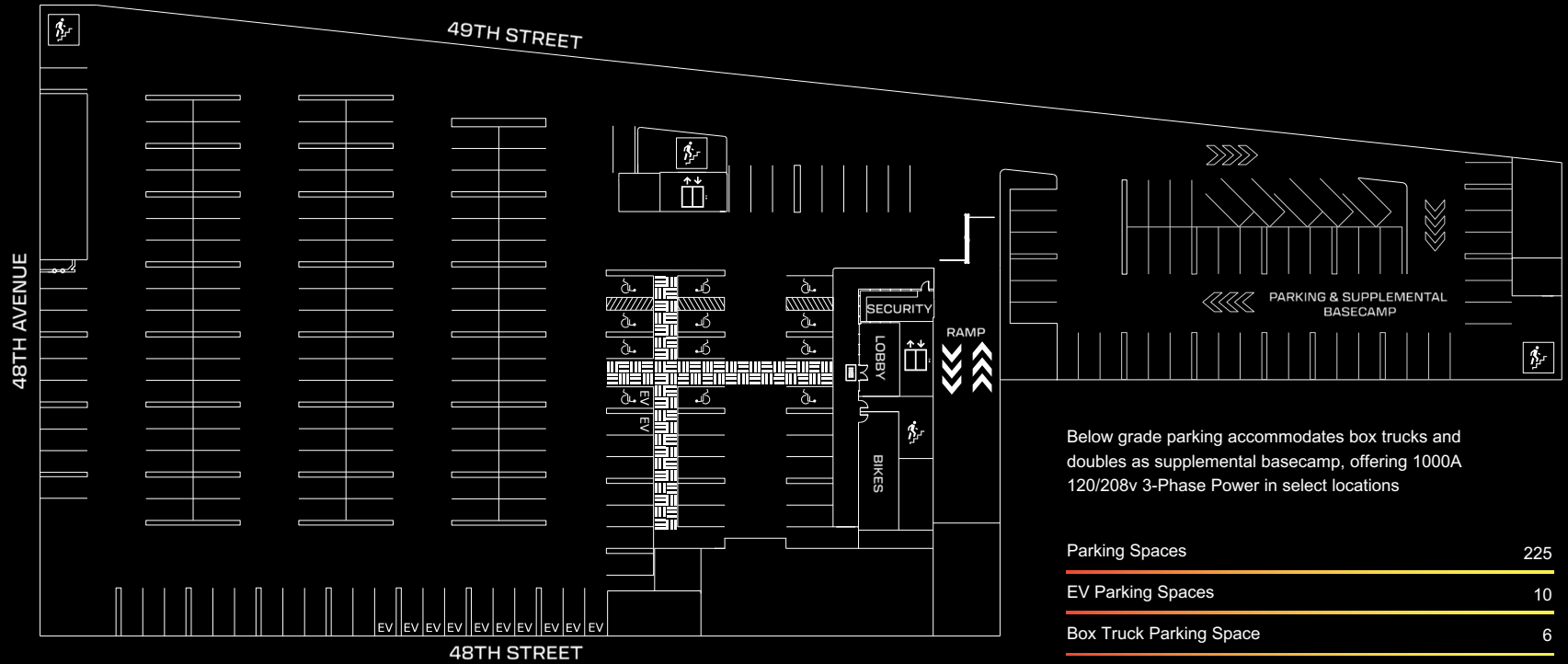
## Shop/Mill:

- Power and outlets: 900A – 120/208V, 3-Phase with 3 200A Cam-locks

## Security:

- MPAА and Bond compliant Access Control and Security Camera Coverage

## 20 / PARKING GARAGE



Below grade parking accommodates box trucks and doubles as supplemental basecamp, offering 1000A 120/208v 3-Phase Power in select locations

|                         |           |
|-------------------------|-----------|
| Parking Spaces          | 225       |
| EV Parking Spaces       | 10        |
| Box Truck Parking Space | 6         |
| Bike Spaces             | 36        |
| Parking Area            | 110,00 SF |

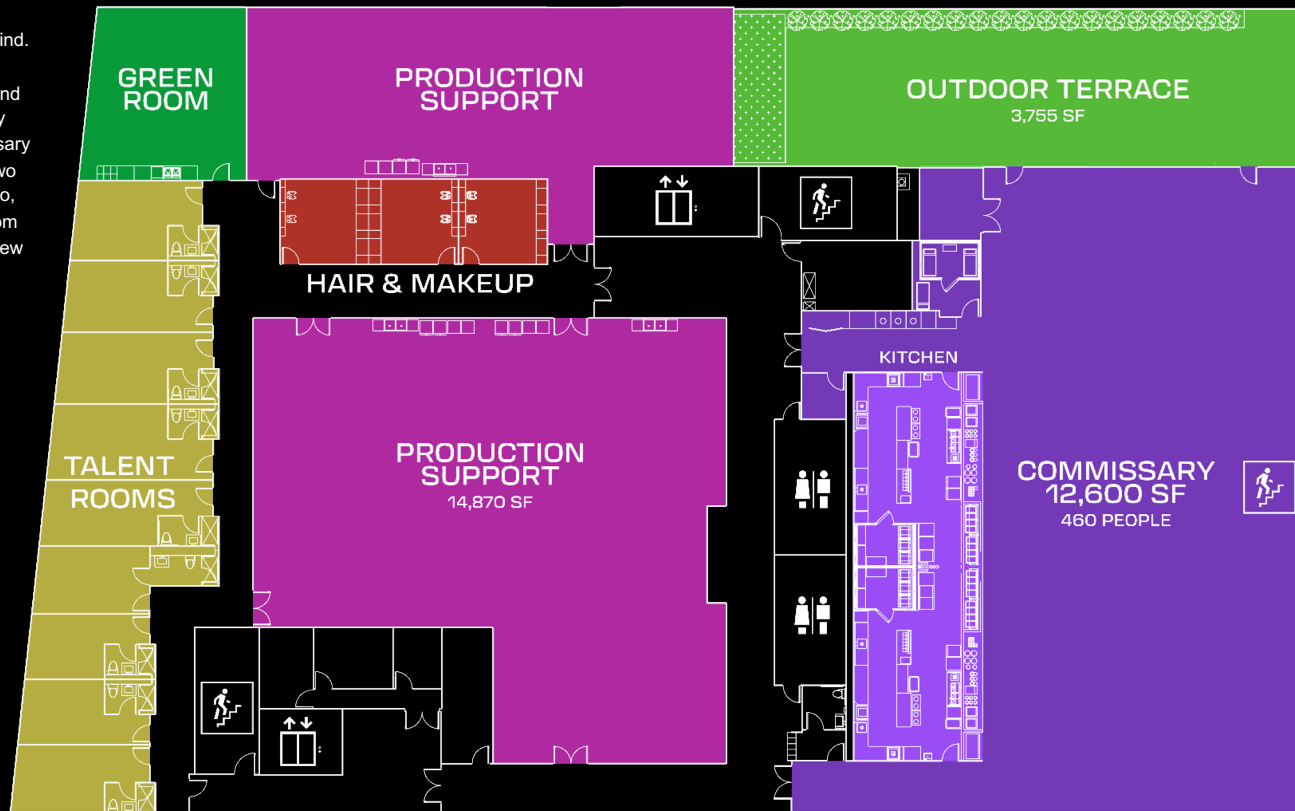


21 / PRODUCTIONSUPPORT

COMMISSARY

Sunnyside was built with the ease of production in mind. Talent is able to prepare in hotel-style suites and an outfitted green room, with wardrobe, hair, makeup, and food directly at their fingertips; they can also privately access the stages via a talent elevator. The commissary — allowing for occupancy up to 460 people — has two separate and duplicate kitchens, a large outdoor patio, and contains stairwell access for the crew directly from the mill (allowing separate mealtimes between the crew and the other personnel).

## 22 / SECOND FLOOR SUPPORT





23 COMMISSARY TERRACE

COMMISSARY TERRACE



24 / OFFICES

Sunnyside provides six (6) elegant and functional Class-A office suites supported with outdoor terraces, conference rooms, and kitchens. Supporting collaborative and discrete working styles, there are executive (with private baths) and junior offices, as well as open and flexible workstation areas.

|                  |           |
|------------------|-----------|
| Office Suites    | 7         |
| Office Area      | 91,260 SF |
| Private Offices  | 58        |
| Workstations     | 290       |
| Conference Rooms | 12        |



25 / THIRD FLOOR OFFICES

Each suite is designed with a mix of private offices and adjacent open seating areas. Additional private offices may be added. The offices and conference rooms feature carpet tile, while the kitchens and bathrooms are tiled. All office floors have at least 9'6" ceilings.

## 26 / THIRD FLOOR OFFICES



Each suite is designed with a mix of private offices and adjacent open seating areas. Additional private offices may be added. The offices and conference rooms feature carpet tile, while the kitchens and bathrooms are tiled. All office floors have at least 9'6" ceilings. The west-facing suite on the 4th floor features an exclusive 2,400 SF outdoor terrace with amazing views of Manhattan and Downtown Brooklyn.

## 27 / FOURTH FLOOR OFFICES





## LIGHTING & GRIP

- HMI
- Intelligent Lighting
- Fluorescent
- Quartz
- Distribution Boxes
- Extensions
- Dimmers
- Cables
- Switches
- Overheads
- Flags

## EXPENDABLES

- Tape
- Gels
- Globes
- Hardware
- Ropes
- Lumber
- Paint
- Textiles
- Backdrops

## HEAVY EQUIPMENT

- Lifts, Cranes and Dollies
- Trucks
- Generators

## PRODUCTION SUPPLIES / COMMS

East End Studios works with best-in-class providers to deliver all requisite equipment straight to the stage.

## EVENTS & CATERING

The campus is outfitted with a 460-person commissary on the 2nd floor, as well as an additional warming kitchen serving Stage 4 atop the facility. The main commissary has two separate catering kitchens, allowing the space to serve multiple groups simultaneously. Various outdoor terraces, along with Stage 4, provide exceptional views of the Manhattan and Brooklyn skylines. Sunnyside is both a wonderful place for staff, cast and crew to work, but also a premier event facility.

## BROADCAST / CONTROL ROOMS

In partnership with industry veterans, East End Studios offers a variety of broadcast and control room equipment options for various transmissions and live streams, including production mobile units, portable flypacks, and robust engineering support.

## SPECS: DATA

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### Data Services:

- All stages, offices, and production support spaces are connection-ready via fiber
- All offices and open space will have high speed symmetric internet services
- Fiber infrastructure will be in place for the entire lot to facilitate high density video distribution, internet, and Wi-Fi service
- VOIP telephone services
- Burstable private and Internet connectivity up to 10Gb/s
- Managed firewalls use latest and best hardware to maintain the highest level of data security
- Private connectivity between Studio and other media companies and post and VFX facilities worldwide

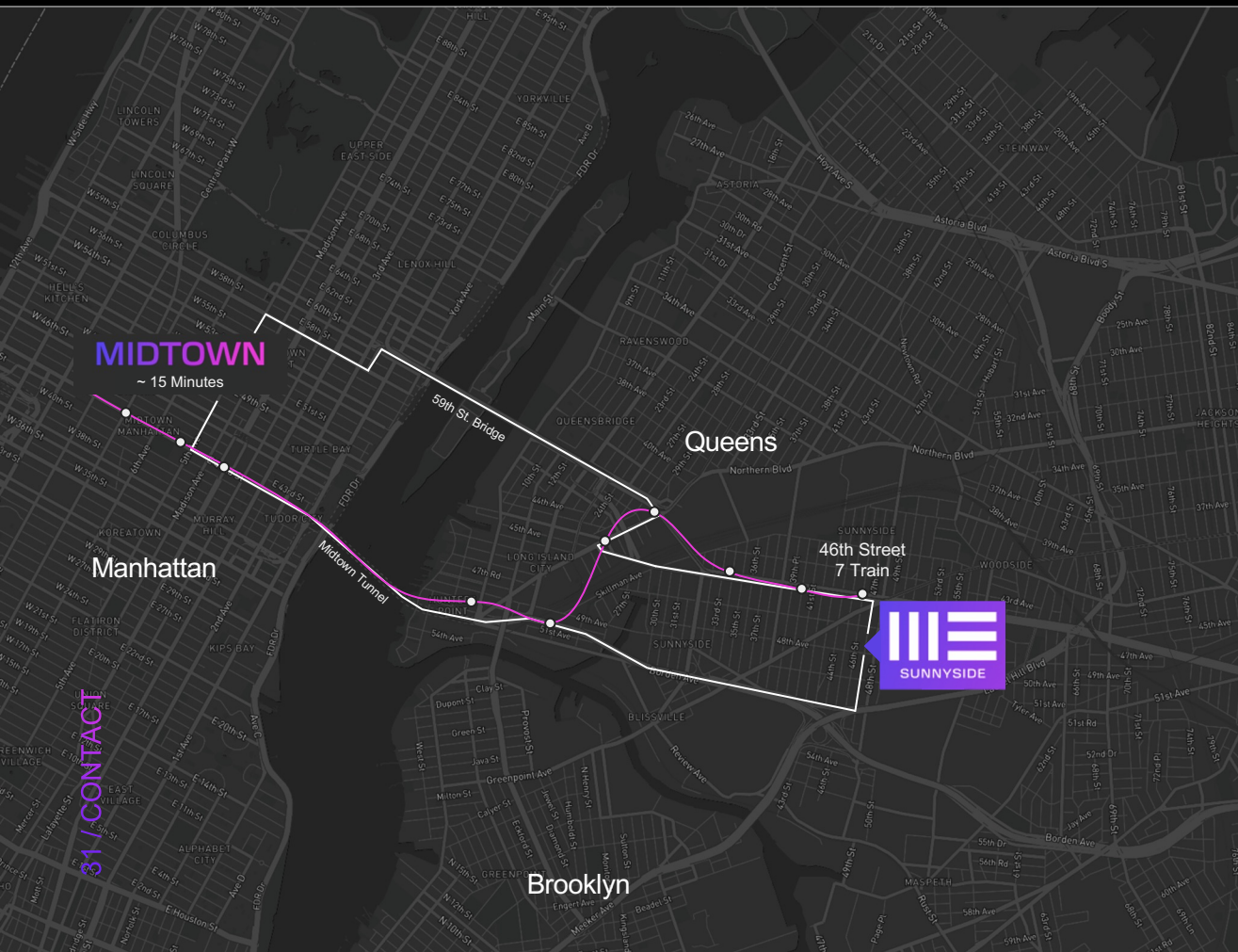


**East End Studios is a premier independent studio management and development company.  
Your vision is our mission.**

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When complete, East End's studio portfolio will total over 1 million square feet across three (3) projects in Los Angeles and one (1) in Queens, New York. The four campuses, when fully developed, will house twenty-three (23) purpose built best-in-class stages with an approximately 1:1 ratio of appurtenant Class-A office/production/mill/support spaces. All of East End's campuses will be fully equipped to handle modern XR/VR workflows.



**Sunnyside Campus**  
**48-37 48th Street**  
**Woodside, NY 11377**

**Leasing Contacts**

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New York  
[bookNY@eastendstudios.com](mailto:bookNY@eastendstudios.com)  
 917.281.0338

Los Angeles  
[bookLA@eastendstudios.com](mailto:bookLA@eastendstudios.com)  
 818.683.2100

General Inquiries  
[book@eastendstudios.com](mailto:book@eastendstudios.com)  
 818.683.2100

**MIDTOWN**

~ 15 Minutes

**Manhattan**

**Queens**

**46th Street  
7 Train**



**Brooklyn**

**\$1 / CONTACT**