

An aerial photograph of a city skyline, likely New York City, featuring a prominent glass skyscraper in the foreground with the 'altice' logo on its upper floors. The city extends to the water, with various other buildings and the Hudson River visible. The sky is a hazy, warm tone.

HARD TO MISS,
EASY TO GET TO.



ONE OF NEW YORK CITY'S GREATEST OPPORTUNITIES, HIDDEN NO MORE.

HIGHEST QUALITY CLASS A TOWER
OUTSIDE OF MANHATTAN

COMPREHENSIVE RETURN
TO WORK PLAN

CENTRALLY LOCATED

BUILT AND FURNISHED FLOORS

UNOBSTRUCTED VIEWS

SIGNIFICANT INCENTIVES PACKAGE

2 MINUTES TO LEXINGTON & 53RD STREET
SUBWAY STOP

IN-BUILDING AMENITIES

TROPHY ASSET WITH MAJOR CAPITAL INVESTMENT

GLASS AND STEEL CONSTRUCTION

With 89.5" tall perimeter glass and 360-degree views

UNIFORM 33,000 RSF FLOOR PLATES

And 12'-10" slab-to-slab ceiling heights

EXCESS VERTICAL TRANSIT/ ELEVATOR CAPACITY

With six cabs per elevator bank

SUBSTANTIAL CAPITAL REINVESTMENT AND MODERNIZATION PROGRAM

Lobby and annex redevelopment

Building-wide amenity program

Elevator cab replacement and destination dispatch system

Full façade restoration

Cooling tower refurbishment

Chiller and BMS modernization





FLEXIBLE, PRE-BUILT OFFICE FLOORS

GENSLER DESIGNED

Standards and finishes

ADAPTABLE LAYOUTS

With on-floor expansion flexibility in mind

ELEVATOR-BANK PRESENCE

For all partial floor tenants

FURNITURE PACKAGES

Available from ownership



MARKET-LEADING COLLECTION OF AMENITIES

One Court Square will reset the standard for amenities within Long Island City.

GROUND FLOOR FOOD MARKET

STATE-OF-THE-ART GYM

FLEXIBLE CONFERENCING CENTER

ALL NEW LOBBY

ADJACENT PARK

SHUTTLE BUS

Serving One Court Square, Falchi building,
and Hunters Point station



AS OF RIGHT INCENTIVES

REAP

Relocation & employment
assistance program
(12-year tax credit)

\$15 - \$20^{PSF}

up to

\$660,000*

per floor, per year

CRT

Exemption from commercial
occupancy tax
(NYC CRT exemption)

\$2.50^{PSF}

\$82,500*

per floor, per year

CEP

Commercial expansion program
(5-year abatement)

\$1.00^{PSF}

\$33,000*

per floor, per year

ECSP

Energy cost savings program
(duration up to 12 years)

\$0.50^{PSF}

\$16,500*

per floor, per year

TOTAL ANNUAL INCENTIVES

\$20 - \$25^{PSF}

TOTAL POTENTIAL SAVINGS OVER 10 YEARS

\$8,250,000*

*Typical floor = 33,000 SF

OFFICE TOWER AVAILABILITY

500,000+ RSF

Available space

21 FLOORS

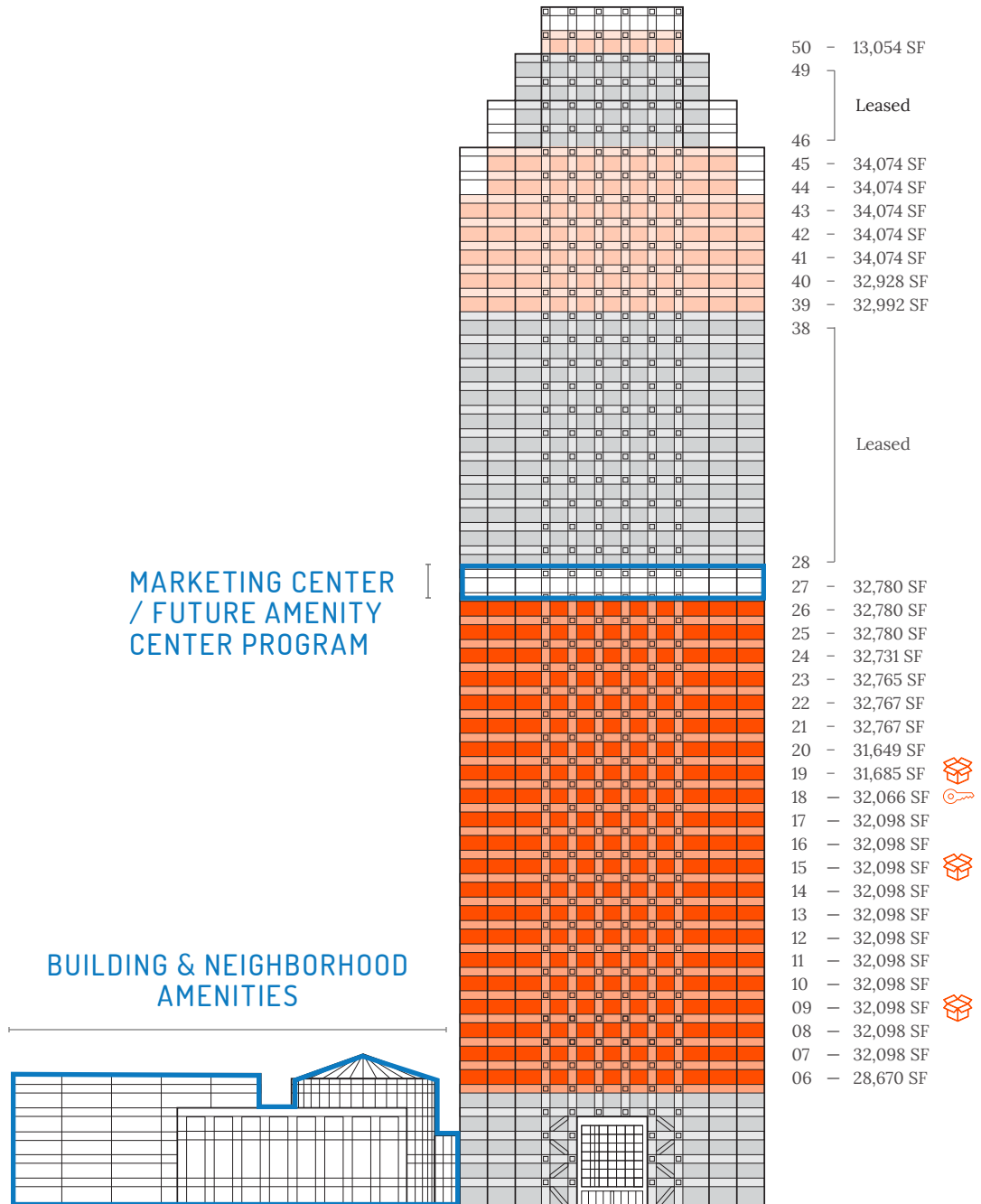
Available office space

33,000 RSF

Per typical floor

KEY

- Available floors
- Option floors
- Prebuilt program
- Move-in ready
- Leased
- Amenities



LEVEL 18

32,065^{SF}

Total SF

UNIT 1800

6,157 RSF

186 RSF / Person

WORKSPACE	QTY
Perimeter Offices	1
Workstations (6'0" x 2'6")	32
6-P Meeting Room	2

UNIT 1820

9,882 RSF

154 RSF / Person

WORKSPACE	QTY
Interior Offices	4
Workstations (6'0" x 2'6")	60
6-P Meeting Room	1
8-P Meeting Room	1

UNIT 1810

9,878 RSF

154 RSF / Person

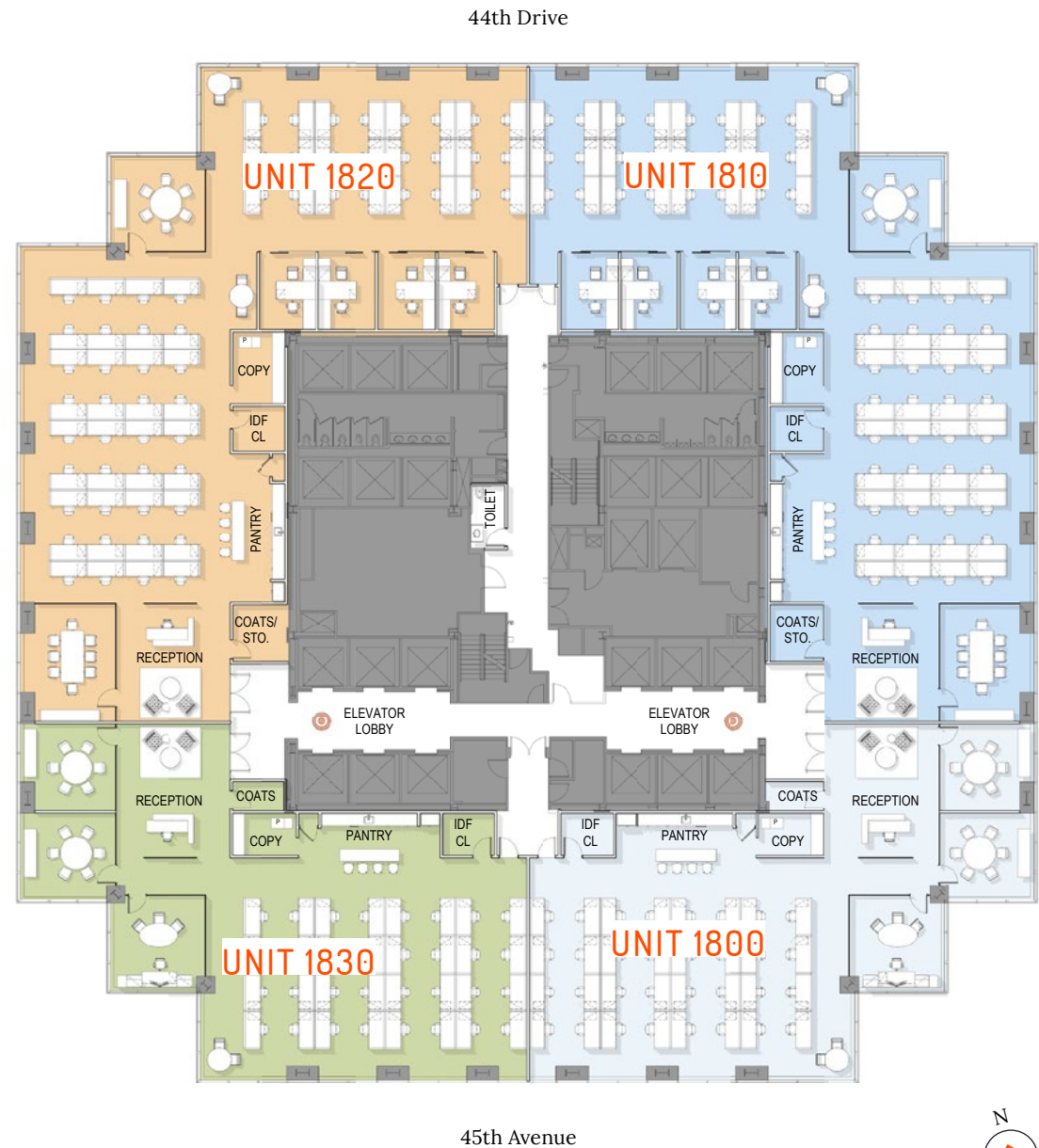
WORKSPACE	QTY
Interior Offices	4
Workstations (6'0" x 2'6")	60
6-P Meeting Room	1
8-P Meeting Room	1

UNIT 1830

6,148 RSF

186 RSF / Person

WORKSPACE	QTY
Perimeter Offices	1
Workstations (6'0" x 2'6")	32
6-P Meeting Room	2



CONVENTIONAL TEST FIT

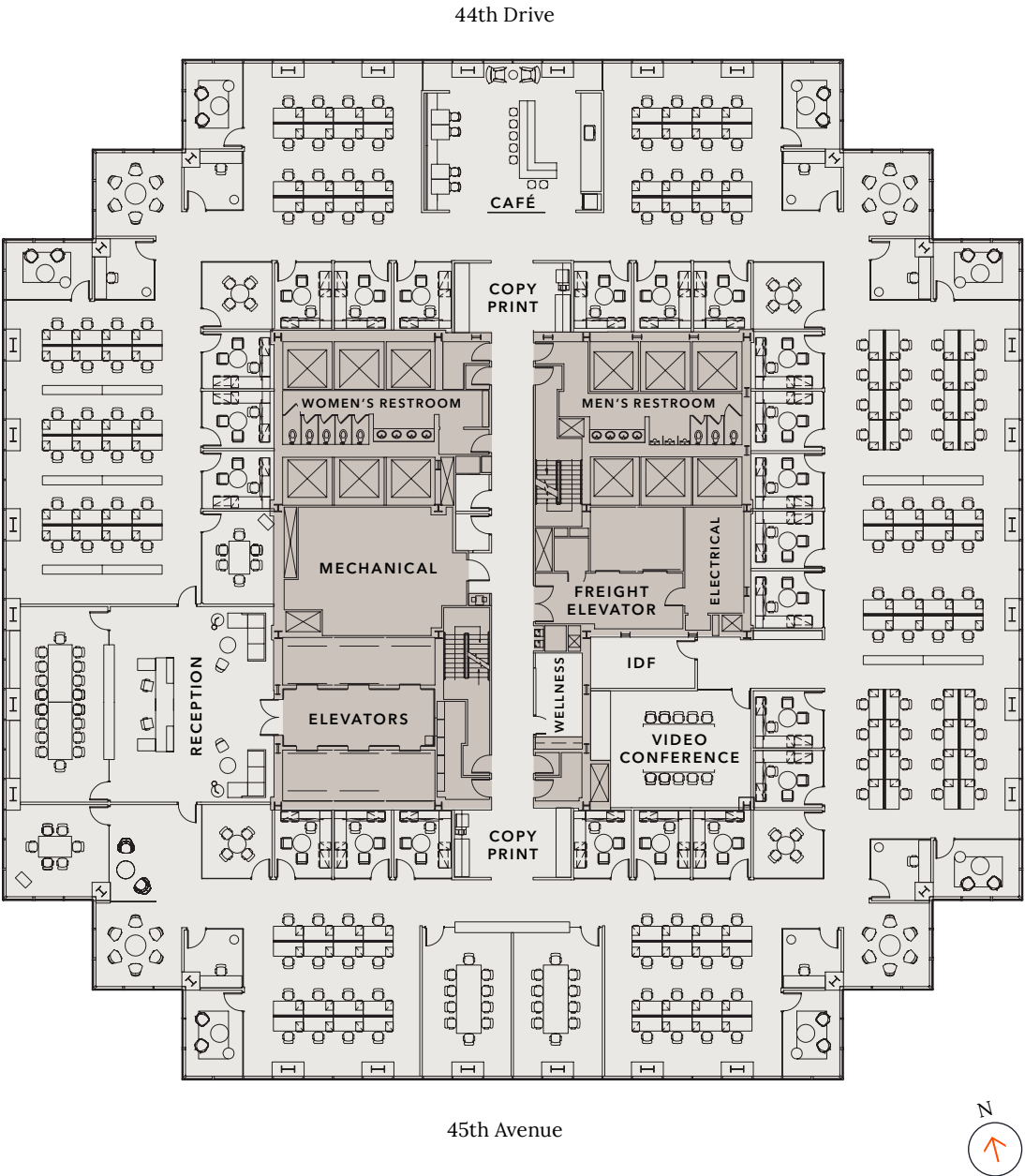
33,000 SF

Typical floor

209 SF

Per person

WORKSPACE	SIZE	QUANTITY
Typical office	12'x10'	22
Workstation	5'x2'-6"	136
Total seats		158



DENSE PACK TEST FIT

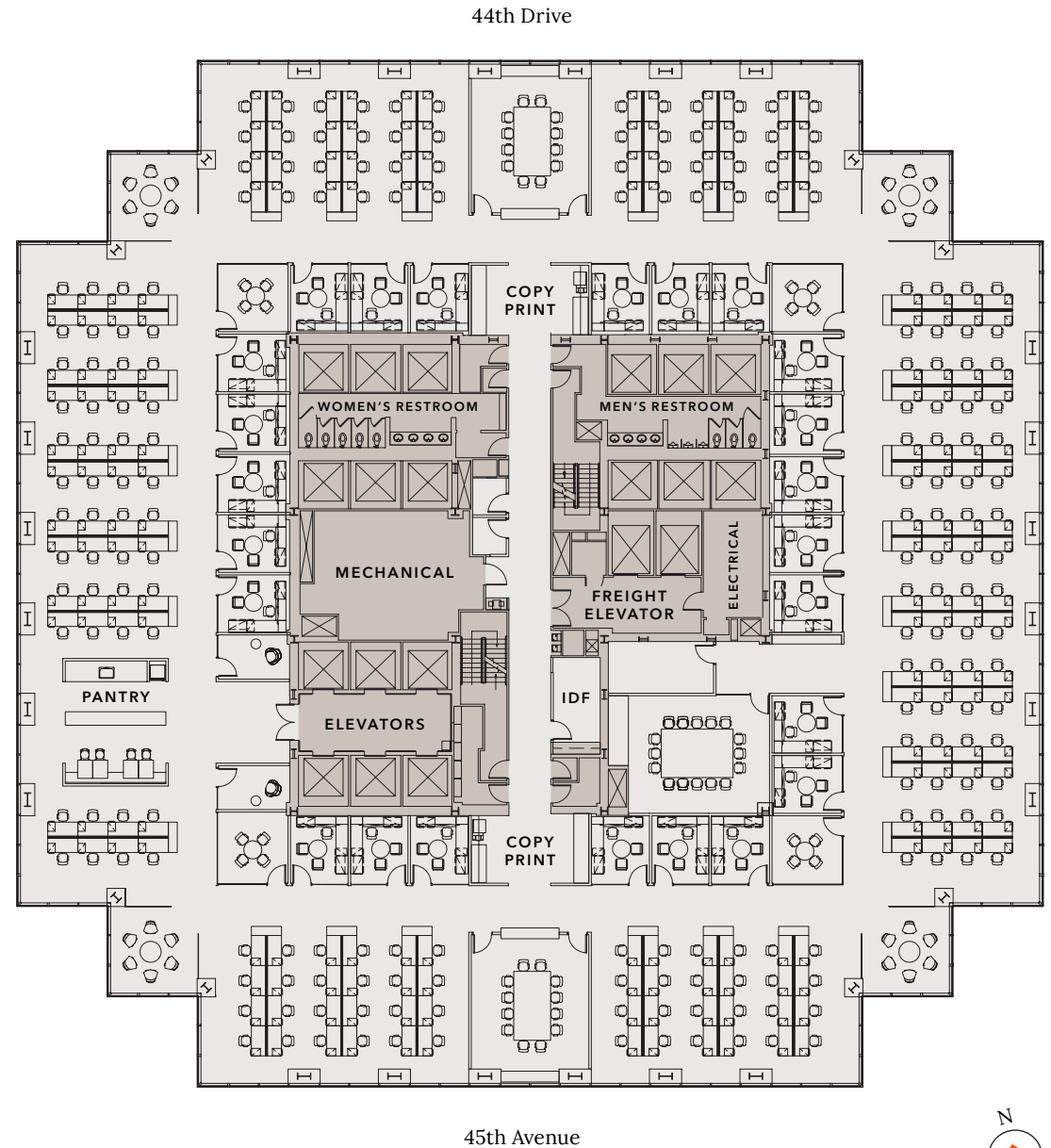
33,000 SF

Typical floor

142 SF

Per person

WORKSPACE	SIZE	QUANTITY
Typical office	12'x10'	24
Workstation	5'x2'-6"	208
Total seats		232



OFFICE INTENSIVE TEST FIT

33,000 SF

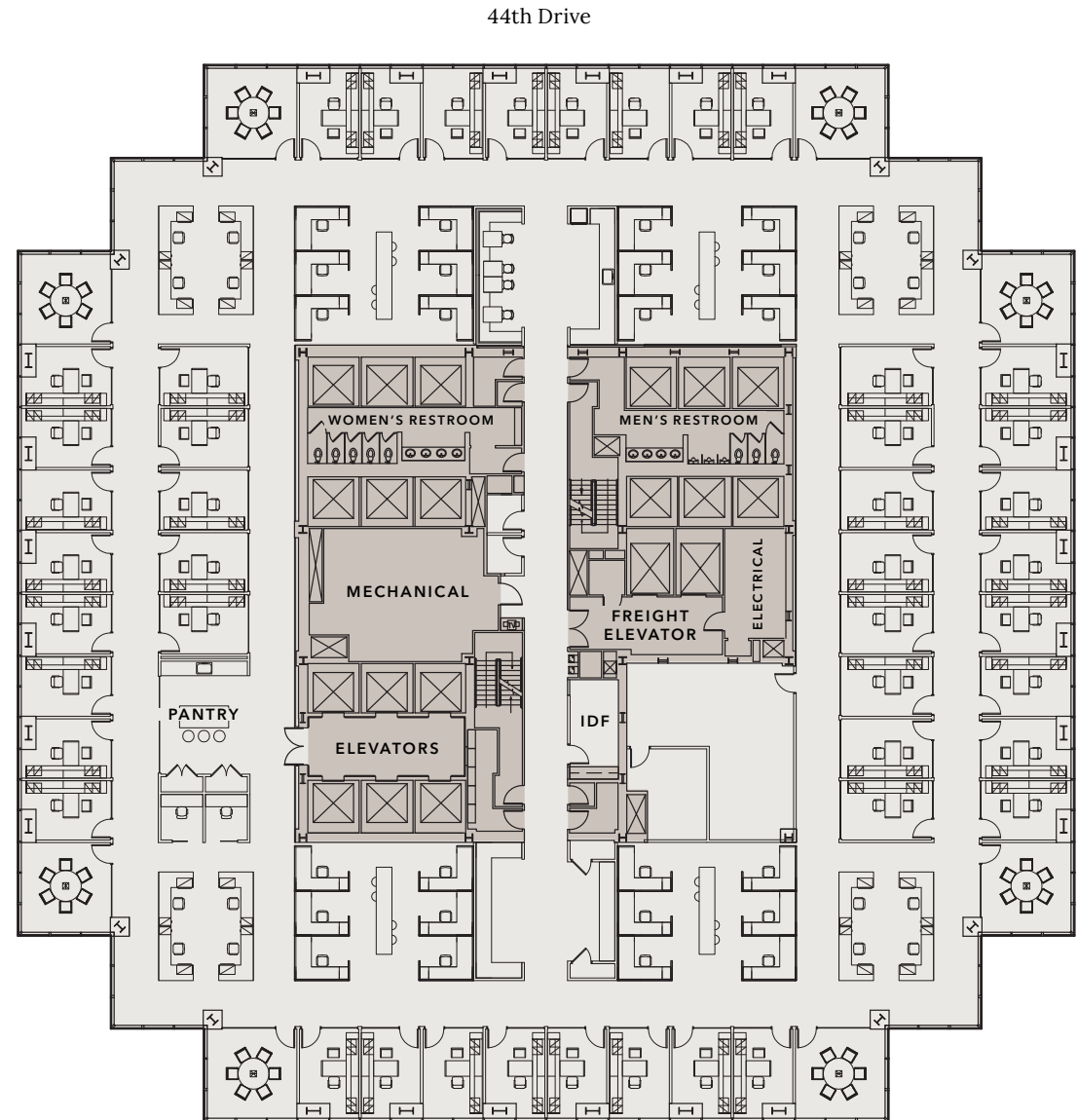
Typical floor

402 SF

Per person

WORKSPACE	SIZE	QUANTITY
Perimeter office	10'x15'	32
Interior office	10'x15'	10
Admin desk	5'6"x8'10"	16
Workstation	8'6"x7'	24
Total seats		82

MEETING ROOMS	SIZE	QUANTITY
Conference	5 Seats	8
Phone room	1 Seat	2
Total collaboration		42



WELLNESS PROTOCOLS

One Court Square is focused on investments that improve the health and well-being of its tenants and environments. Shifts in these considerations will holistically impact office planning, systems, occupancy and resiliency.

BUILDING ENTRY & COMMON AREAS

Defined and well-marked paths of travel

Automated touchless systems

—

VERTICAL TRANSPORTATION

High efficiency elevators with reduced in-cab capacity
to support social distancing

Planned elevator upgrades to integrate destination dispatch system

—

SIGNAGE & WAYFINDING

Reminders of building measure and protocols, including social distancing standards, coordination of pedestrian traffic flows and organized ingress/egress

EMPLOYEES & VISITOR ACCESS

App-based system to support touch-free access

Dedicated locations for bike and scooter storage

Proximity to multiple private garages for employee parking

—

IMPROVED AIR QUALITY

Utilization of MERV 14 filtration

Tenant floors are provided with fresh air from a floor-by-floor dedicated outdoor air system

—

MAINTENANCE & CLEANING PROTOCOLS

Enhanced cleaning of all common areas & bathrooms

Hand sanitizing stations strategically placed throughout

BUILDING SPECIFICATIONS

ARCHITECT

Skidmore, Owings and Merrill

RENOVATION ARCHITECTS

Gensler

NUMBER OF FLOORS

52 + Cellar + Subcellar

CONSTRUCTION

Steel and Concrete on Metal Deck,
Glass Curtainwall

WINDOWS

Fixed green-blue tinted insulated glazing
panels in vertical aluminum mullion framing.

FLOOR SIZES

Typical floor is approximately 33,000 RSF.
Setback starting on 46th Floor.

FLOOR-TO-FLOOR SLAB-TO-SLAB CEILING HEIGHTS

Ground: 15'-9"	1st Floor: 13'-1"
2nd Floor: 12'-2"	3rd Floor: 13'-0"
4th Floor: 13'-0"	5th Floor: 13'-4"
6th-52nd Floors: 12'-10"	

FLOOR LOADS

50 psf live load for tenant floors

ELECTRICAL

Average floor has 14.3 watts per usable
square feet on connected load basis,
inclusive of air conditioning and heat.

ACCESSIBILITY

Select building floors are ADA compliant.

ELEVATOR

There are 27 passenger elevators and 4
freight elevators. There are four banks of six
passenger elevators and one individual, each
with a capacity of 3,500 pounds.

Elevator Cab interiors renovated in 2020 and
Destination Dispatch is being implemented.

HEATING

Heat is provided from electric coils in fan-
powered boxes. The fan-powered boxes
are typically ducted to linear diffusers
at the windows, and boxes that serve the
perimeter zones generate heat.

The fan-powered boxes are fed with primary
air from the floor's air handling units;
therefore, all fan-powered boxes provide
both heating and cooling.

COOLING

The building is cooled by a central cooling
plant in the 5th-floor mechanical room. The
central plant has two new Carrier AquaEdge
and three Trane CenTraVac centrifugal chillers
with 3,830 tons cooling capacity. The 4,000-
ton cooling tower located on the roof was
refurbished in 2020.

SUPPLEMENT COOLING

Supplemental air conditioning is available
via chilled water from the central plant.

STANDARD HOURS OF OPERATION

Monday-Friday 8:00 am-6:00 pm

TENANT ACCESS

24 hours a day, 7 days per week, with valid
card access.

BUILDING MANAGEMENT SYSTEM

A new Carrier i-Vu BMS system utilizes
direct digital control technology for
monitoring and control of building systems.

CONNECTIVITY

4 fiber providers (AT&T, Lightpath, Verizon,
and Verizon Enterprise) can provide
dedicated, business-grade internet access
with guaranteed upload and download
speeds. Fixed wireless connectivity from the
rooftop provides an independent internet
option from the wire-line networks entering
from the street. A distributed antenna system
is being implemented to boost cellular
reception throughout the building.

SERVICES REQUEST

Tenant managers place service and
management requests via web-based platform.

LIFE SAFETY

The building houses a new state-of-the art
Class "E" addressable fire alarm system with
a Fire Command Station located in the main
lobby. The building is fully sprinklered in
accordance with the NYC building code.

EMERGENCY GENERATOR

The building has two 1,500 kW emergency
generators, which support life safety and
business continuity functions. Currently,
each generator is redundant to each other.
Distribution of emergency power is provided
through dedicated risers throughout the
tower. The building also has a central UPS
of 500 kVA capacity. Distribution of UPS
power is provided through dedicated risers
throughout the tower.

CERTIFICATION

LEED v4.0 Silver Certification
Wired Certified Platinum



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