

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

CENTRALLY LOCATED

UNOBSTRUCTED VIEWS

2 MINUTES TO LEXINGTON & 53RD STREET  
SUBWAY STOP

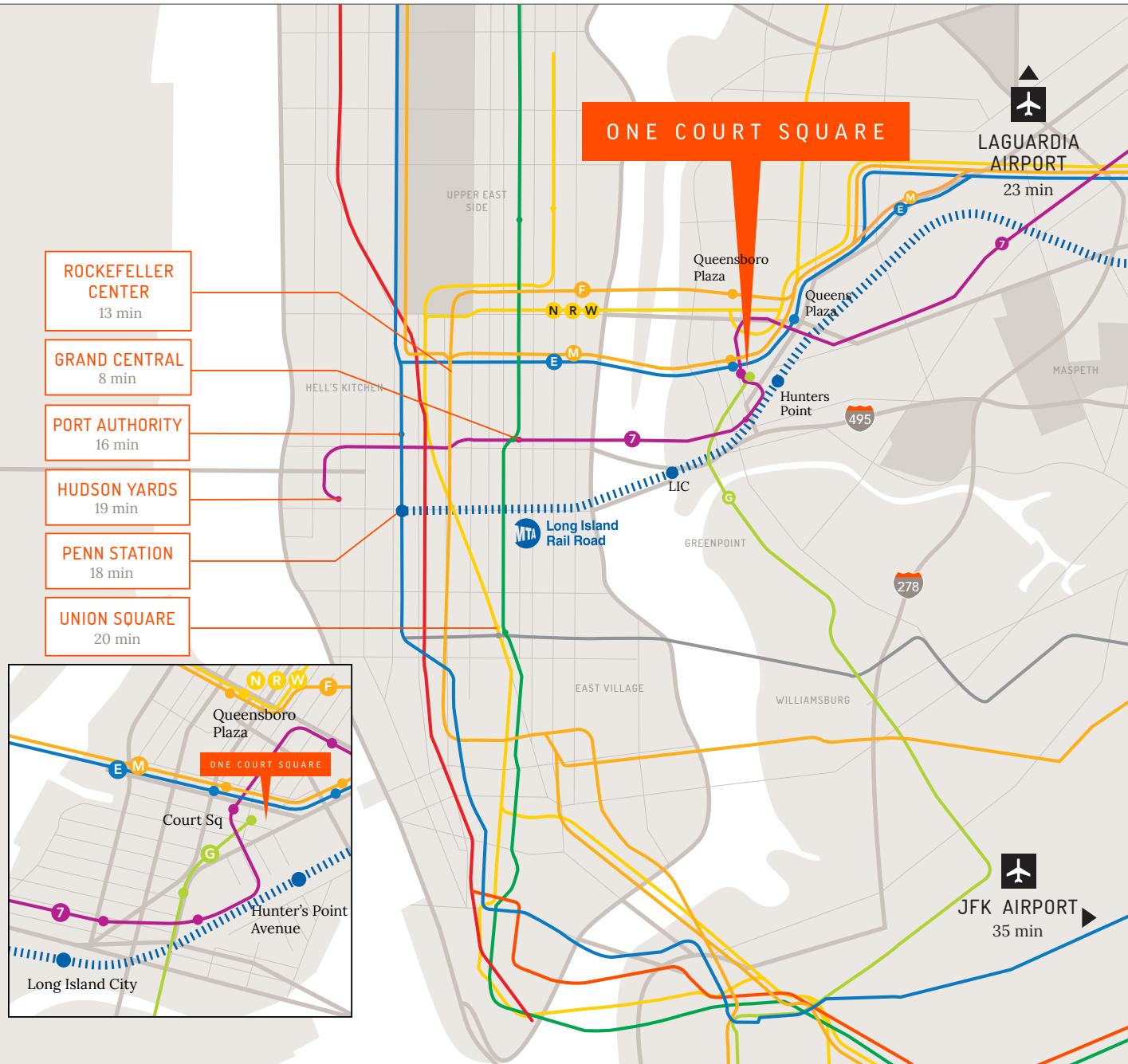
COMPREHENSIVE RETURN  
TO WORK PLAN

BUILT AND FURNISHED FLOORS

SIGNIFICANT INCENTIVES PACKAGE

IN-BUILDING AMENITIES

## UNPARALLELED TRANSIT CONNECTIVITY



Immediate subway access:

E G M 7

## COURT SQUARE STATION

In building

7 N W

## QUEENSBORO PLAZA

9 min. walking

E M R

## QUEENS PLAZA

7 min. walking

7 MTA Long Island Rail Road

## HUNTERS POINT AVE

10 min. walking

# TROPHY ASSET WITH MAJOR CAPITAL INVESTMENT

## GLASS AND STEEL CONSTRUCTION

With 89.5" tall perimeter glass and 360-degree views

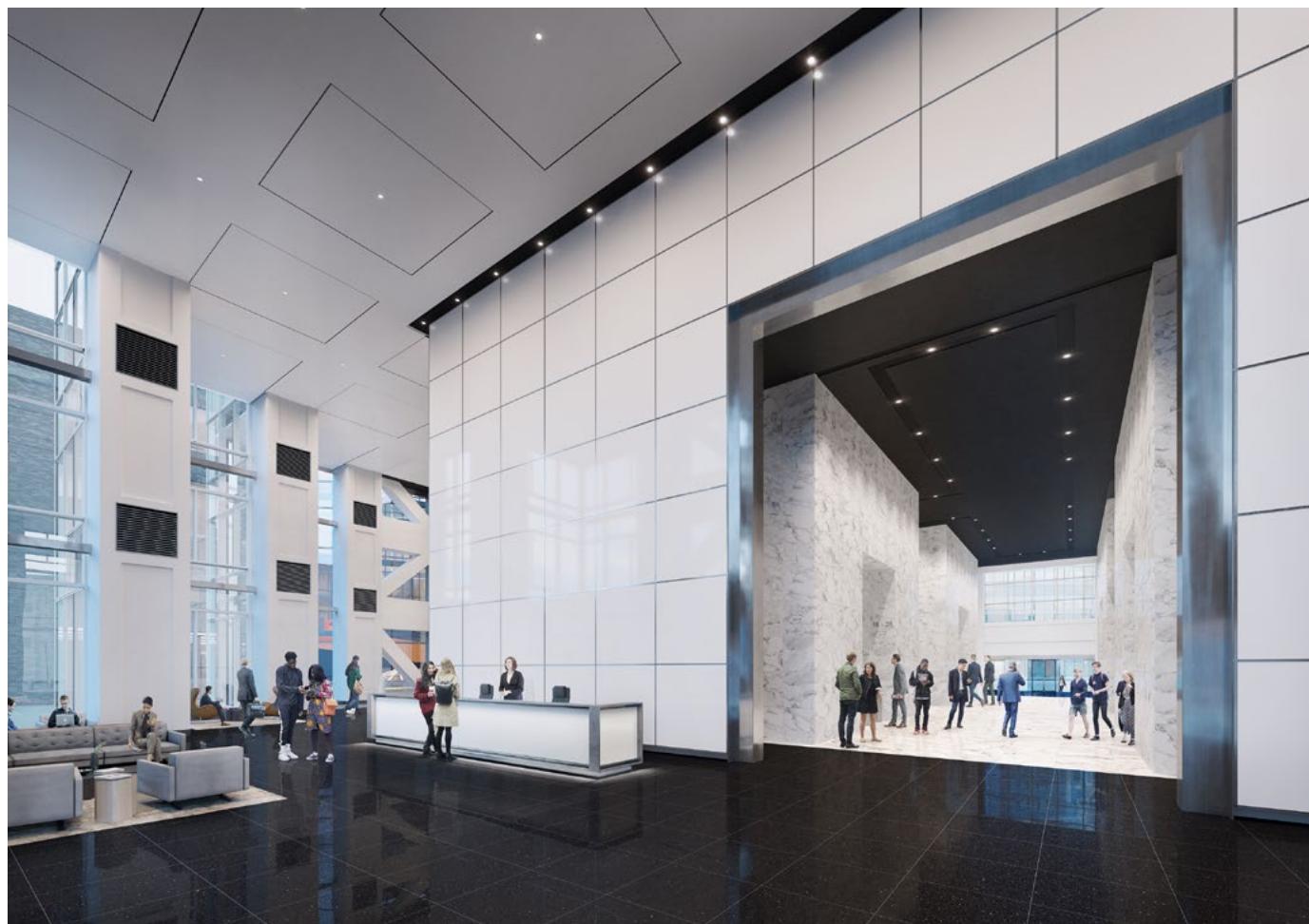


## UNIFORM 33,000 RSF FLOOR PLATES

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\*

## OFFICE TOWER AVAILABILITY

**500,000+ RSF**

Available space

**21 FLOORS**

Available office space

**33,000 RSF**

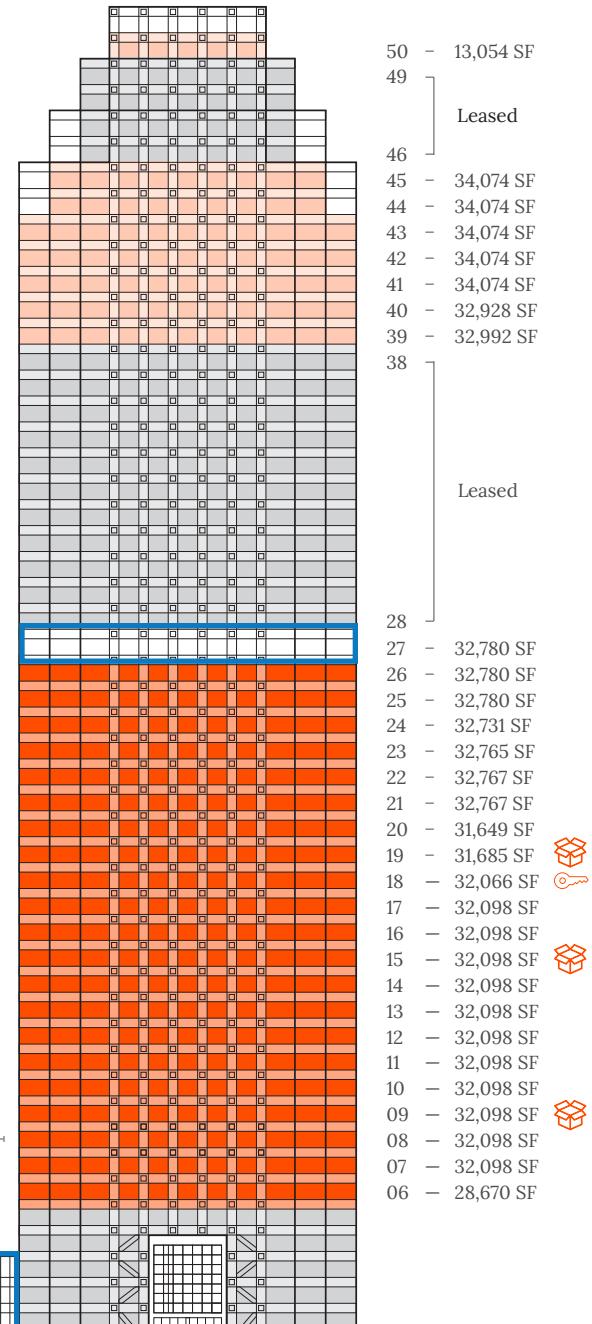
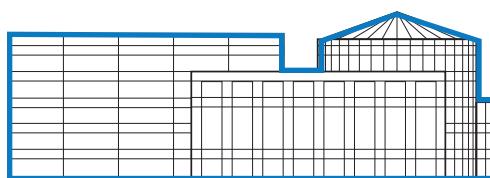
Per typical floor

## KEY

- █ Available floors
- █ Option floors
- 🔑 Prebuilt program
- 📦 Move-in ready
- █ Leased
- █ Amenities

## MARKETING CENTER / FUTURE AMENITY CENTER PROGRAM

## BUILDING &amp; NEIGHBORHOOD 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 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 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

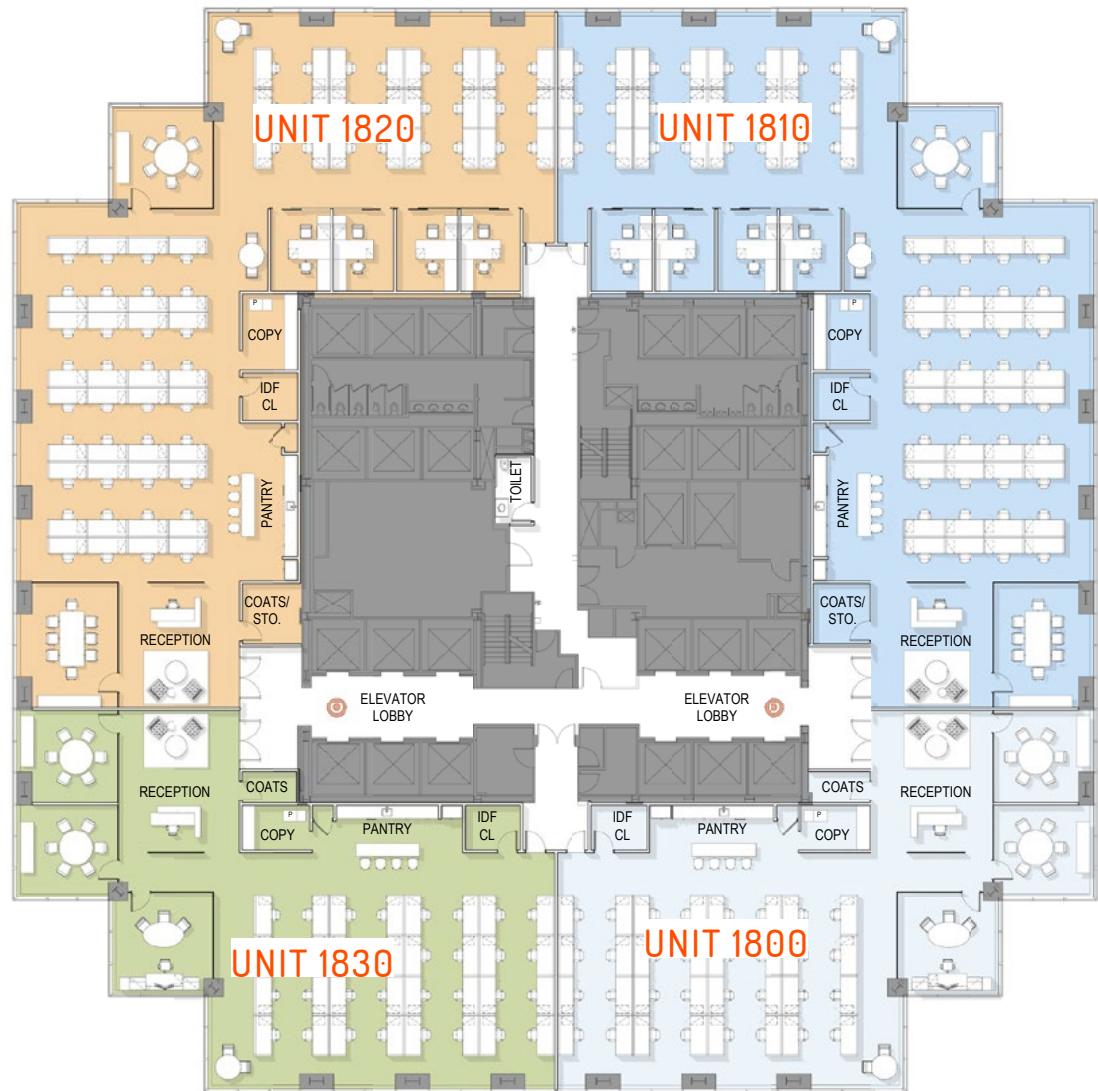
## UNIT 1830

6,148 RSF  
186 RSF / Person

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

44th Drive

45th Avenue



## CONVENTIONAL TEST FIT

33,000 SF

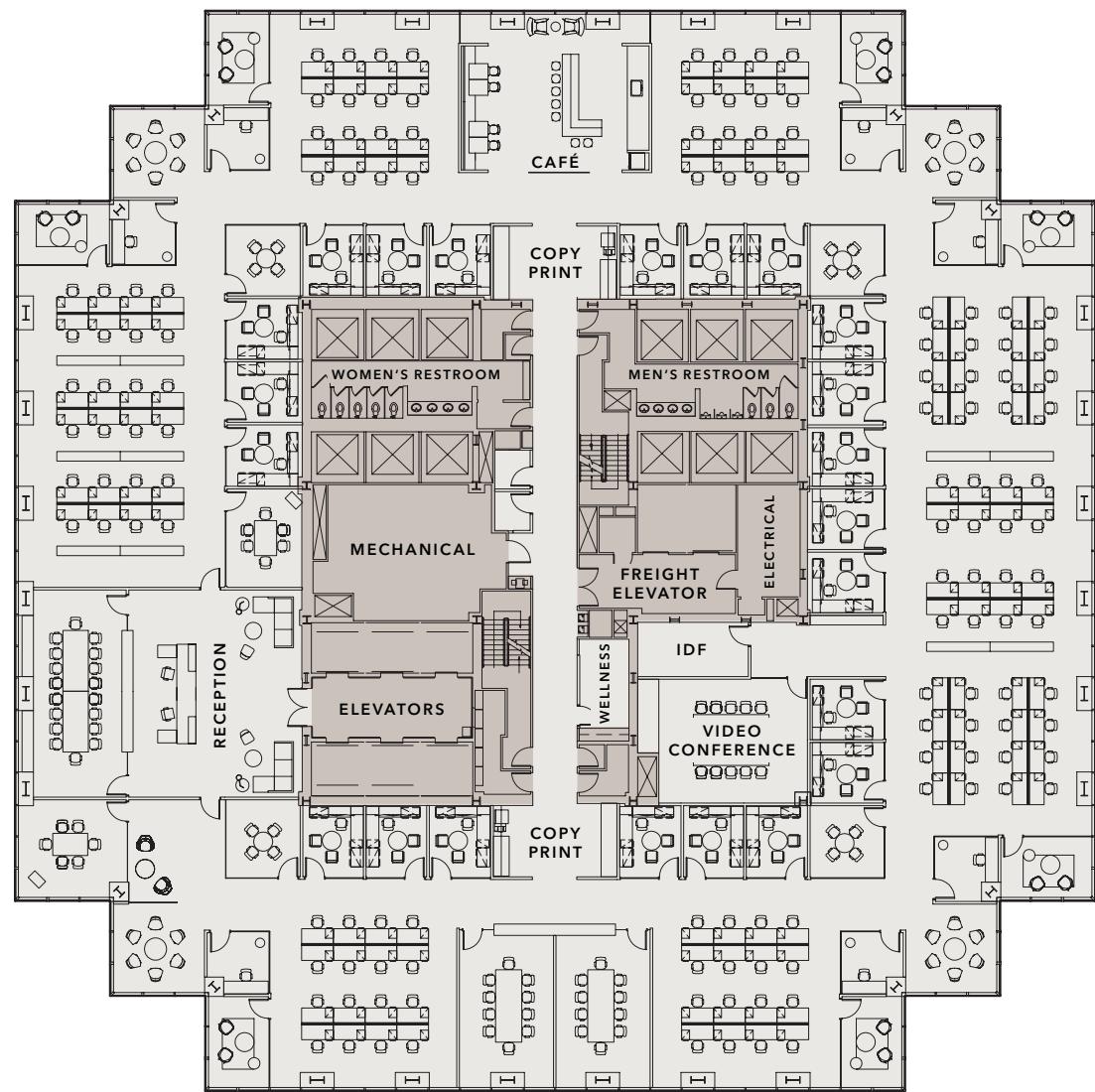
Typical floor

209 SF

Per person

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

44th Drive



45th Avenue



## DENSE PACK TEST FIT

33,000 SF

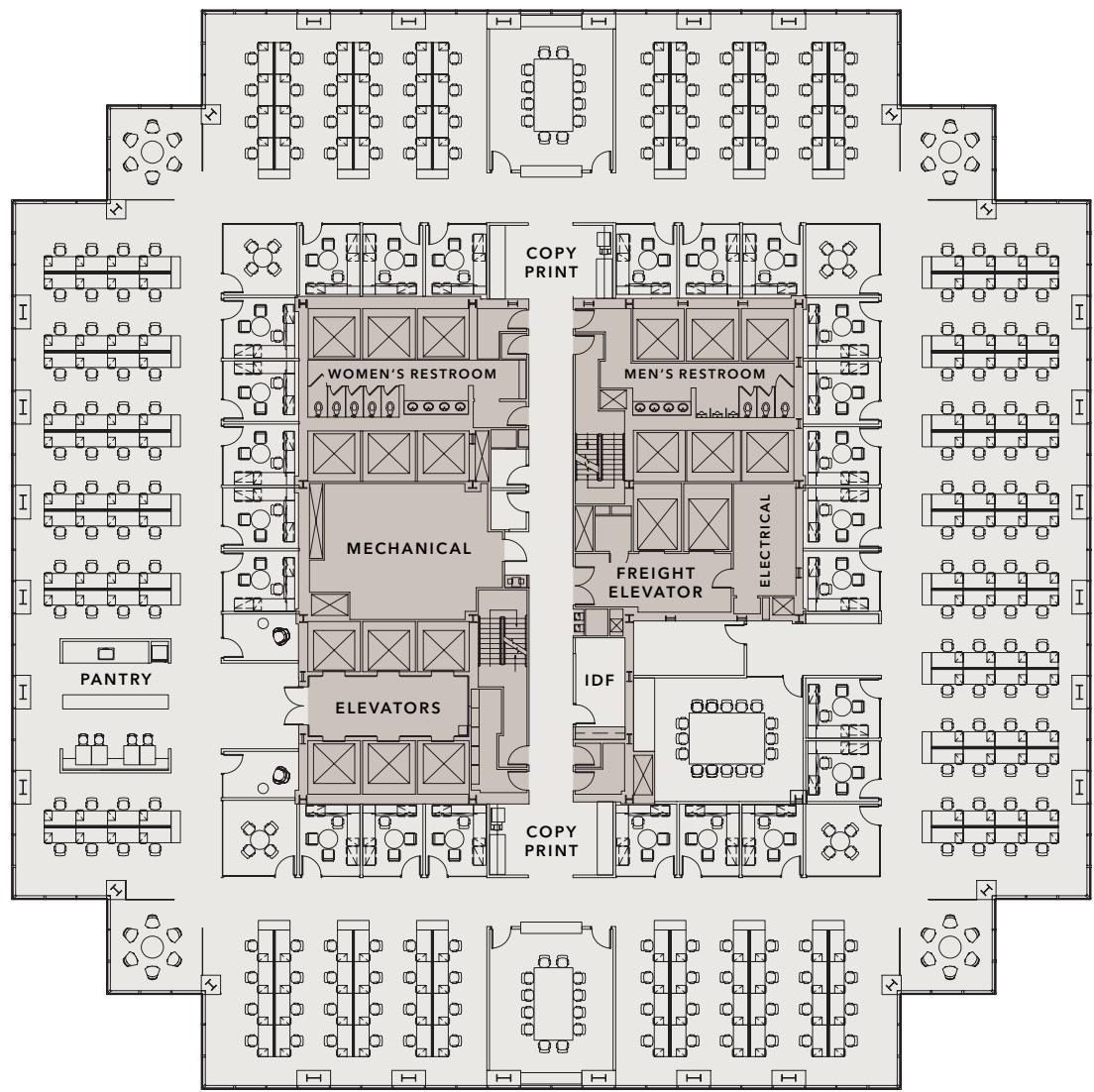
Typical floor

142 SF

Per person

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

44th Drive



## OFFICE INTENSIVE TEST FIT

**33,000 SF**

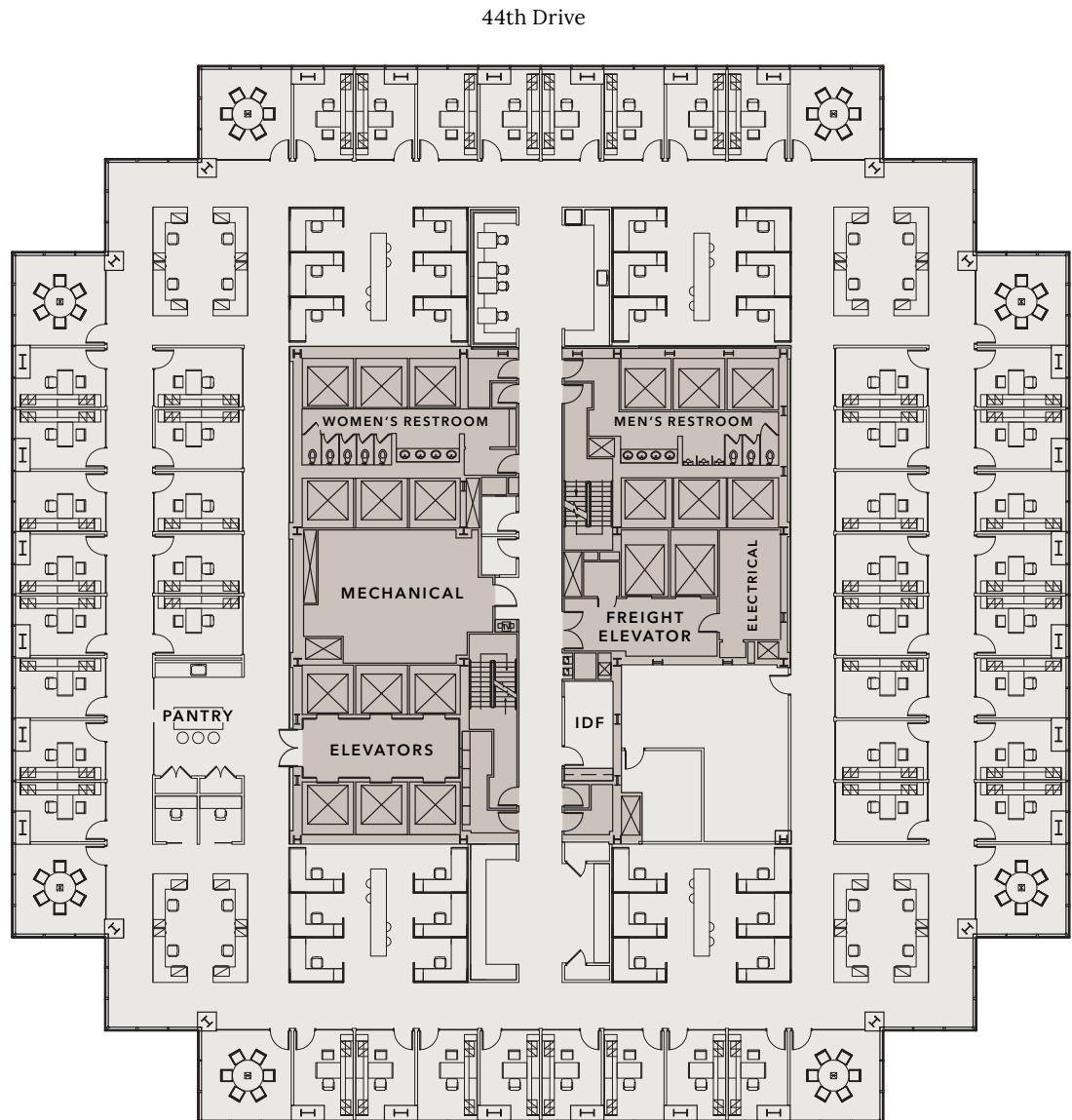
Typical floor

**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
<b>Total seats</b>		<b>82</b>

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



# 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

## 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

## VERTICAL TRANSPORTATION

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

Planned elevator upgrades to integrate destination dispatch system

## IMPROVED AIR QUALITY

Utilization of MERV 14 filtration

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

## SIGNAGE & WAYFINDING

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

## 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



## LEASING INFO

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