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8
COURT
SQUARE




PRIME RETAIL SPACE IN
LONG ISLAND CITY



PROPERTY FEATURES

- Located at the absolute center of Long Island City on Jackson Avenue, the main retail thoroughfare.
- Directly across from the iconic 1 Court Square and the Long Island City Courthouse, both major local landmarks.
- Long Island City is the fastest growing neighborhood in New York City and one of the few live/work/play neighborhoods in the city outside Manhattan.
- The area has recently attracted several well-known national retailers including Target, Trader Joe's, Walgreens, and Sweetgreen in addition to a number of notable boutique stores.
- Over the next three years, the area is expected to see significant increases in residential and worker population. This will be driven by a projected 50% increase in residential units as well as significant office developments especially as LIC emerges as a regional Life Sciences hub.
- Already underserved from a retail standpoint, the increasing residential and office populations will accelerate demand for additional retailers, restaurants, and services.

HIGHLIGHTS

- At the base of a brand new 157-unit luxury rental building
- Located on the best retail corner in LIC with exceptional visibility on Jackson Ave and 44th Drive
- Prime location with multiple transportation arteries
- Just steps from the  subway lines

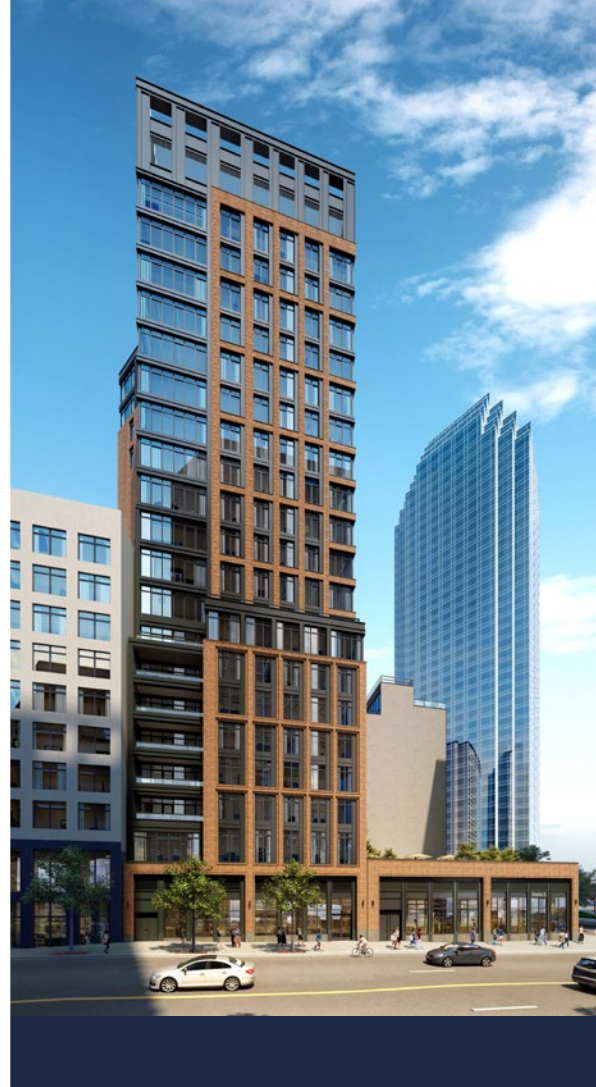


PROPERTY OVERVIEW

SPACE A JACKSON AVENUE



SPACE B 44TH DRIVE



SPACE C THOMSON AVENUE

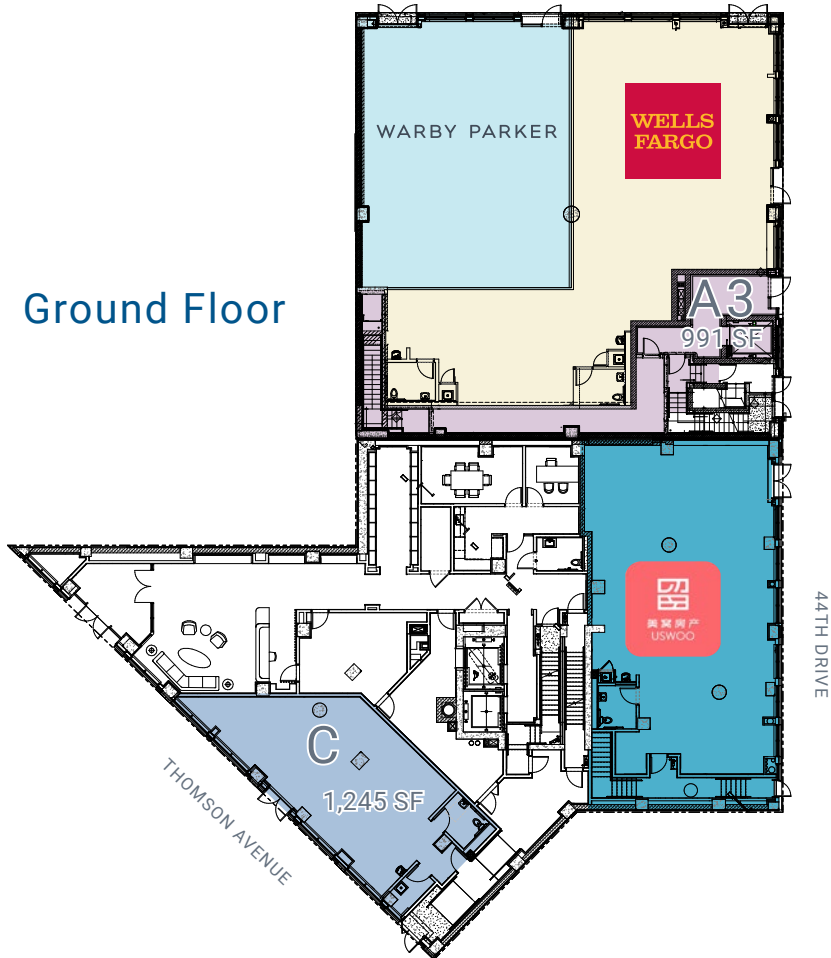


POSSESSION
OCT 2023

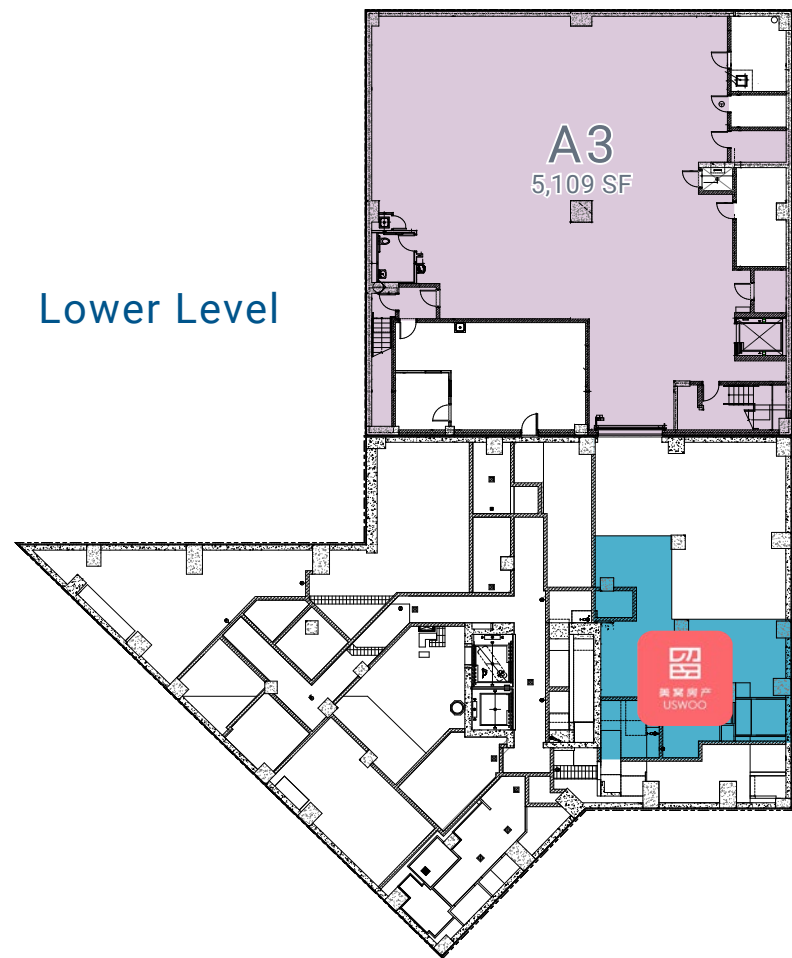
CONDITION
WHITE BOX

| | RETAIL | SQ FT | FRONTAGE | CEILING HT |
|-----------|------------------------|---------------------------|----------|------------|
| A1 | GROUND FL A1 | 2,063-SF LEASED | 40 FT | ~16-20 FT |
| A2 | GROUND FL A2 | 2,985-SF LEASED | 89 FT | ~16-20 FT |
| A3 | GROUND FL A3 VESTIBULE | 991 SF | 15 FT | ~16-20 FT |
| | LOWER LEVEL | 5,109 SF | | ~12 FT |
| | TOTAL | 6,105 SF | | |
| B | GROUND FL | 2,527-SF | | ~16-20 FT |
| | LOWER LEVEL | 1,252-SF | | ~12 FT |
| | TOTAL | 3,580-SF LEASED | 62 FT | |
| C | GROUND FL | 1,245 SF | 59 FT | ~16-20 FT |

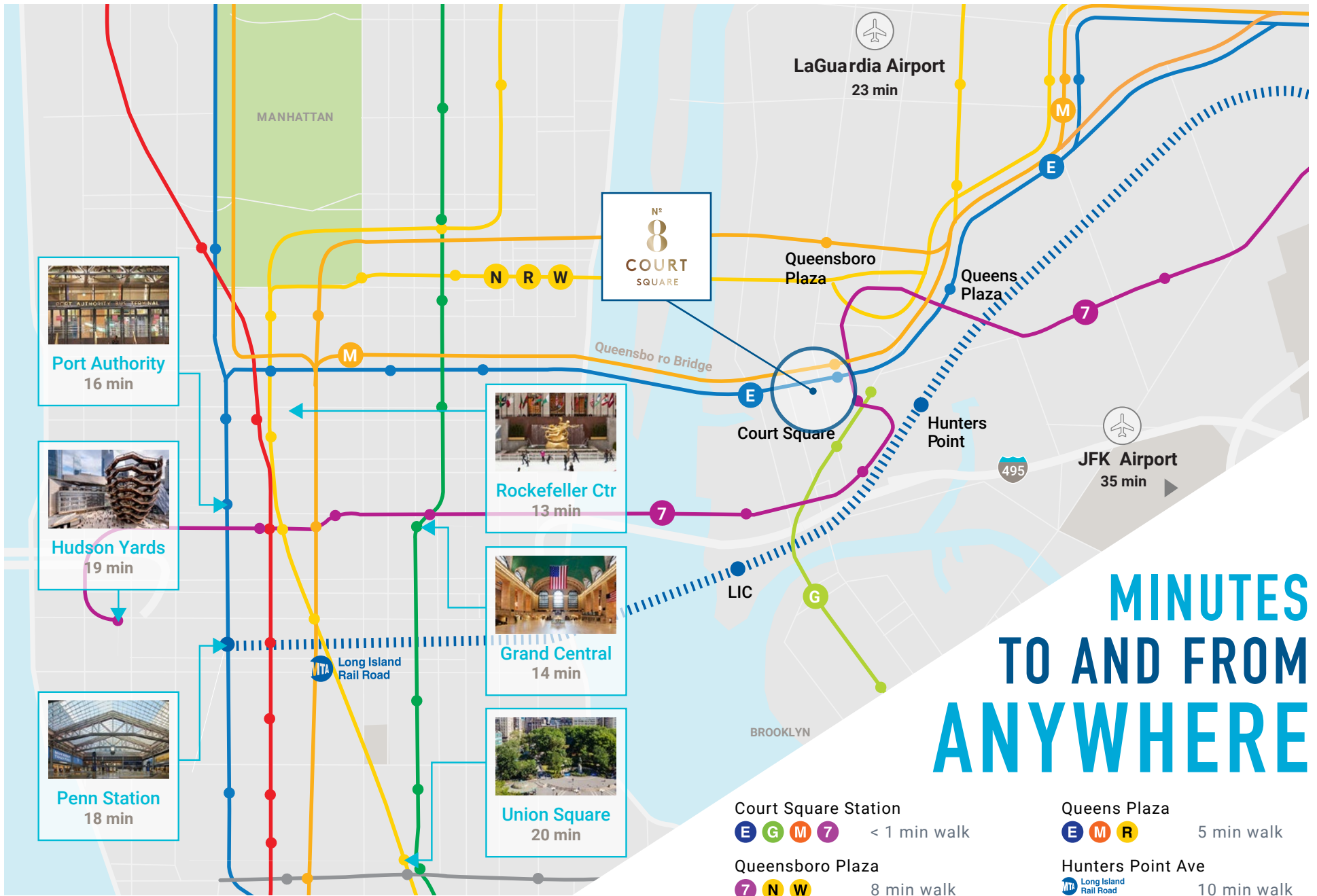
Ground Floor



Lower Level



TRANSPORTATION MAP



HOTEL

EXISTING 2022

42
Hotels

EXISTING 2022

4,300+
Rooms

UNDER CONSTRUCTION

39
Hotels

UNDER CONSTRUCTION

5,700+
Rooms

RESIDENTIAL

EXISTING 2022

24,300+
Units

UNDER CONSTRUCTION

11,800+
Units

OFFICE

EXISTING 2022

10M SF+
Office Space

UNDER CONSTRUCTION

5.6M SF+
of which Life Sciences comprise
1M SF+

RETAIL

EXISTING 2022

815K SF+

UNDER CONSTRUCTION

400K SF+



7,000+
Businesses



130K+
Employees



250
Restaurants/Bars/Cafes



50K+
College Students



120K SF+
Arts & Culture



8
Subway Lines



15
Bus Lines



74
Citibike Docks



4
Bridges



Nº
8
COURT
SQUARE

LONG ISLAND CITY
NEW YORK

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