

Hard to Miss,  
Easy to Get To.



**THE HIGHEST QUALITY CLASS A TOWER**

outside of Manhattan

**LESS THAN 8 MIN TO MIDTOWN**

direct access to 7 major subway lines and Penn Station/ Grand Central

**AS OF RIGHT INCENTIVES PACKAGE**

means a lot more for less

**CENTRALLY LOCATED**

in the nation's fastest-growing neighborhood

**IMMEDIATE ACCESS**

to and from NYC offers greater access to talent

**IN-BUILDING AMENITIES**

alongside a thriving neighborhood

**UNOBSTRUCTED VIEWS**

of the entire Manhattan skyline

# 674,420<sup>RSF</sup>

TOTAL AVAILABLE SPACE

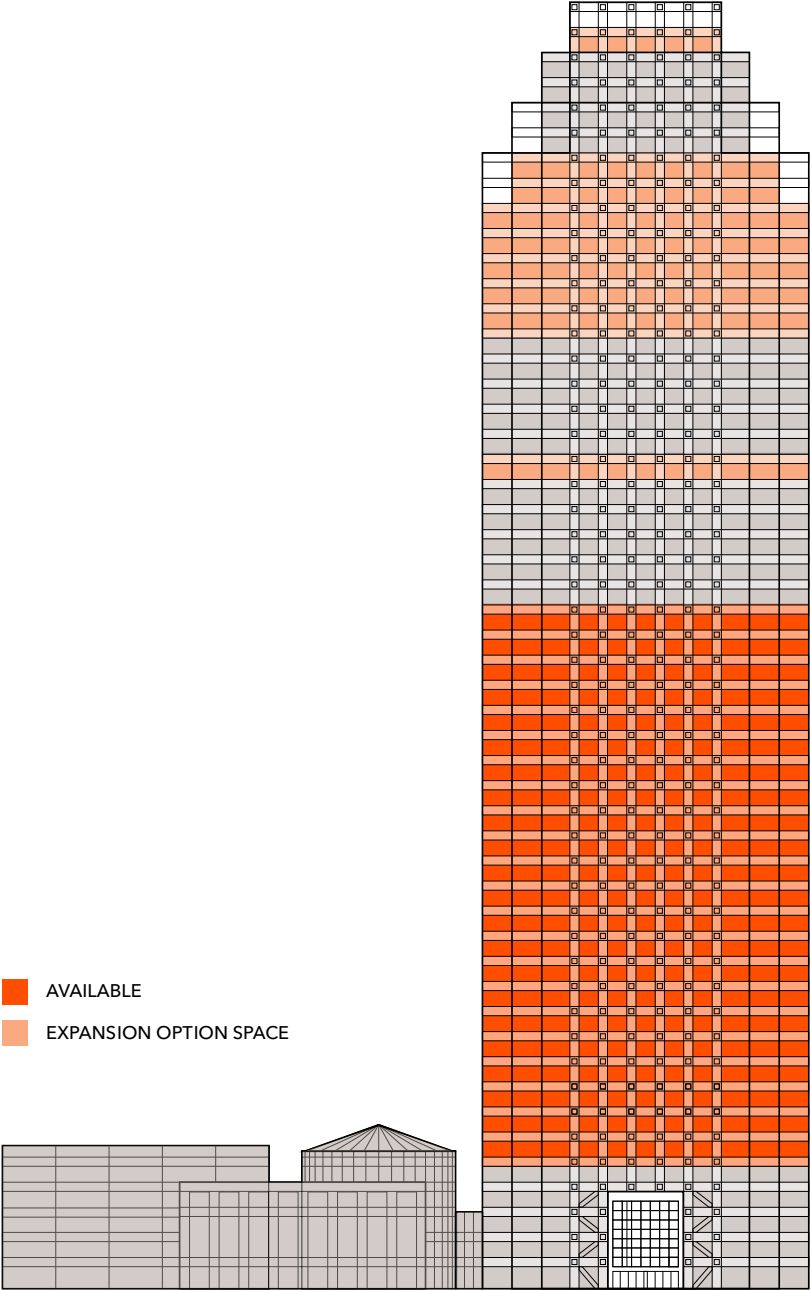
# 21 FLOORS

AVAILABLE OFFICE SPACE

# 33,000<sup>RSF</sup>

PER TYPICAL FLOOR

■ AVAILABLE  
■ EXPANSION OPTION SPACE



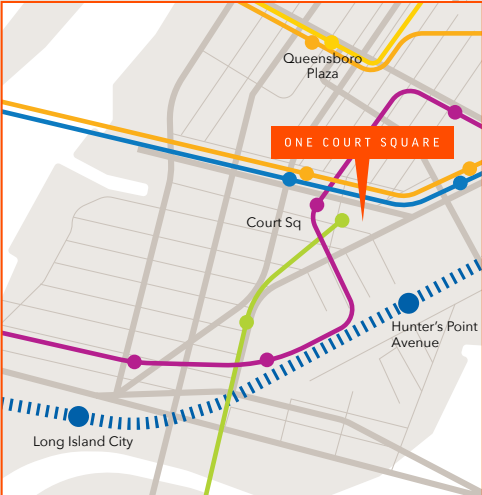
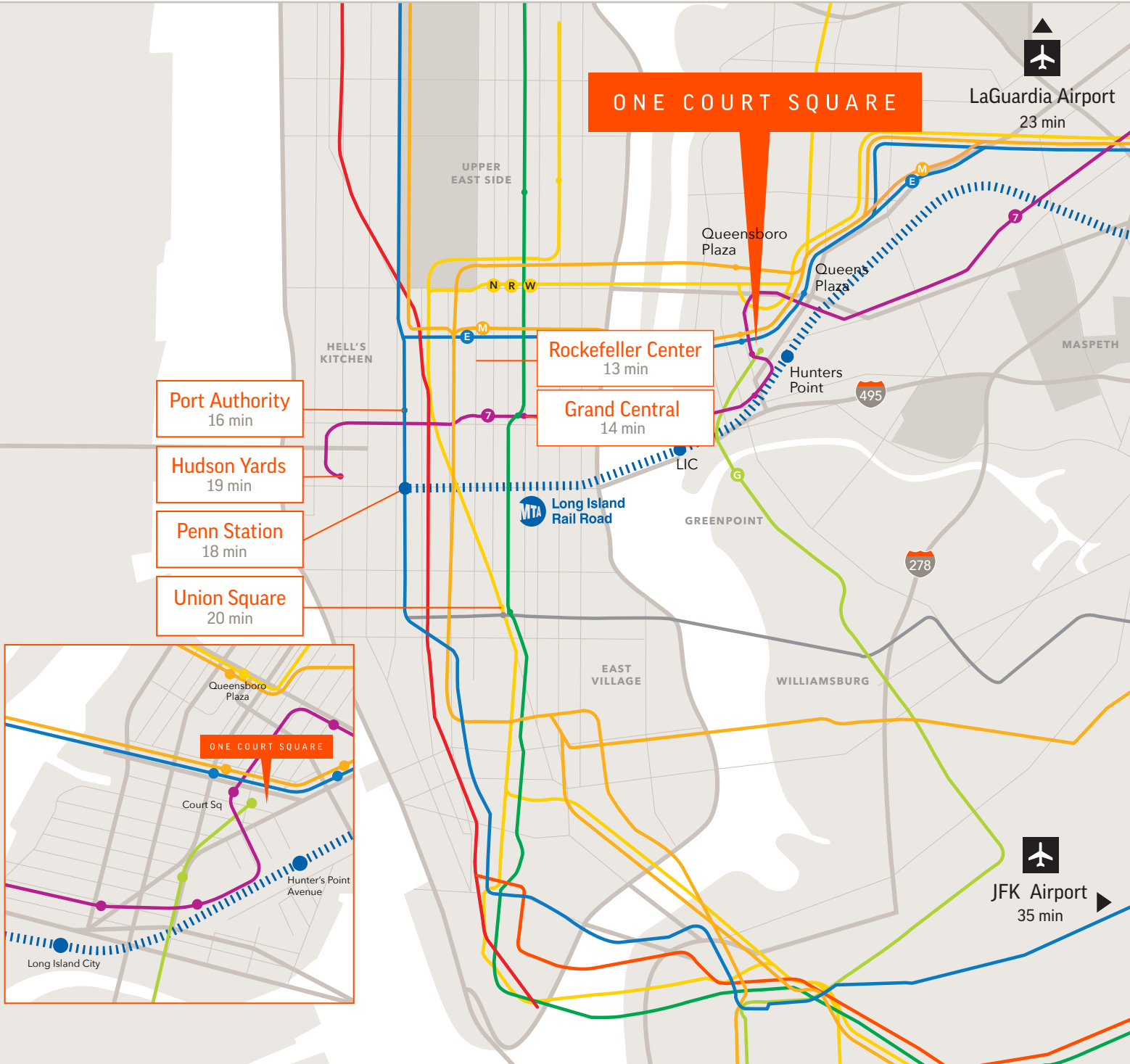
FLR	RSF
50	13,054
49	
LEASED	
46	
45	34,074
44	34,074
43	34,074
42	34,074
41	34,074
40	32,928
39	32,992
38	
LEASED	
34	
33	33,363
32	
LEASED	
28	
27	32,780
26	32,780
25	32,780
24	32,731
23	32,765
22	32,767
21	32,767
20	31,649
19	31,685
18	32,066
17	32,098
16	32,098
15	32,098
14	32,098
13	32,098
12	32,098
11	32,098
10	32,098
09	32,098
08	32,098
07	32,098
06	28,670

Long Island's City.

ONE COURT SQUARE

# Direct Connection to LI and NYC

ONE COURT SQUARE



E G M 7

**COURT SQUARE STATION**

1 min. walking

7 N W

**QUEENSBORO PLAZA**

9 min. walking

E M R

**QUEENS PLAZA**

7 min. walking

7 MTA Long Island Rail Road

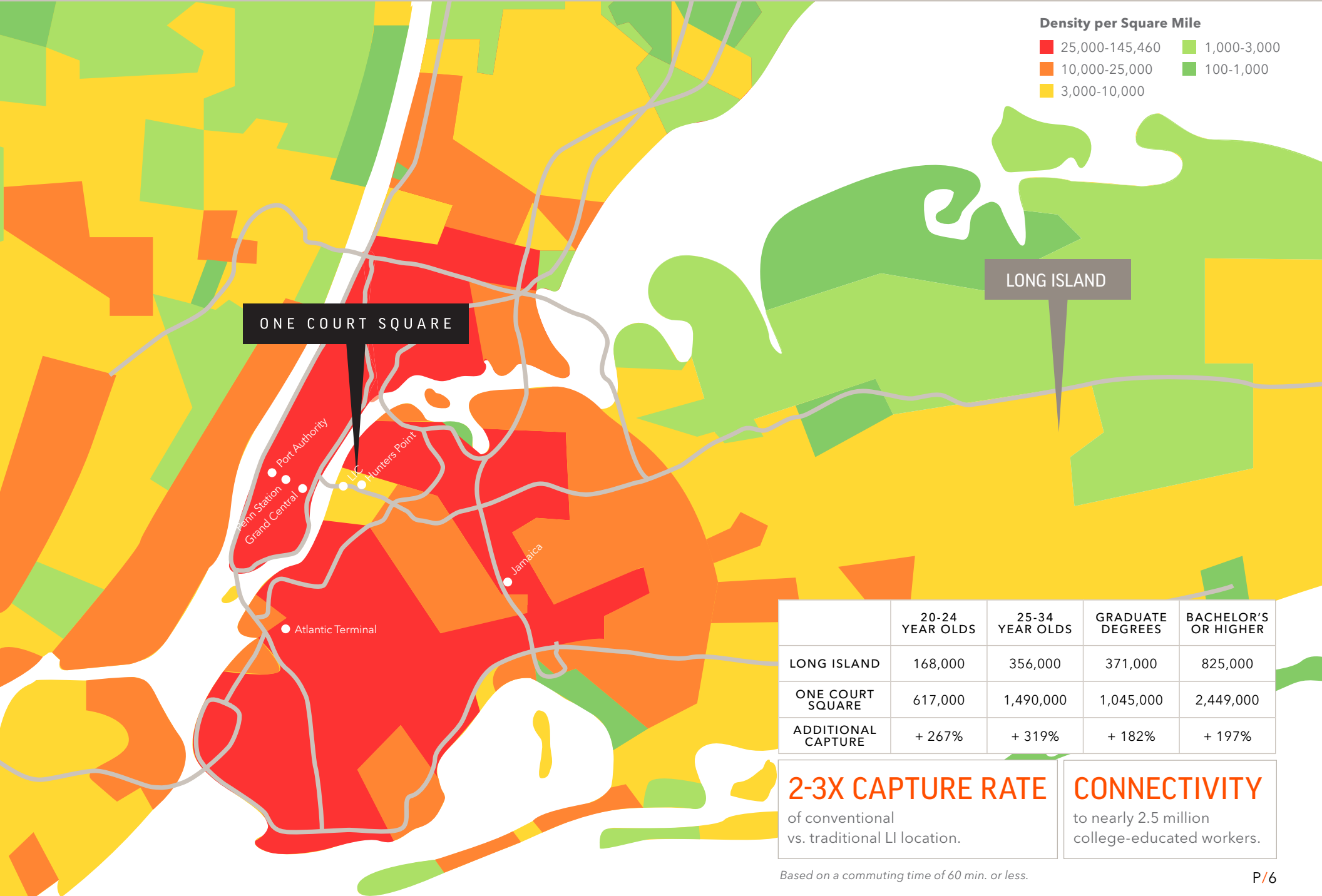
**HUNTERS POINT AVE**

10 min. walking



# Access in More Ways than One

ONE COURT SQUARE



**Density per Square Mile**

- 25,000-145,460
- 10,000-25,000
- 3,000-10,000
- 1,000-3,000
- 100-1,000

ONE COURT SQUARE

LONG ISLAND

Penn Station  
 Grand Central  
 Port Authority  
 Atlantic Terminal  
 L.I.C.  
 Hunters Point  
 Jamaica

	20-24 YEAR OLDS	25-34 YEAR OLDS	GRADUATE DEGREES	BACHELOR'S OR HIGHER
LONG ISLAND	168,000	356,000	371,000	825,000
ONE COURT SQUARE	617,000	1,490,000	1,045,000	2,449,000
ADDITIONAL CAPTURE	+ 267%	+ 319%	+ 182%	+ 197%

**2-3X CAPTURE RATE**

of conventional vs. traditional LI location.

**CONNECTIVITY**

to nearly 2.5 million college-educated workers.

Based on a commuting time of 60 min. or less.

# Long Island's City

ONE COURT SQUARE



# Changing LIC Market

PROPERTY TYPE	EXISTING	IN CONSTRUCTION / PROPOSED	TOTAL PROJECTED
RESIDENTIAL	15,700 units	25,300 units	41,000 units
HOSPITALITY	32 hotels	33 hotels	65 hotels
	3,200 rooms	4,600 rooms	7,800 rooms
OFFICE SPACE	8M <sup>SF</sup>	5.3M <sup>SF</sup>	13.3M <sup>SF</sup>
RETAIL SPACE	414K <sup>USF</sup>	536K <sup>USF</sup>	950K <sup>USF</sup>

## Long Island City Today

170,000+  
Residences

8  
Subway lines

6,600+  
Businesses

15  
Bus lines

115,000+  
Employees

70  
Citibikes

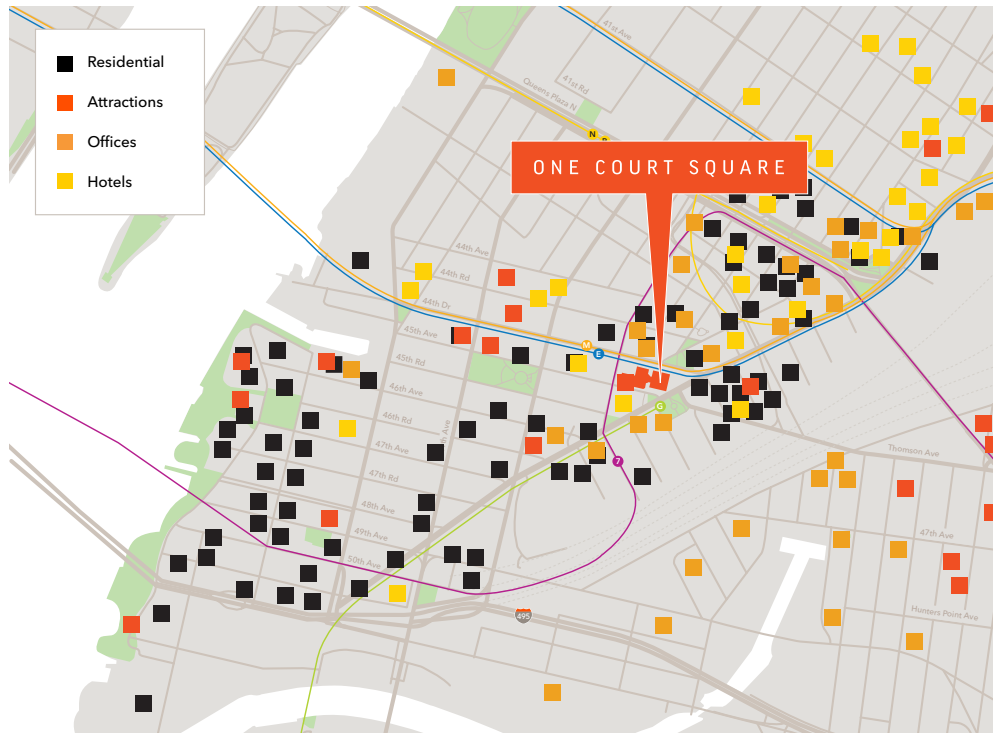
50,000+  
Higher education  
students

4  
Bridges to LIC

150+  
Restaurants,  
bars and cafés

5  
Waterfront parks

39+  
Arts and cultural  
institutions and venues





## REAP

RELOCATION & EMPLOYMENT ASSISTANCE PROGRAM  
(12-YEAR TAX CREDIT)

**\$15 - \$20<sup>SF</sup>**

Typical floor = 33,000 SF

UP TO

**\$660,000**

Per floor, per year

## CEP

COMMERCIAL EXPANSION PROGRAM  
(5-YEAR RET ABATEMENT)

**\$1.00<sup>SF</sup>**

Typical floor = 33,000 SF

SAVE

**\$33,000**

Per floor, per year

## CRT

EXEMPTION FROM COMMERCIAL OCCUPANCY TAX  
(NYC CRT EXEMPTION)

**\$2.50<sup>SF</sup>**

Typical floor = 33,000 SF

SAVE

**\$82,500**

Per floor, per year

## ECSP

ENERGY COST SAVINGS PROGRAM  
(DURATION UP TO 12 YEARS)

**\$0.50<sup>SF</sup>**

Typical floor = 33,000 SF

SAVE

**\$16,500**

Per floor, per year

TOTAL ANNUAL INCENTIVES

**\$20 - \$25<sup>SF</sup>**

TOTAL POTENTIAL SAVINGS

**UP TO \$825,000**

Typical floor = 33,000 SF

# Amenities Overview





# Office Test Fits

# Conventional Test Fit

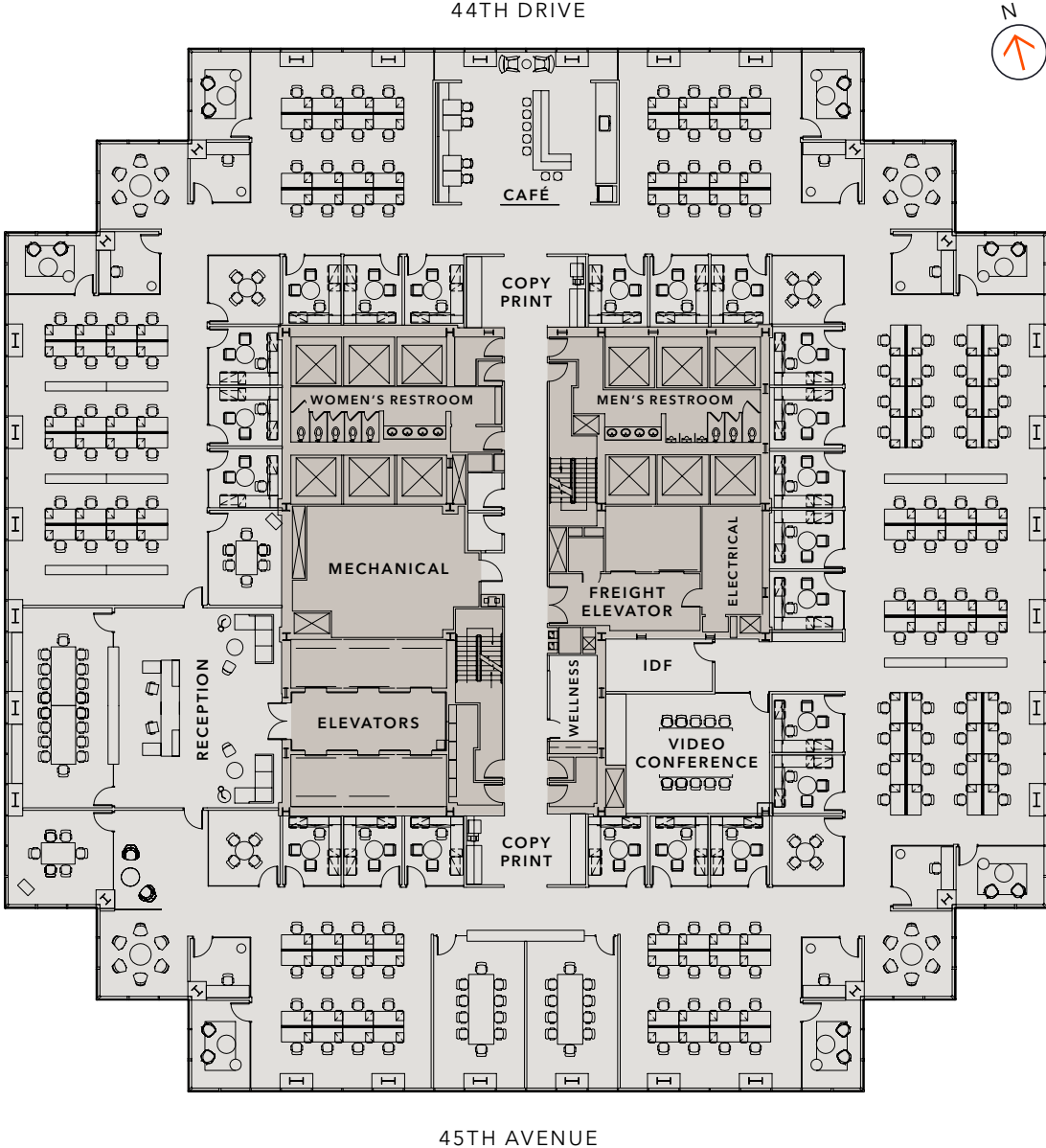
33,000<sup>SF</sup>

TYPICAL FLOOR

209<sup>SF</sup>

PER PERSON

WORKSPACE	SIZE	QUANTITY
TYPICAL OFFICE	12'x10'	22
WORKSTATION	5'x2'-6"	136
<b>TOTAL SEATS</b>		<b>158</b>



# Dense Pack Test Fit

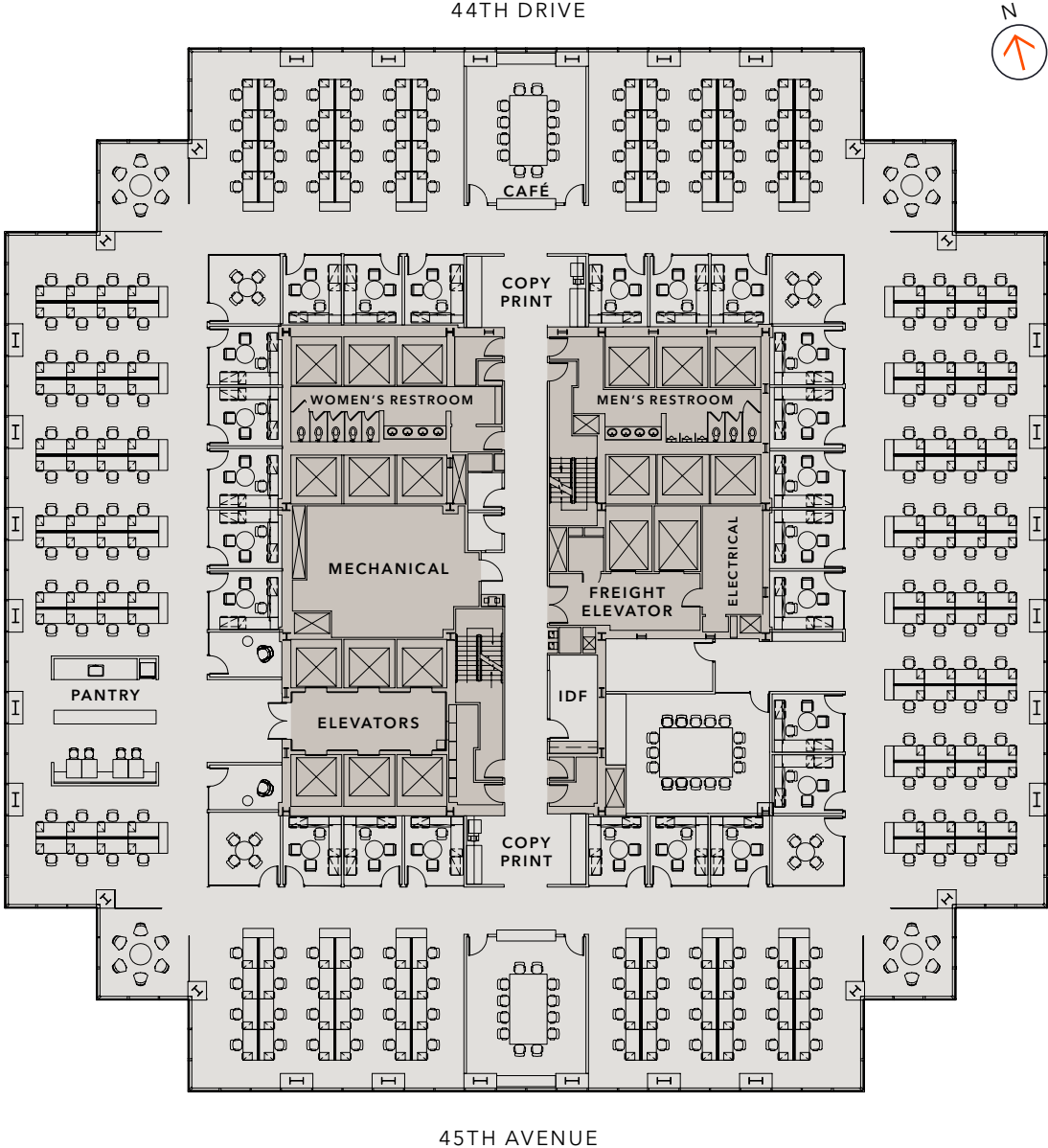
33,000<sup>SF</sup>

TYPICAL FLOOR

142<sup>SF</sup>

PER PERSON

WORKSPACE	SIZE	QUANTITY
TYPICAL OFFICE	12'x10'	24
WORKSTATION	5'x2'-6"	208
<b>TOTAL SEATS</b>		<b>232</b>



# Leasing

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ONE COURT SQUARE

designed by NEOSCAPE®