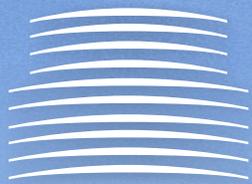


SOMETIMES, EVERYTHING JUST **CLICKS**

Class A Style.
LIC Vibe.



COURT SQUARE
PLACE





THE OPPORTUNITY

Introducing an exceptional corporate opportunity in the heart of convenient Long Island City. Few buildings offer the high-end elegance and modern flair of **Court Square Place**, located at 24-01 44th Road at 24th Street in LIC. With four full floors coming available, this is ideal headquarters space for a single tenant in LIC's newest, most premier Class A office building:

- 79,079 rentable square feet total
- 4 contiguous floors of 21,233 & 15,380 rentable square feet
- Move-in condition
- Elegant lobby – 24/7/365 building access
- State-of-the-art security
- 13'6" slab to slab heights with floor-to-ceiling windows
- Spectacular views
- Fully built above standard office installation



11TH FLOOR TERRACE OPPORTUNITY

The outdoor terrace on the 11th floor is simply breathtaking: one of the largest in the city, offering commanding views of Manhattan. At 270 feet long, it's the ideal space for a client meeting, a staff huddle, a quiet lunch, or an afternoon breath of fresh air.*

*Availability subject to the tenant obtaining necessary permits



10th floor interior rendering



Tenant cafeteria, featuring a fully operational kitchen with a sleek, modern ambience

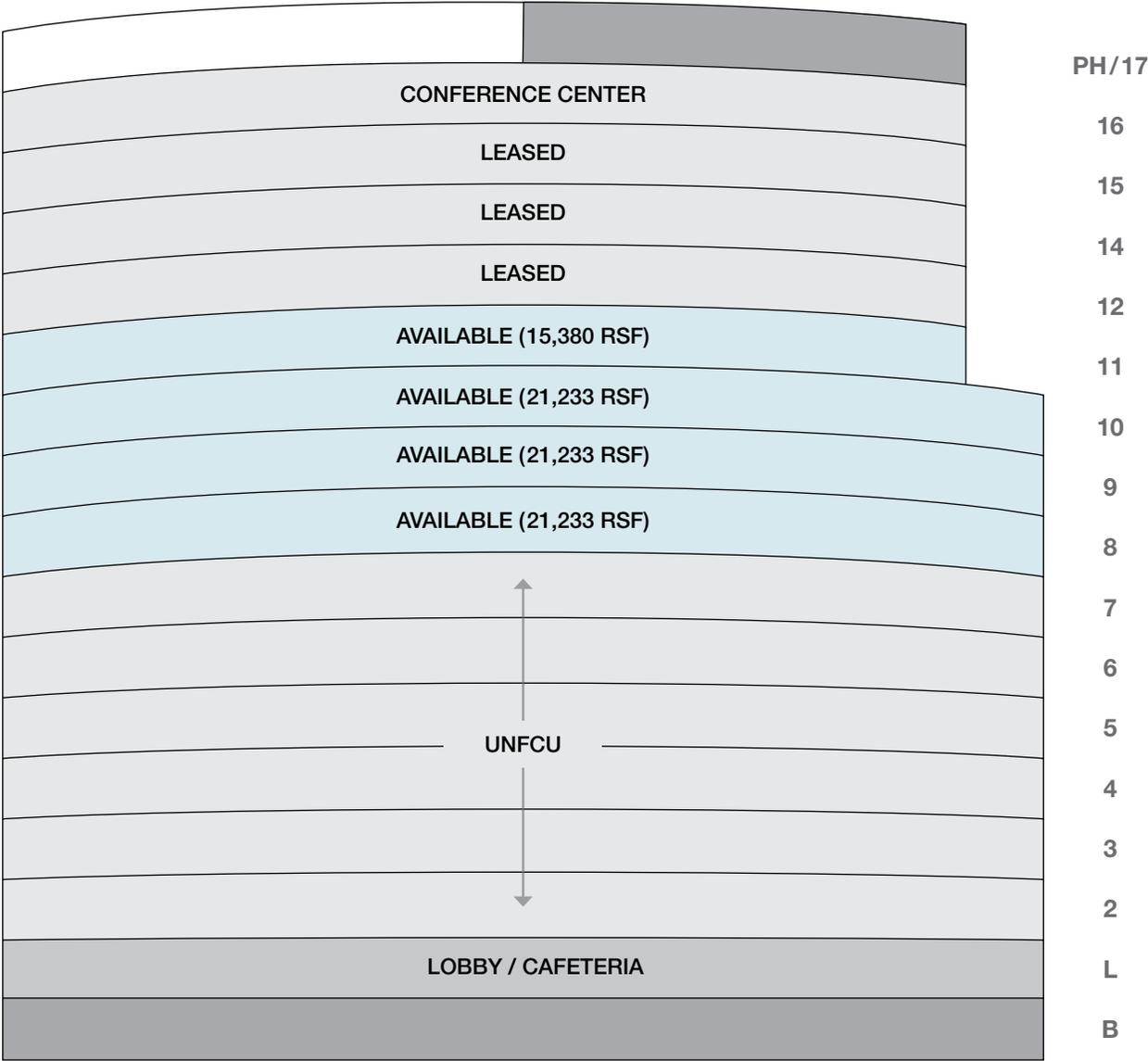


175-seat tenant dining area adjacent to cafeteria, featuring WiFi throughout



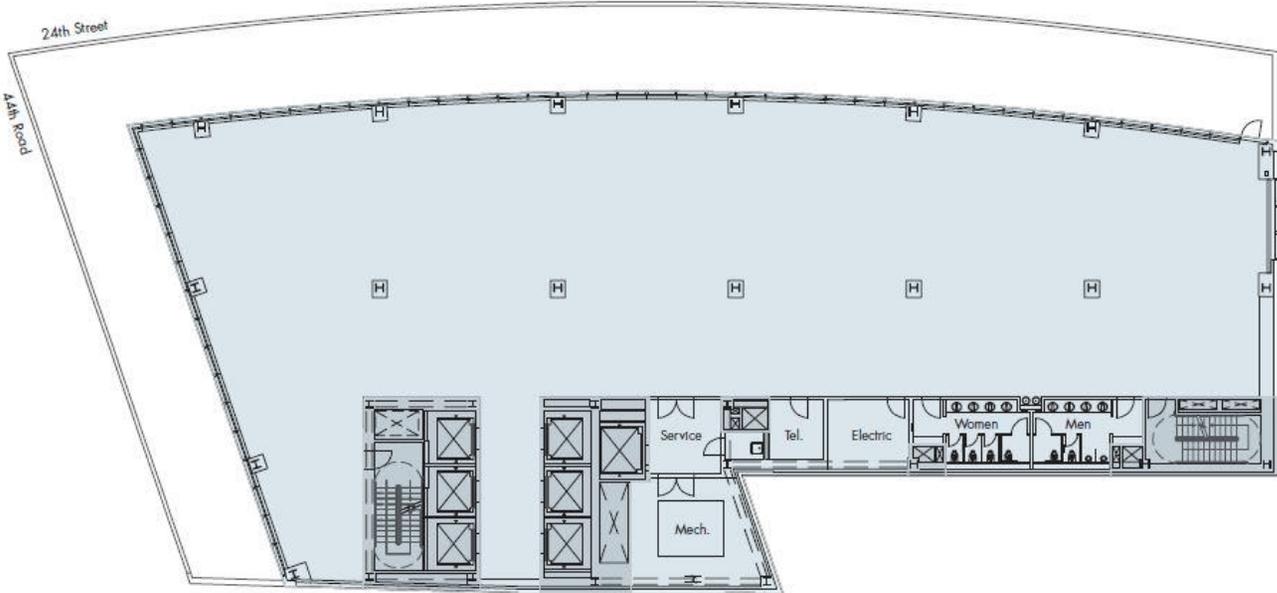
State-of-the-art tenant conference room, designed & wired for maximum efficiency

STACKING PLAN



FLOOR PLANS

11TH FLOOR
15,380 Rentable Square Feet



8TH–10TH FLOORS
21,233 Rentable Square Feet

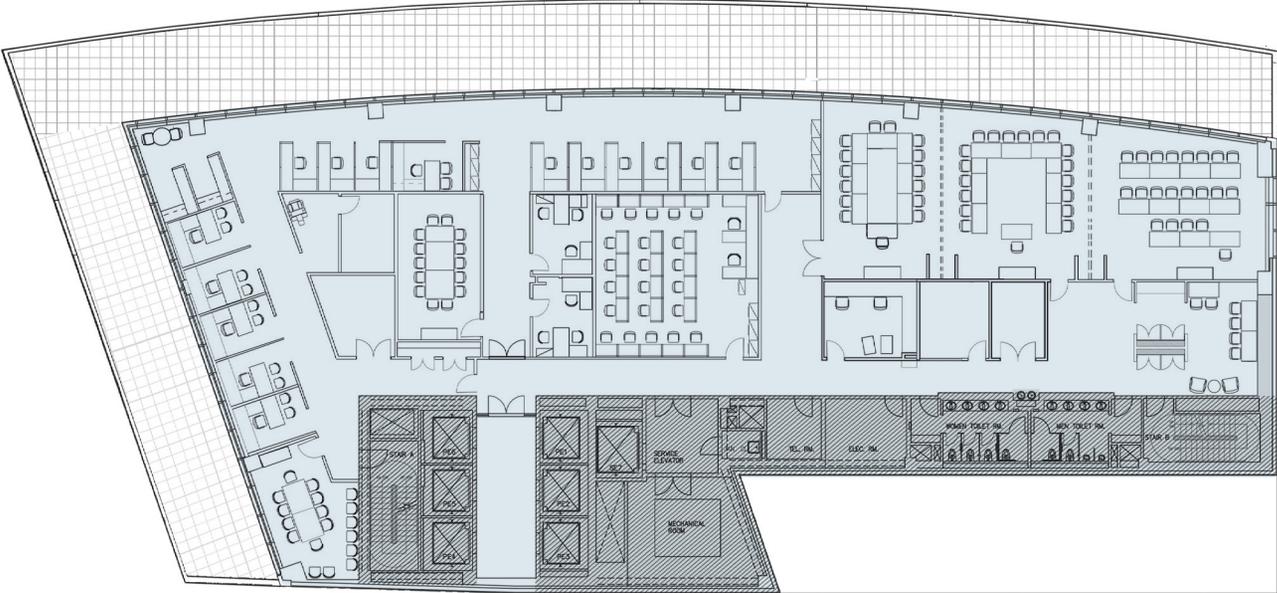


AS BUILTS

11TH FLOOR

21,223 Rentable Square Feet

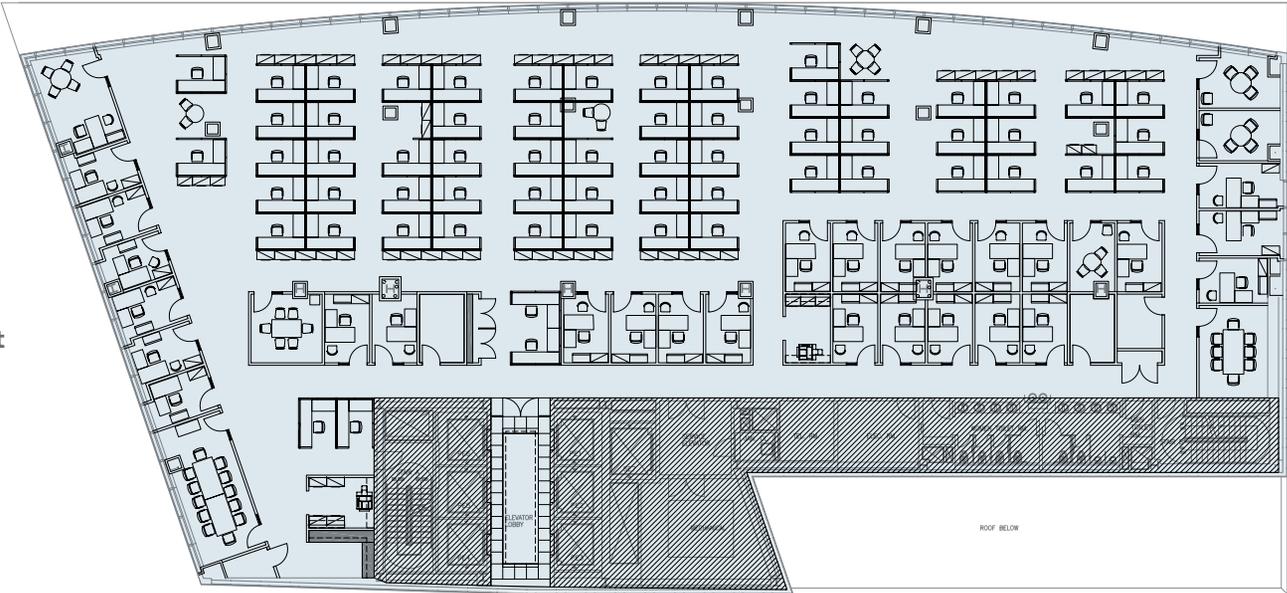
CONFERENCE ROOMS	6
OFFICES	8
RECEPTION	N/A
WORKSTATIONS	9
TOTAL HEADCOUNT	15



10TH FLOOR

21,223 Rentable Square Feet

CONFERENCE ROOMS	6
OFFICES	28
RECEPTION	N/A
WORKSTATIONS	62
TOTAL HEADCOUNT	90



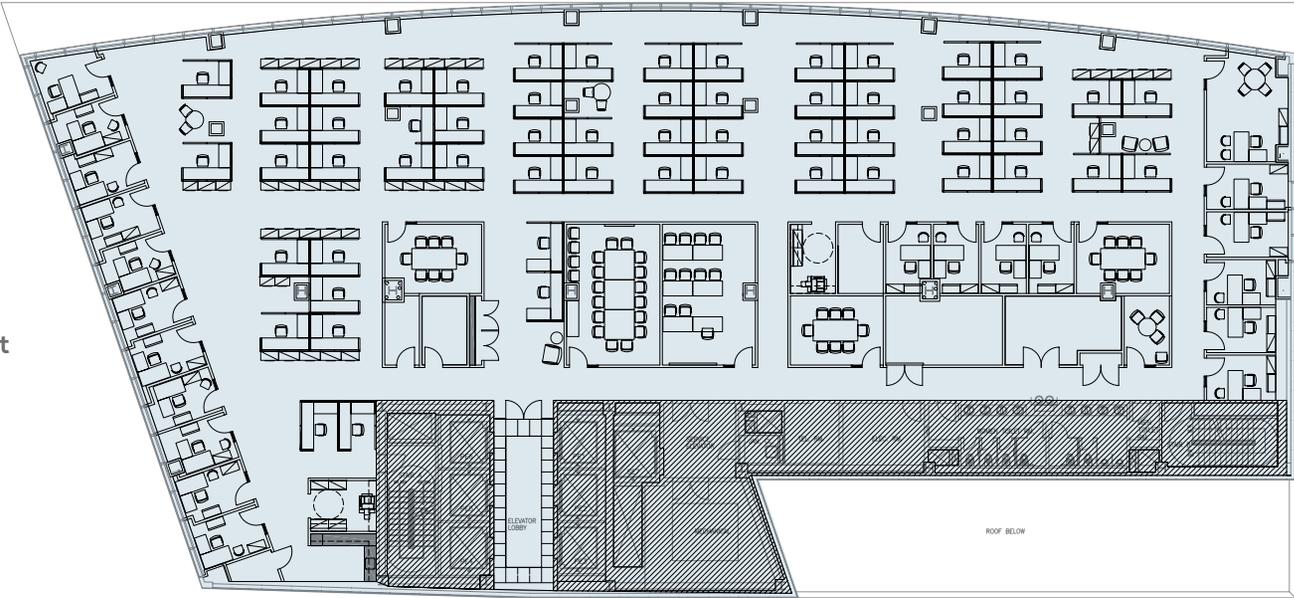
ROOF BELOW

AS BUILTS

9TH FLOOR

21,223 Rentable Square Feet

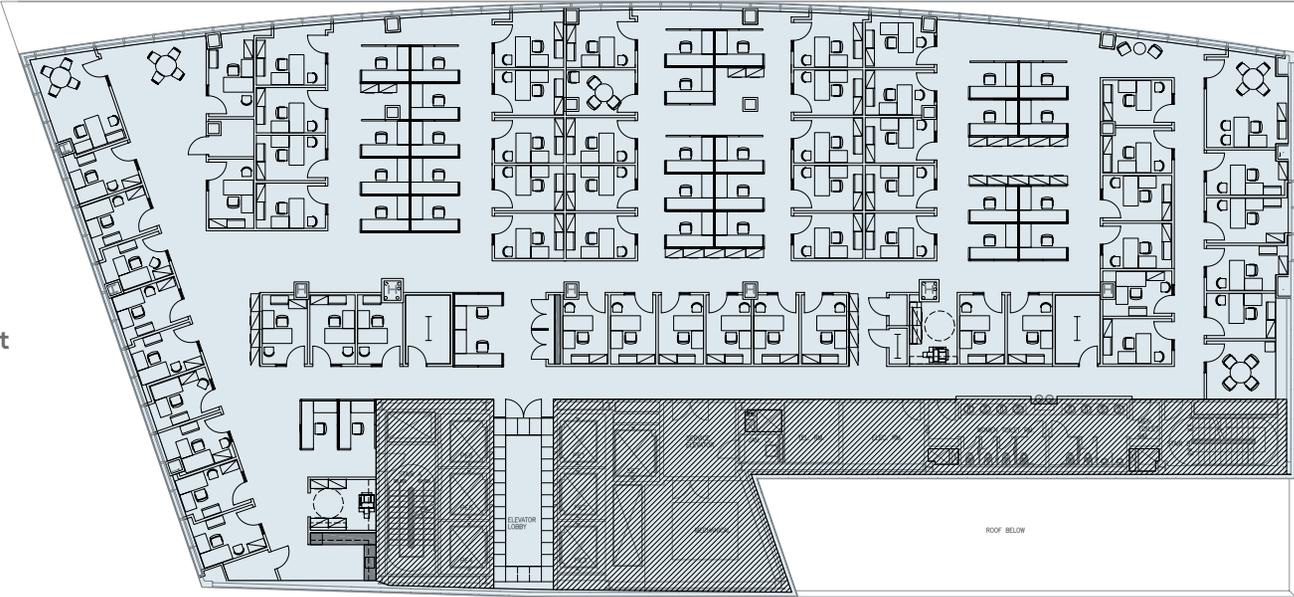
CONFERENCE ROOMS	6
OFFICES	21
RECEPTION	N/A
WORKSTATIONS	58
TOTAL HEADCOUNT	79



8TH FLOOR

21,223 Rentable Square Feet

CONFERENCE ROOMS	2
OFFICES	57
RECEPTION	N/A
WORKSTATIONS	30
TOTAL HEADCOUNT	87

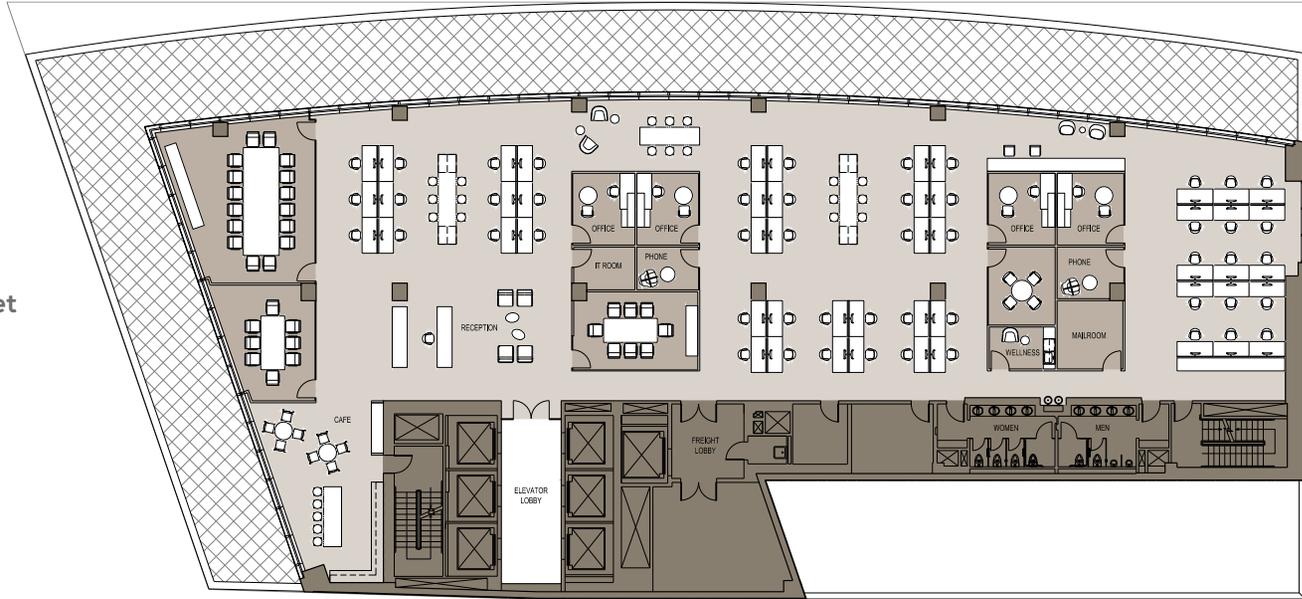


TEST FITS

11TH FLOOR

15,381 Rentable Square Feet
Creative Space

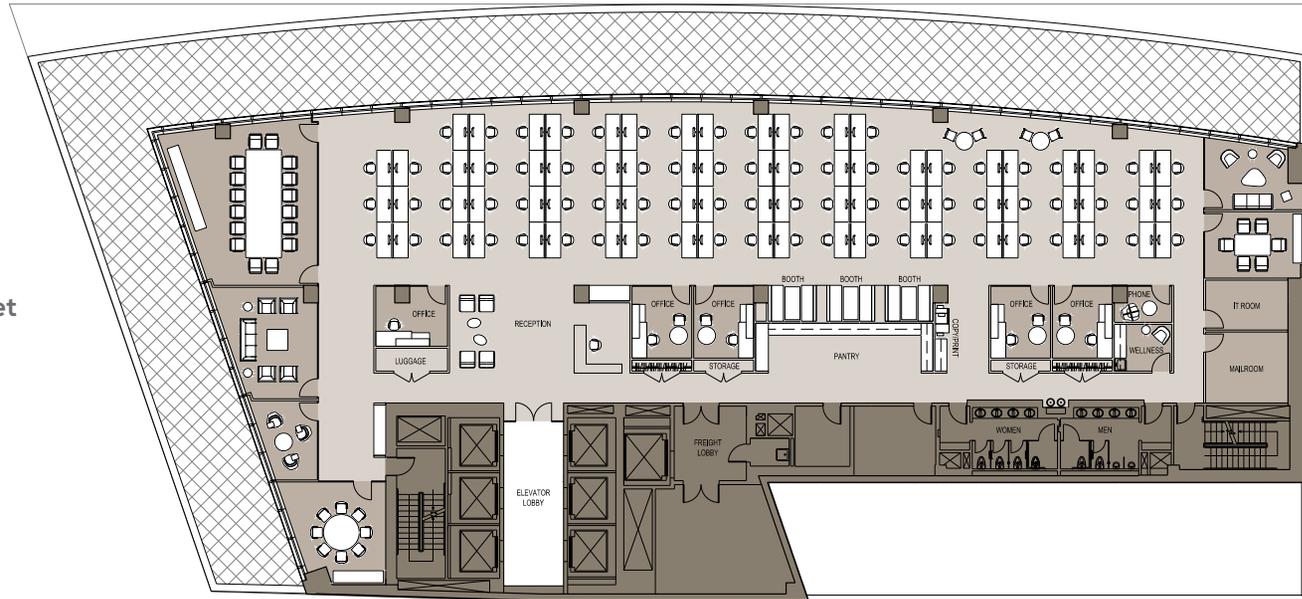
CONFERENCE ROOMS	6
OFFICES	4
RECEPTION	1
WORKSTATIONS	51
TOTAL HEADCOUNT	56



11TH FLOOR

15,381 Rentable Square Feet
High Density

CONFERENCE ROOMS	7
OFFICES	5
RECEPTION	1
WORKSTATIONS	78
TOTAL HEADCOUNT	84

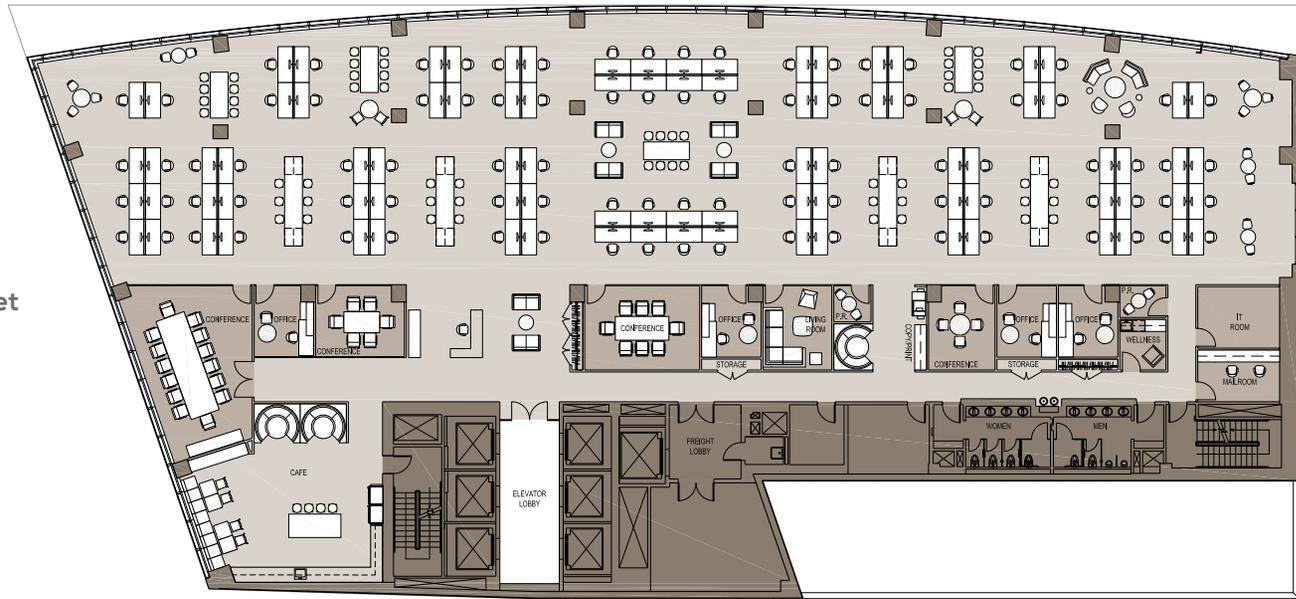


TEST FITS

10TH FLOOR

21,223 Rentable Square Feet
Creative Space

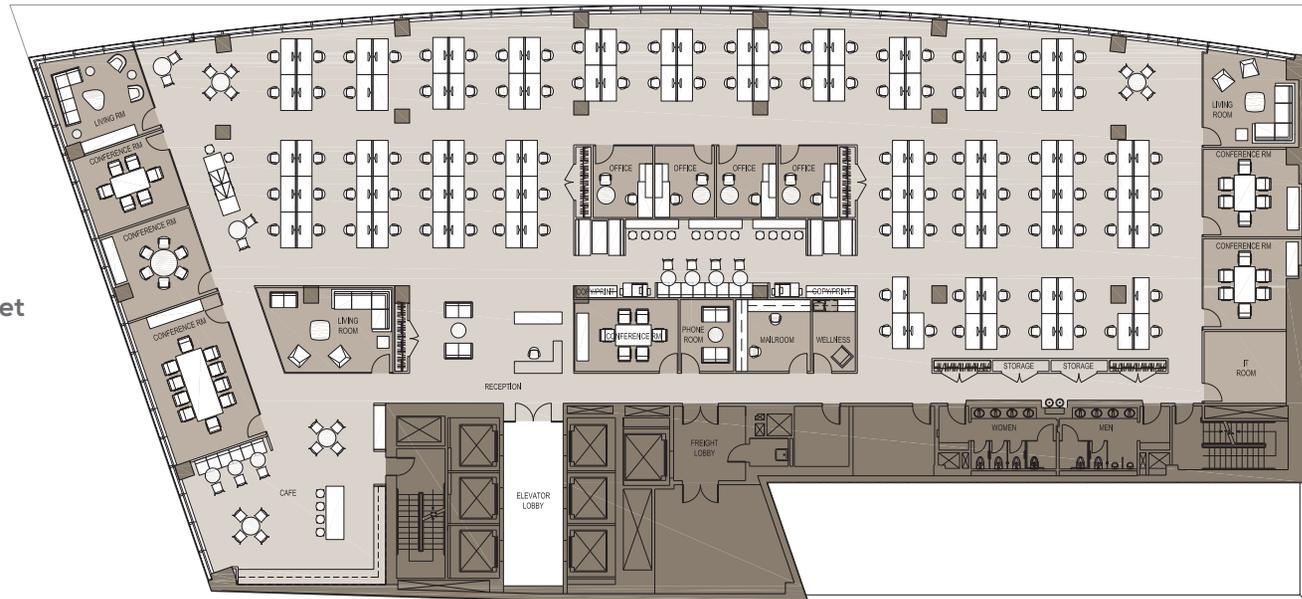
CONFERENCE ROOMS	7
OFFICES	4
RECEPTION	1
WORKSTATIONS	54
TOTAL HEADCOUNT	59



10TH FLOOR

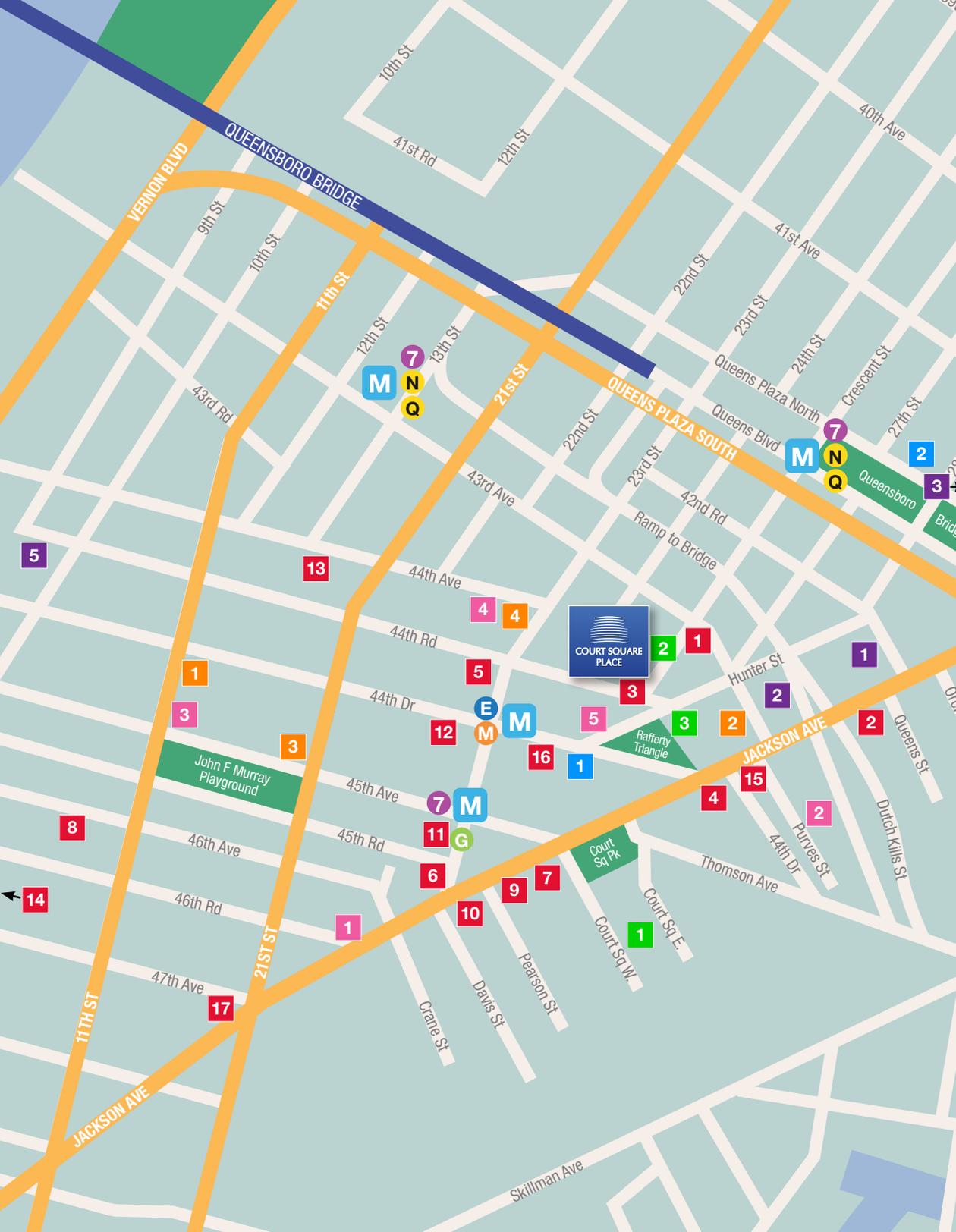
21,223 Rentable Square Feet
High Density

CONFERENCE ROOMS	10
OFFICES	4
RECEPTION	1
WORKSTATIONS	105
TOTAL HEADCOUNT	110



THE NEIGHBORHOOD

Located in the heart of LIC, Court Square Place is close to plenty of shops, restaurants and bars – and only minutes from Midtown Manhattan. Tenants enjoy easy access to the Queensboro Bridge and Midtown Tunnel, as well as the LIRR and the E, M, G, N, Q, R & 7 trains.



RESTAURANTS/BARS

- 1** M. Wells Steakhouse
- 2** Dutch Kills
- 3** Foodcellar & Co.
- 4** The Burger Garage
- 5** LIC Market
- 6** Court Square Diner
- 7** Brooks 1890
- 8** The Gutter Bar LIC
- 9** Pantry Market Eatery
- 10** BIA Restaurant & Bar
- 11** The Inkan
- 12** Il Falco
- 13** The Local NYC
- 14** Manducatis Rustica
- 15** Chipotle Mexican Grill
- 16** Pumpernickel Bagel and Delicatessen
- 17** Manducatis

CORPORATE OFFICES

- 1** Citibank
- 2** JetBlue

COFFEE SHOPS

- 1** The Mill Coffee & Café
- 2** Toby's Estate LIC Café & Courtyard
- 3** Dunkin Donuts
- 4** Caffeina Espresso Bar

CULTURE/EDUCATION

- 1** MoMA PSI
- 2** Sculpture Center
- 3** Dorsky Gallery
- 4** The Secret Theatre
- 5** CUNY School of Law

HOTELS

- 1** Aloft L.I.C.
- 2** Hyatt L.I.C.
- 3** Courtyard Marriott L.I.C.
- 4** Wyndham Garden L.I.C.

PARKING

- 1** Central Parking System
- 2** Icon Parking
- 3** Parking Garage at The Hayden



COURT SQUARE PLACE

24-01 44th Rd.
Long Island City, NY

GREG SMITH

President

212.445.1239

greg.smith@jrtrealty.com

LAUREN CALANDRIELLO

Director

212.445.1227

lauren.calandriello@jrtrealty.com

TAYLOR SMITH

Associate

212.445.1233

taylor.smith@jrtrealty.com



A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). Renderings subject to change.

