



ONE COURT SQUARE  
ICONIC IN EVERY WAY.

SAVANNA



CUSHMAN &  
WAKEFIELD



# MAKE IT HAPPEN HERE

With a tenacity for delivering a memorable experience for all, One Court Square is the paragon of central Long Island City. Located on the edge of Manhattan, this is a destination with an iconic reputation.

TROPHY BUILDING WITH ICONIC STATUS

NEW TENANT AMENITY CENTER

MINUTES FROM MIDTOWN

NEW ON-SITE FOOD & BEVERAGE  
RETAIL AND URGENT CARE

13' SLABS WITH COLUMN-FREE  
FLOORPLATES

NEW LOBBY

UNOBSTRUCTED VIEWS WITH  
FLOOR-TO-CEILING GLASS

COMPREHENSIVE ECONOMIC  
INCENTIVES PACKAGE

PRIVATE ENTRANCE AND BRANDING  
OPPORTUNITIES AVAILABLE

PRE-BUILT SMALL SPACE PROGRAM

OFFICE TOWER AVAILABILITY  
**EXPECT BETTER**

**259,924** RSF

Block (Floors 19-26)

**236,290** RSF

Block (Floors 39-45)

**33,000** RSF

Per typical floor

**KEY**

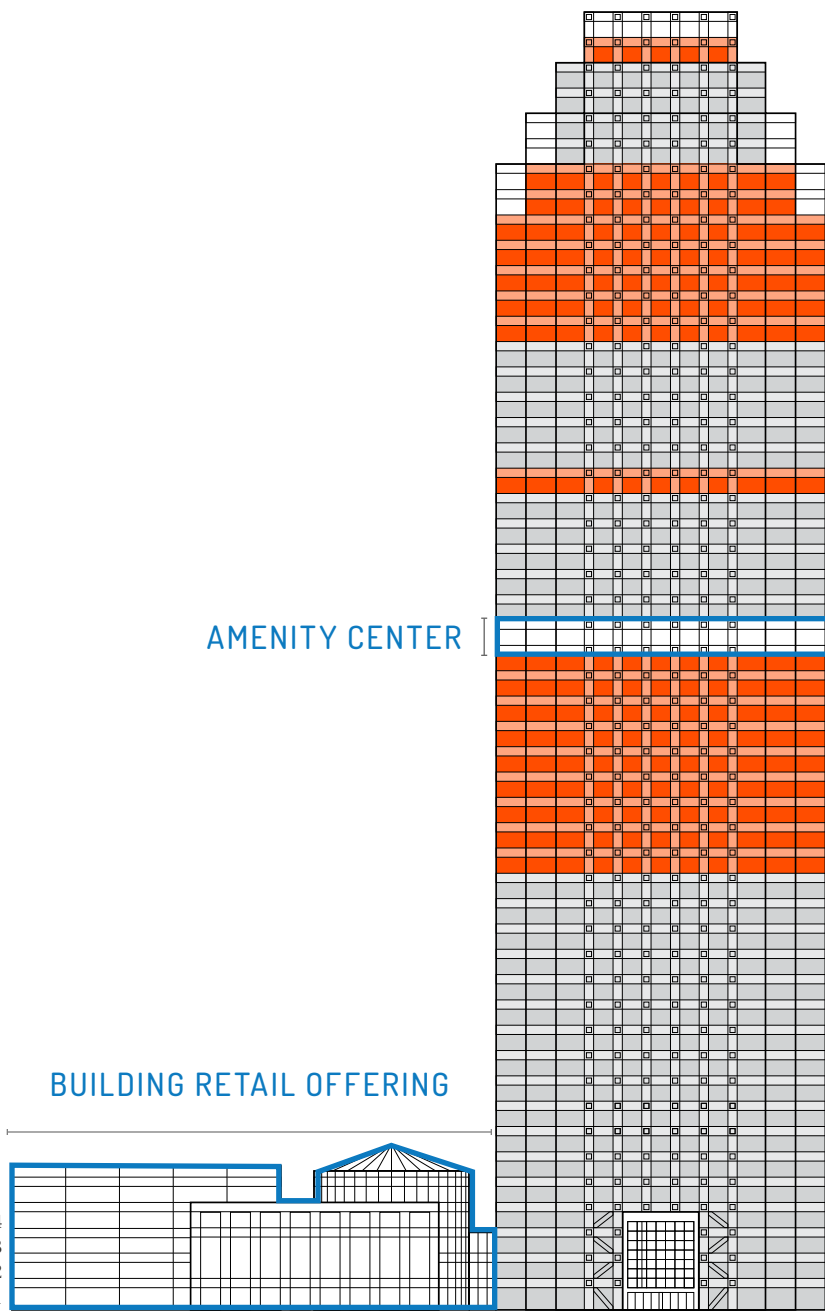
- Available floors
- 🔑 Prebuilt program
- 📦 Move-in ready
- Leased
- Amenities
- \* Crossover floors

Northwell Health [ 4  
 Target - 3  
 Food Hall & Urgent Care - 2  
 - 1

AMENITY CENTER

BUILDING RETAIL OFFERING

|        |   |           |
|--------|---|-----------|
| 50     | - | 13,054 SF |
| 49     | - |           |
| Leased |   |           |
| 46     | - |           |
| 45     | - | 34,074 SF |
| 44     | - | 34,074 SF |
| 43     | - | 34,074 SF |
| 42     | - | 34,074 SF |
| 41     | - | 34,074 SF |
| 40     | - | 32,928 SF |
| 39     | - | 32,992 SF |
| 38*    | - |           |
| Leased |   |           |
| 34     | - |           |
| 33     | - | 33,363 SF |
| 32     | - |           |
| Leased |   |           |
| 28*    | - |           |
| 27     | - | 32,780 SF |
| 26     | - | 32,780 SF |
| 25     | - | 32,780 SF |
| 24     | - | 32,731 SF |
| 23     | - | 32,765 SF |
| 22     | - | 32,767 SF |
| 21     | - | 32,767 SF |
| 20     | - | Lease Out |
| 19     | - | 31,685 SF |
| 18*    | - | 25,917 SF |
| 17     | - |           |
| Leased |   |           |
| 06     | - |           |





# AMENITIES THAT BRING MORE TO THE DAY-TO-DAY

## NEW AMENITY CENTER

On the 27th floor to include event space/  
conferencing, pre-function, cafe, and lounge  
with TVs, bar, and library

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## NEW F&B

Including Birch Coffee, Luzzo's Pizza  
and Bonchon Chicken

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## NORTHWELL HEALTH URGENT CARE

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## NEW TARGET STORE

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## ADJACENT PARK





SUSTAINABILITY

# THINKING GREEN TO STAY EVERGREEN

Taking sustainable actions toward  
a greener future.

## \$7M INFRASTRUCTURE IMPROVEMENTS

That will reduce the building's  
energy consumption

—

## HEAT PROVIDED THROUGH ELECTRIC COILS

In fan-powered boxes

—

## COOLING TOWER REFURBISHMENT

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## CHILLER AND BMS MODERNIZATION





# SMALL SPACE PRE-BUILT PROGRAM

## GENSLER DESIGNED

Standards and finishes

## FULLY FURNISHED SUITES

Ranging from 6,000 RSF – 10,000 RSF

## ADAPTABLE LAYOUTS

With on-floor expansion flexibility in mind

## ELEVATOR-BANK PRESENCE

For all partial floor tenants

## LEVEL 18

**25,917 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

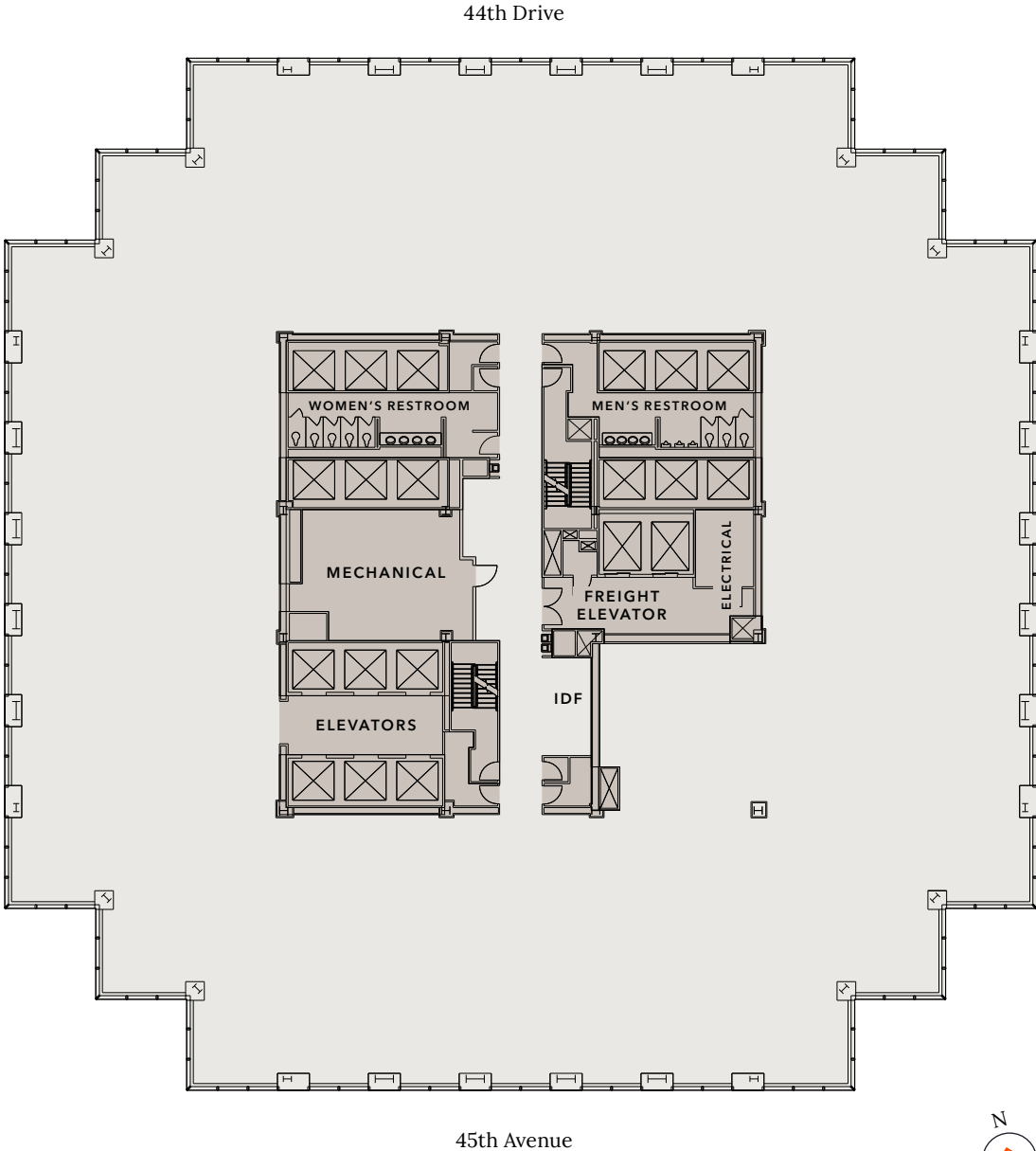
| WORKSPACE                  | QTY |
|----------------------------|-----|
| Interior Offices           | 4   |
| Workstations (6'0" x 2'6") | 60  |
| 6-P Meeting Room           | 1   |
| 8-P Meeting Room           | 1   |



# LEVEL 26 CORE & SHELL PLAN

33,000 SF

Typical floor





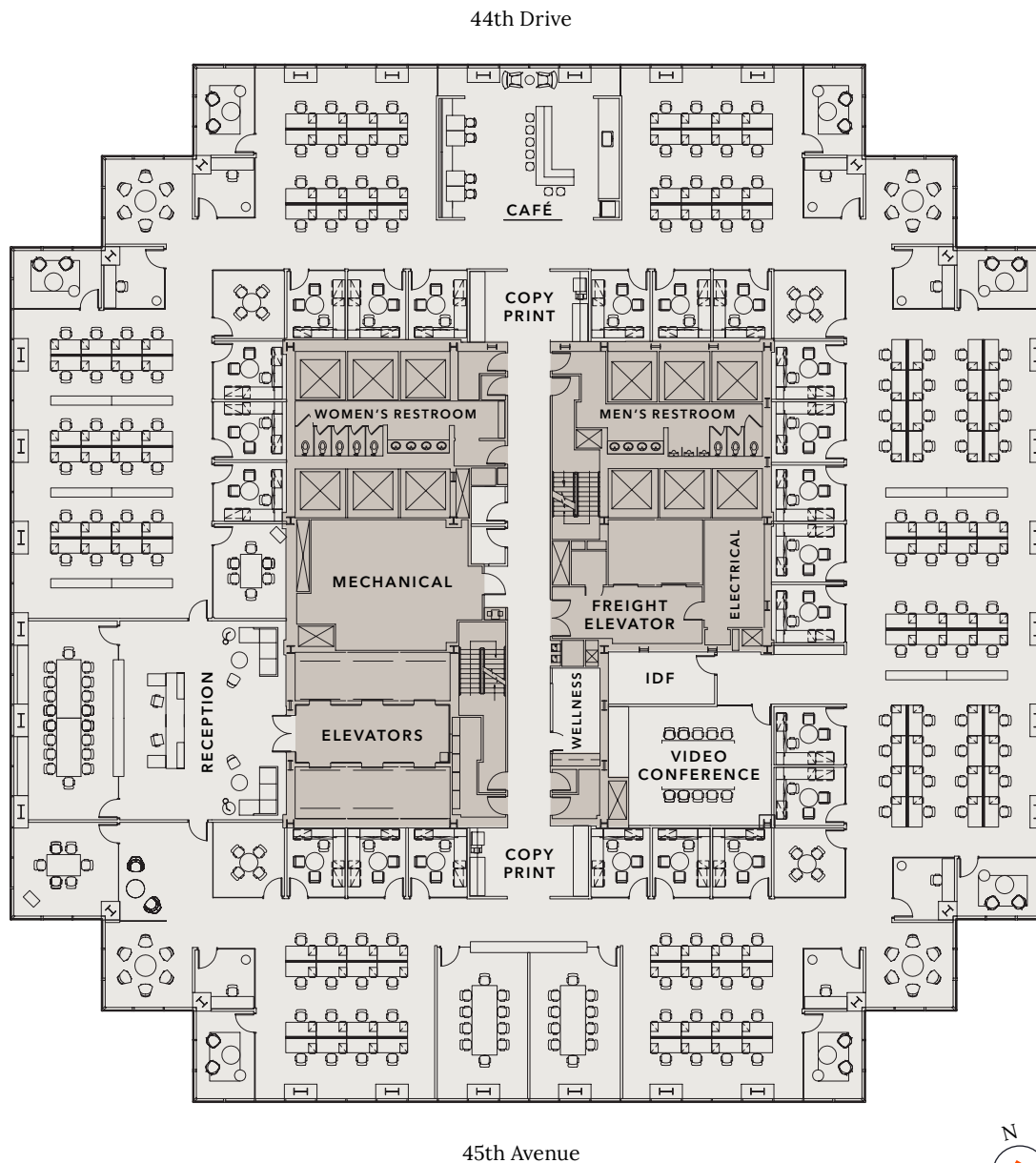
# CONVENTIONAL TEST FIT

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> |





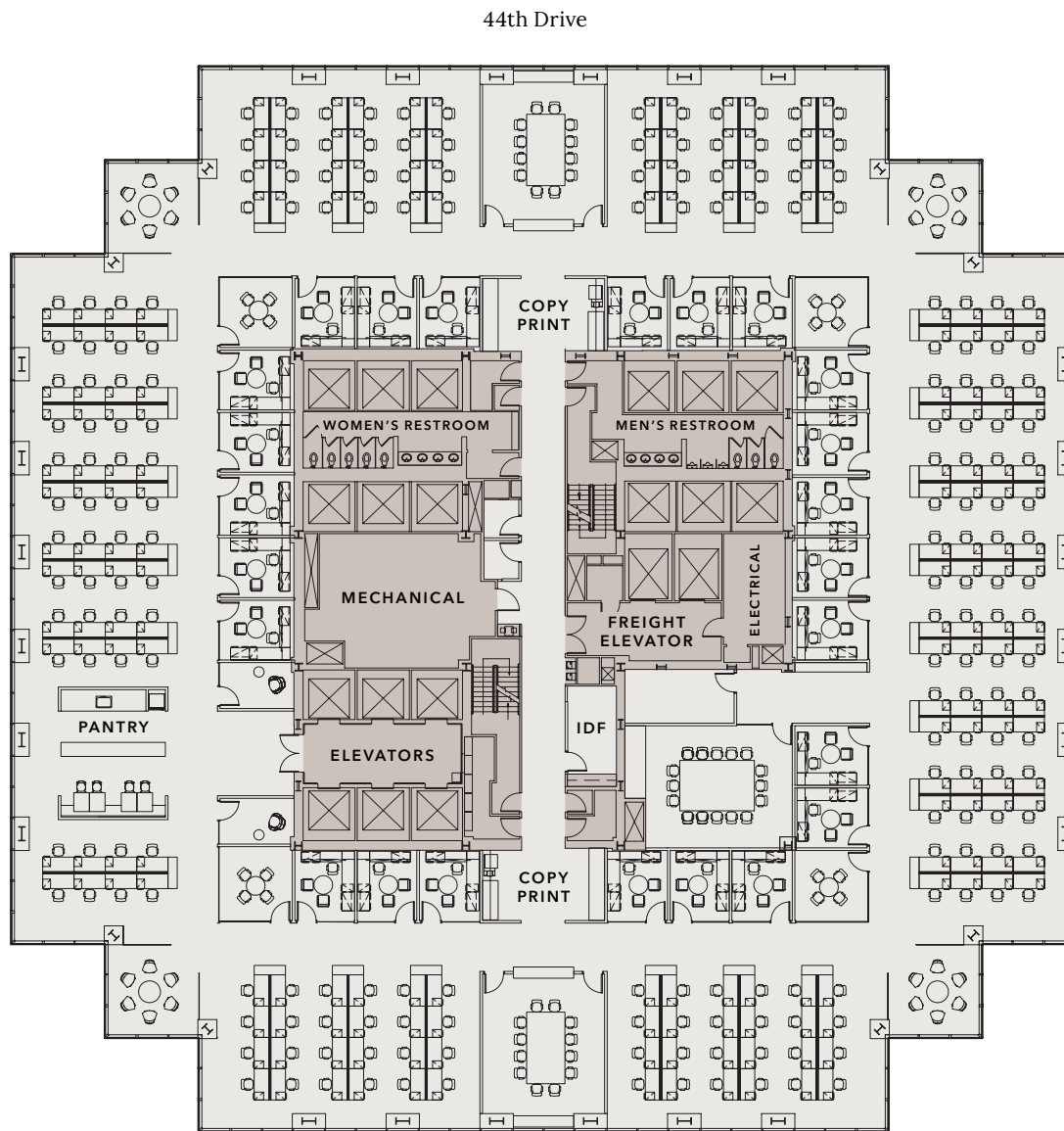
# DENSE PACK TEST FIT

33,000 SF

Typical floor

142 SF

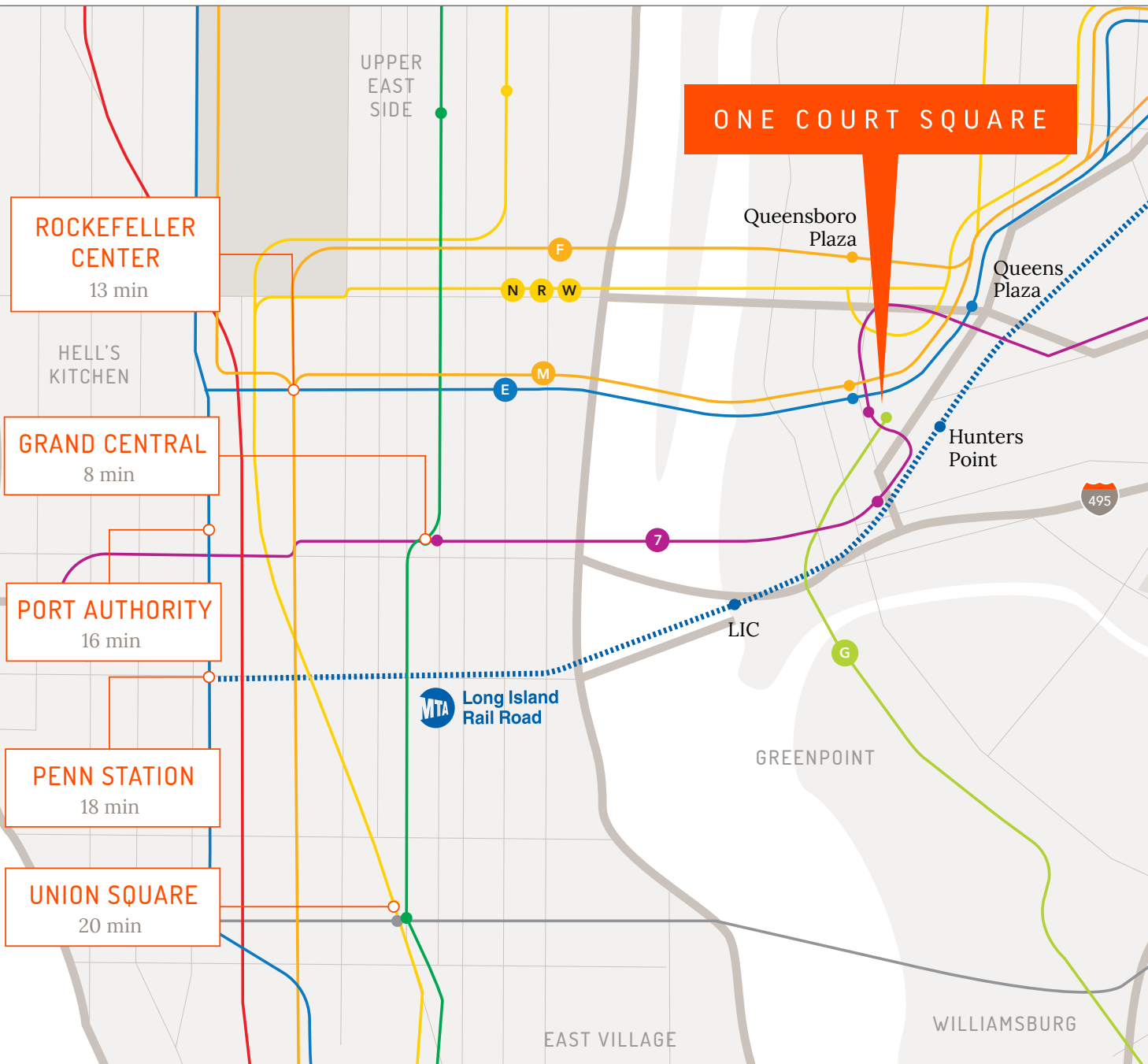
Per person



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



# UNPARALLELED NYC 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** Long Island Rail Road

**HUNTERS POINT AVE**

10 min. walking





## AS OF RIGHT INCENTIVES

## REAP

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

\$15 - \$20<sup>PSF</sup>

up to

\$660,000\*

per floor, per year

## CRT

Exemption from commercial  
occupancy tax  
(NYC CRT exemption)

\$2.50<sup>PSF</sup>

\$82,500\*

per floor, per year

## CEP

Commercial expansion program  
(5-year abatement)

\$1.00<sup>PSF</sup>

\$33,000\*

per floor, per year

## ECSP

Energy cost savings program  
(duration up to 12 years)

\$0.50<sup>PSF</sup>

\$16,500\*

per floor, per year

## TOTAL ANNUAL INCENTIVES

\$20 - \$25<sup>PSF</sup>

## TOTAL POTENTIAL SAVINGS OVER 10 YEARS

\$8,250,000\*

\*Typical floor = 33,000 SF

## BUILDING SPECIFICATIONS

## BUILT TO STAND STRONG AND STAND OUT

## 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.



## LEASING INFO

### BRUCE MOSLER

Chairman of Global Brokerage  
212-841-7900  
bruce.mosler@cushwake.com

### ETHAN SILVERSTEIN

Executive Vice Chairman  
212-698-2694  
ethan.silverstein@cushwake.com

### MITCHELL ARKIN

Executive Director  
212-841-7522  
mitchell.arkin@cushwake.com

### ANTHONY LOPRESTI

Managing Director  
212-841-7701  
anthony.lopresti@cushwake.com