

ONE COLLEGE POINT SQUARE





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JOIN THE NEW FLUSHING THRILL

One College Point Square is centrally located in Flushing, Queens, a vibrant development hub. Flushing's reputation for resilience and growth makes it a top choice for both investors and residents. This area's continued evolution and promising future enhance its attractiveness for long-term investment.

Our project directly benefits from the area's rapid growth and increased investment. Its proximity to transformative projects such as the Special Flushing Waterfront District and the Willets Point redevelopment makes it a highly desirable location for living and investment in the future of Flushing.

By combining a strategic location with unmatched architectural and interior design quality, One College Point Square aims to set a new benchmark for luxury living in Flushing, outpacing other developments. We have teamed with the top designers and builders in NYC to demonstrate our commitment to excellence in every detail.



PROJECT HIGHLIGHTS

- Over 70,000 sq. ft retail and commercial space
- 99 new condominium units
- Best in class design and construction team
- Unparalleled location at the center of “Contemporary Flushing” commercial hub
- Proximity to government supported Special Flushing Waterfront District and Willets Point Redevelopment project
- An unseen opportunity for significant value appreciation

INTERIOR DESIGNER WHITEHALL

Whitehall Interiors stands as a distinguished interior design studio located in Manhattan, dedicated to the realization of interior design, interior architecture, and bespoke furnishings. Their portfolio spans opulent high-rise multi-family residential endeavors to meticulously crafted hospitality and commercial interiors, including Skyline Tower in Long Island City, the Deermar in Brooklyn, the Rockwell in Manhattan, and so on.

ARCHITECT



Hill West is an industry-leading architecture firm renowned for creating inspirational residential and mixed-use buildings. The team delivers excellence in the design of high-rise residential and hospitality buildings, retail and office structures, and multiuse complexes. Hill West is known as the leading architect in NYC’s most prominent development projects such as Skyline Tower in Long Island City, Olympia in Brooklyn, Bankside in Bronx, etc.

GENERAL CONTRACTOR



SCG America (SCGA), a wholly owned subsidiary of Shanghai Construction Group and headquartered in New York City, has decades of experience in the United States. As highly sought-after builders and developers, SCGA strives for professional excellence and technological innovation that creates enduring value for partners and customers alike. Their most famous projects include Tangram, Manhattan View at MIMA, etc.

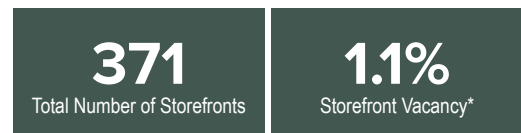


The New Flushing Commercial Center
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Downtown Flushing Retail Opportunity



Business Inventory



THE MAJOR COMMERCIAL CENTER SHIFT

Flushing has been undergoing significant commercial expansion in recent years. Over the past decade, the major commercial hub has extended from the junction of Main Street and Roosevelt Avenue to College Point Boulevard. In 2010, The Shops at Skyview heralded a new era of Flushing’s commercial growth. Since then, major developments like One Fulton Square, Tangram, and The East West Plaza Condominium have primarily emerged west of Main Street, transforming the area into a vibrant and dynamic “Contemporary Flushing”.

Our project, One College Point Square, expected to be completed in 2026, will stand as the youngest, newest, and most sought-after development in the area, setting a new benchmark for desirability. With its fresh, dynamic presence, One College Point Square will not only be a key player but the crown jewel among these developments, offering unparalleled appeal for both commercial tenants and residents.





EXISTING PUBLIC FACILITIES



1. LaGuardia International Airport

LaGuardia Airport enhances local economic growth by improving domestic flight connectivity, supporting New York City businesses, and generating job opportunities for Queens residents.



2. Flushing Meadows Corona Park

Flushing Meadows-Corona Park attracts visitors with its sports fields and cultural landmarks, boosting tourism and supporting local businesses in the surrounding areas.



3. Queens Library - Main St

The Queens Library at Flushing provides access to books, internet, and job training, helping community members increase their skills and economic potential, while supporting local economic development.



4. Citi Field

Citi Field hosts major sporting and entertainment events, drawing large crowds that stimulate nearby businesses and contribute to Flushing's economic growth.



5. USTA Billie Jean King National Tennis Center

The USTA Billie Jean King National Tennis Center attracts international tourists and tennis fans, boosting the local economy by driving revenue for hotels, restaurants, and shops in Queens.



6. Willets Point Redevelopment

In February 2026, the stadium was selected as one of the six venues for the 2028 Summer Olympics football qualifiers (at which time it will be temporarily renamed "New York Stadium" in accordance with IOC regulations).



7. Special Flushing Waterfront District

The Flushing Waterfront Special Area is a large-scale, mixed-use redevelopment project that transforms 29 acres of former industrial and idle land along Flushing Creek into a vibrant extension of downtown Flushing.

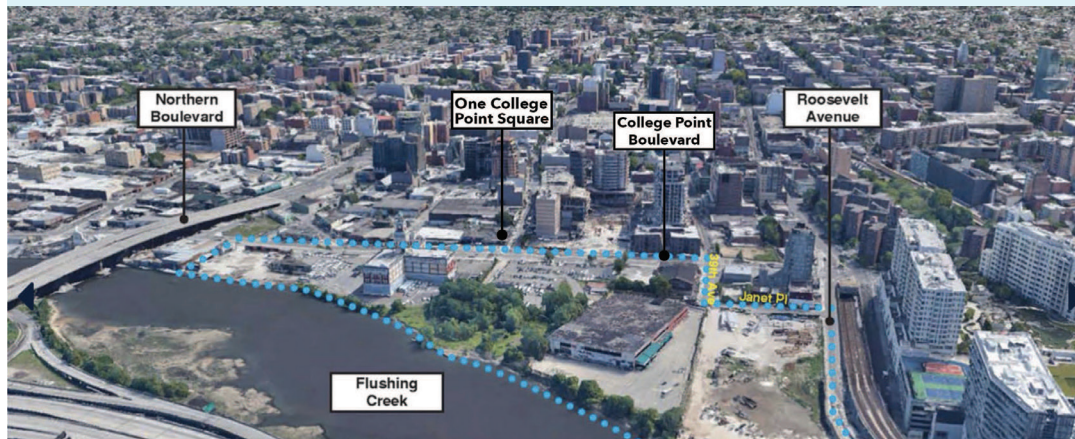
THE FUTURE OF FLUSHING

One College Point Square

One College Point Square stands out as a prime location that will directly benefit from the Special Flushing Waterfront District development. As businesses and residents are drawn to the new district, our project's proximity positions us to capture increased foot traffic and economic activity.

With the influx of investment and growth in the surrounding area, businesses will naturally shift towards our location, seeking to capitalize on the modern infrastructure, and opportunities created by this transformative development. This makes One College Point Square an ideal choice for future growth.





The Special Waterfront District

The Special Flushing Waterfront District aims to redevelop 29 acres of underutilized land in Flushing, Queens, with extensive public benefits like affordable housing, environmental remediation, and major infrastructure upgrades. Led by FWRA LLC, the project is projected to begin development in the near future. It will feature residential units, a hotel, office and retail spaces, parking, and a waterfront area. The initiative is expected to generate many jobs, attract nearly \$2 billion in private investment, and enhance public spaces and infrastructure.



THE WILLETS POINT REDEVELOPMENT

The Willets Point redevelopment will bring 2,500 affordable housing units, including 220 for seniors, along with a 25,000-seat soccer stadium, a hotel, and a public school. It will provide 3.7 acres of open space and create over 16,500 jobs, contributing \$6.1 billion to the economy over 30 years. The fully electric stadium will prioritize sustainability, and the project marks a vital public-private partnership, transforming a neglected area into a center of growth and opportunity for Queens.

One College Point Square will directly benefit from the Willets Point redevelopment by experiencing increased foot traffic, especially from the new soccer stadium and surrounding developments. This influx of visitors and businesses will enhance the desirability of the location, likely driving up the price per square foot for retail and office spaces. As the area becomes a hub of activity, One College Point Square will see a boost in demand, positioning it as a key player in the revitalized and growing community.





www.1collegepointsquare.com