

COURT SQUARE PLACE

24-01 44th Road, Long Island City, NY



15,380 RSF: SPECTACULAR FULLY BUILT FLOOR WITH EXPANSIVE PRIVATE TERRACE

FLOOR/AREA:

- Entire 11th 15,380 SF

AVAILABILITY:

- May 2025

RENTAL RATE

- Upon Request

TERM

- Negotiable

COMMENTS:

- Move-in Condition
- Fully Built, Above Standard Office Installation
- Headquarters Office Space Featuring Panoramic Views of the City

BUILDING FEATURES:

- Class A property with institutional ownership
- Elegant lobby - 24/7/365 building access
- Modern Conference Center
- State-of-the-art security with 24-hour card key access and optical turnstiles
- Floor to ceiling windows
- 13'6" slab to slab - 30'0" column spacing
- Water cooled package units on each floor
- Awarded Energy Star Label for operating efficiency
- Proximity to 60 neighborhood restaurants, health/fitness clubs and hotels

LONG ISLAND CITY BENEFITS:

- REAP: Relocation Employment Assistance Program (up to \$3,000 per employee per year)
- CEP: Commercial Expansion Program (rent abatement up to \$2.50 per square foot)
- ECSP: Energy Cost Savings Program (utility bill reductions)

TRANSPORTATION:

- Minutes From Midtown Manhattan
- Immediate access to major roadways, Queensboro Bridge, Midtown Tunnel, LIRR and NYCTA E, M, G, N, W, R & 7 Trains



COURT SQUARE PLACE

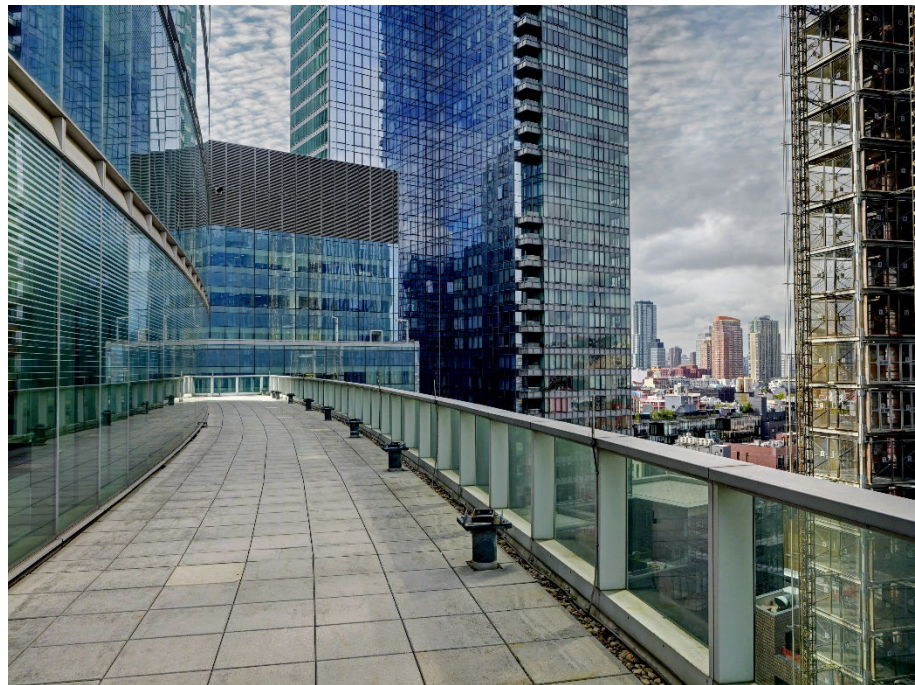
24-01 44th Road, Long Island City, NY



Open Plan Layout



Views of NYC Skyline



Outdoor Terrace

15,380 RSF

Terrace

- Workstations
- Meeting Spaces

*Furniture not included



Neighborhood Amenities

RESTAURANTS

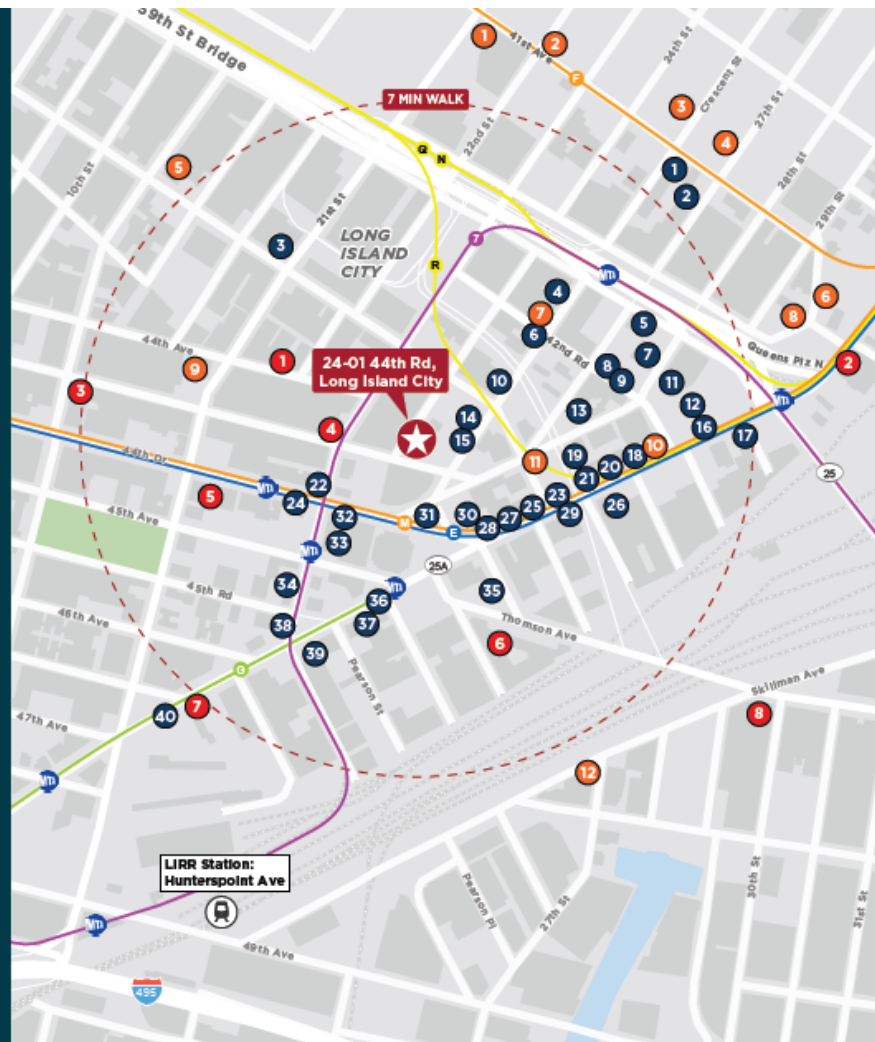
1. Sansan Ramen
2. Roam Cafe & Gallery
3. Tadka Indian Cuisine
4. Da Long Yi Hot Pot
5. Lucky Pizza
6. Ooi Sushi and Bar
7. Raj's Indian Kitchen
8. Kyuramen
9. Nai Brothers
10. Softbite
11. Lotus + Cleaver
12. Bobwhite Counter
13. The Beast Next Door
14. Vert Frai
15. M. Wells
16. Jacx&Co
17. Red Sorghum
18. Jing Li
19. Hot Peppers
20. Hot Peppers
21. Dun Huang
22. Meet Fresh
23. Tacombi
24. Il Falco
25. Levante
26. Sapps
27. Coo Coo Cachoo
28. Xi'an Famous Foods
29. Mr Khao Man Gai
30. Mysttik Masaala
31. Corgi Jianbing
32. Pumpernickel Bagel
33. Lately Cafe
34. Ramen Spot
35. Jiang Nan
36. Brooks 1890 Restaurant
37. Pantry Market Eatery
38. Court Square Diner
39. JoyPot
40. Heng Thai

HOTELS

1. Hotel 21 NYC
2. The Vue Hotel
3. Queens County Inn and Suites
4. LIC Plaza Hotel
5. Z Hotel
6. Hilton Garden Inn
7. Red Lion Inn & Suites
8. Courtyard by Marriott
9. LIC Hotel
10. Aloft
11. Hyatt Place
12. Feather Factory Hotel

HEALTH CLUBS & GYMS

1. Yoga Space LLC
2. Planet Fitness
3. Nicely Fit
4. barre3
5. Orangetheory Fitness
6. Yoga Studio 6 LLC
7. F45 Training
8. LaGuardia Athletics & Recreation



FOR MORE INFORMATION,
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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). Rendering is subject to change.

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