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COURT
SQUARE

LONG ISLAND CITY
NEW YORK

Styles

PRIME RETAIL SPACE IN
LONG ISLAND CITY



PROPERTY FEATURES

- Located at the absolute center of Long Island City on Jackson Avenue, the main retail thoroughfare.
- Directly across from the iconic 1 Court Square and the Long Island City Courthouse, both major local landmarks.
- Long Island City is the fastest growing neighborhood in New York City and one of the few live/work/play neighborhoods in the city outside Manhattan.
- The area has recently attracted several well-known national retailers including Target, Trader Joe's, Walgreens, and Sweetgreen in addition to a number of notable boutique stores.
- Over the next three years, the area is expected to see significant increases in residential and worker population. This will be driven by a projected 50% increase in residential units as well as significant office developments especially as LIC emerges as a regional Life Sciences hub.
- Already underserved from a retail standpoint, the increasing residential and office populations will accelerate demand for additional retailers, restaurants, and services.

HIGHLIGHTS

- At the base of a brand new 157-unit luxury rental building
- Located on the best retail corner in LIC with exceptional visibility on Jackson Ave and 44th Drive
- Prime location with multiple transportation arteries
- Just steps from the subway lines



PROPERTY OVERVIEW

SPACE A - JACKSON AVENUE

GROUND FL A	6,081 SF
<u>LOWER LEVEL A</u>	<u>5,118 SF</u>
TOTAL	11,199 SF

FRONTAGE 144 FT



SPACE B - 44TH DRIVE

GROUND FL B	2,506 SF
<u>LOWER LEVEL B</u>	<u>2,150 SF</u>
TOTAL	4,656 SF

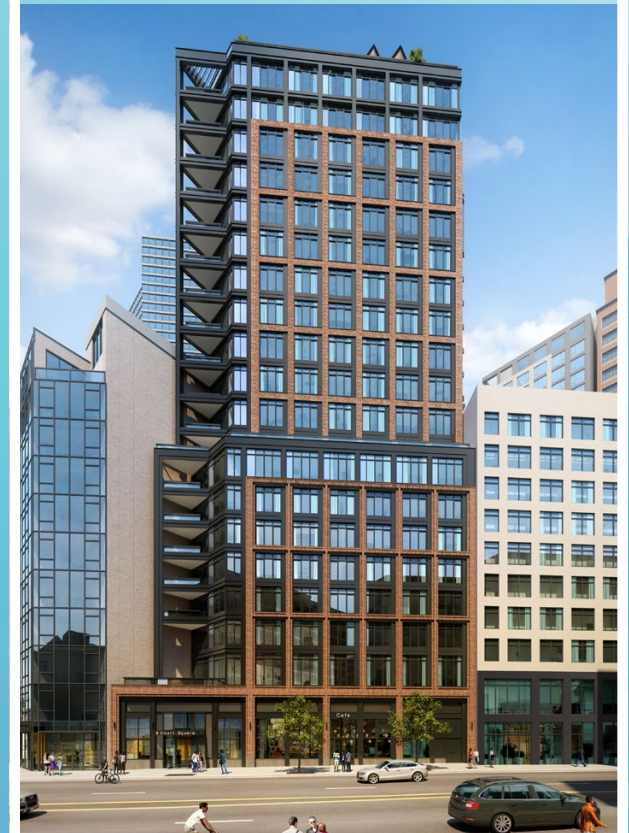
FRONTAGE 62 FT

GROUND FL A & B	8,587 SF
<u>LOWER LEVEL A & B</u>	<u>7,268 SF</u>
TOTAL	15,855 SF



SPACE C - THOMSON AVENUE

GROUND FL C	1,241 SF
FRONTAGE	59 FT



FLOORPLANS

POSSESSION
SUMMER 2023

CONDITION
WHITE BOX

RETAIL

SQ FT

FRONTAGE

CEILING HT

A SPACE A - JACKSON AVENUE

GROUND FLOOR

6,081 SF

144 FT

~16-20 FT

LOWER LEVEL

5,118 SF

~12 FT

TOTAL

11,199 SF

B SPACE B - 44TH DRIVE

GROUND FLOOR

2,506 SF

62 FT

~20-23 FT

LOWER LEVEL

2,150 SF

~13 FT

TOTAL

4,656 SF

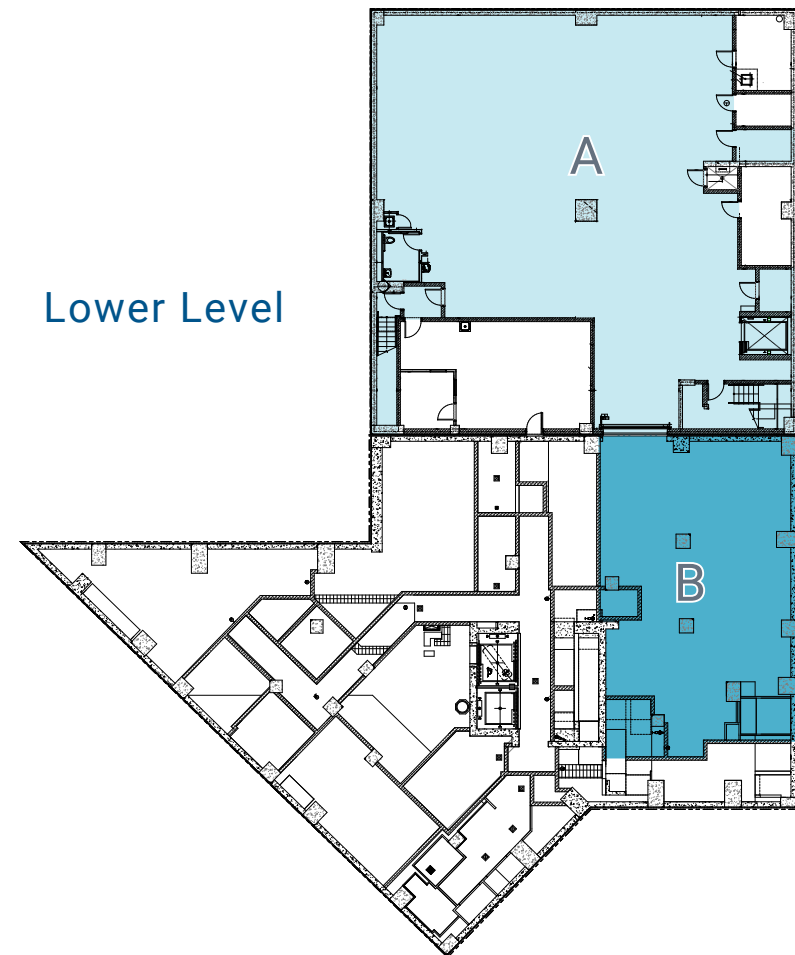
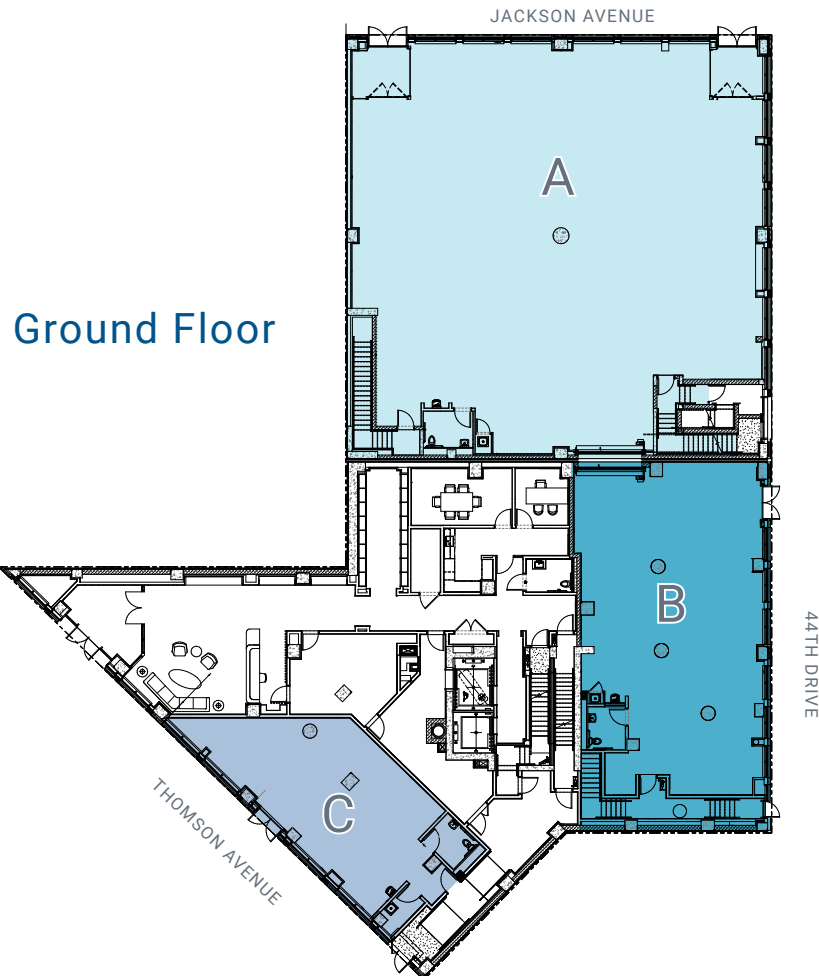
C SPACE C - THOMSON AVENUE

GROUND FLOOR

1,241 SF

59 FT

~22 FT



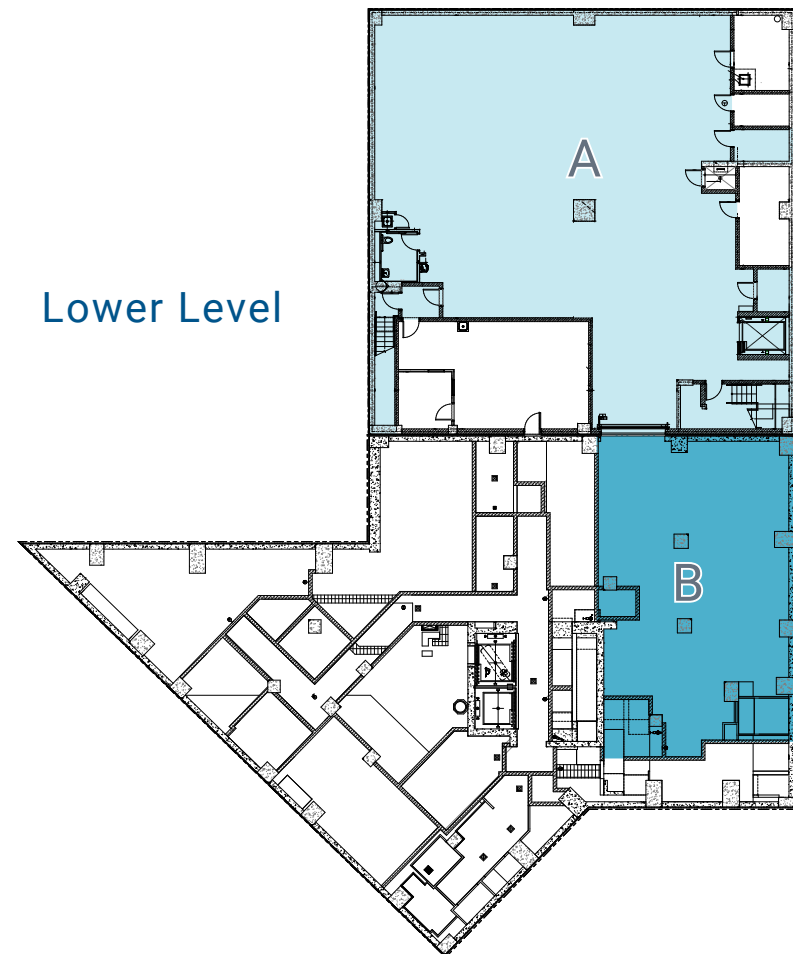
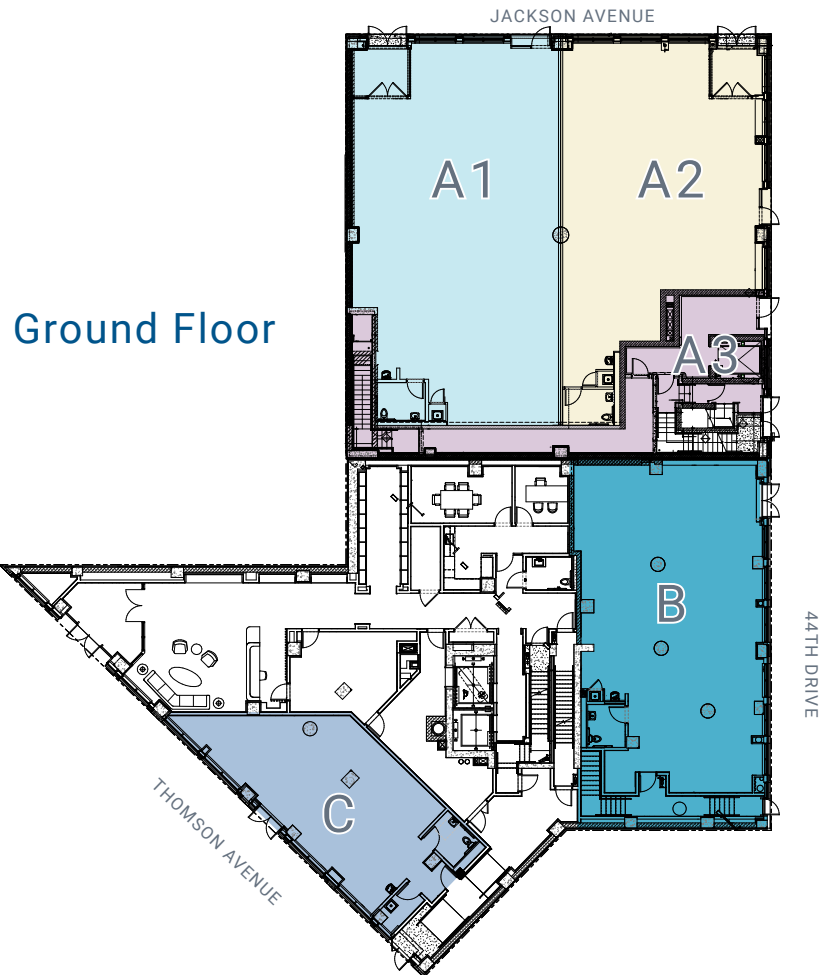
DIVISION OPTIONS

POSSESSION
SUMMER 2023

CONDITION
WHITE BOX

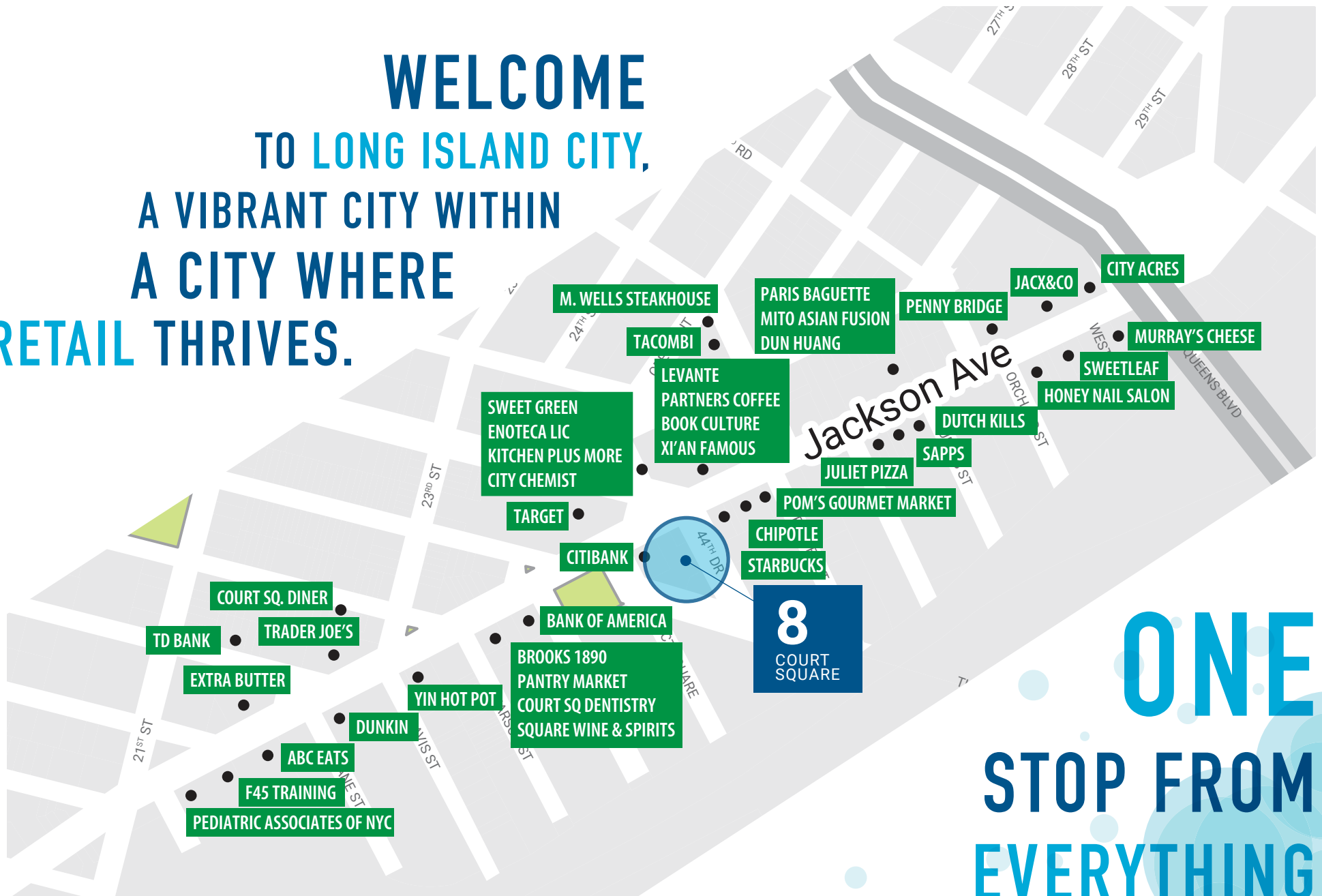
	RETAIL	SQ FT	FRONTAGE	CEILING HT
1	GROUND FL A1	2,842 SF	40 FT	~16-20 FT
2	GROUND FL A2	2,252 SF	89 FT	~16-20 FT
3	GROUND FL A3 VESTIBULE	987 SF	15 FT	~16-20 FT
	LOWER LEVEL A	5,118 SF		~12 FT
	TOTAL	6,105 SF		
4	GROUND FL A1 + A2 + A3 + B	8,587 SF		~16-23 FT
	LOWER LEVEL A + B	7,624 SF		
	TOTAL	16,211 SF		

NOTE: EITHER A1 OR A2 COULD ALSO BE COMBINED WITH A3
TO PROVIDE LOWER LEVEL A ACCESS



JACKSON AVENUE RETAILER MAP

WELCOME
TO LONG ISLAND CITY,
A VIBRANT CITY WITHIN
A CITY WHERE
RETAIL THRIVES.



TRANSPORTATION MAP



HOTEL

EXISTING 2022

42
Hotels

EXISTING 2022

4,300+
Rooms

UNDER CONSTRUCTION

39
Hotels

UNDER CONSTRUCTION

5,700+
Rooms

RESIDENTIAL

EXISTING 2022

24,300+
Units

UNDER CONSTRUCTION

11,800+
Units

OFFICE

EXISTING 2022

10M SF+
Office Space

UNDER CONSTRUCTION

5.6M SF+
of which Life Sciences comprise
1M SF+

RETAIL

EXISTING 2022

815K SF+

UNDER CONSTRUCTION

400K SF+



7,000+
Businesses



130K+
Employees



250
Restaurants/Bars/Cafes



50K+
College Students



120K SF+
Arts & Culture



8
Subway Lines



15
Bus Lines



74
Citibike Docks



4
Bridges



[illegible]

FROM
A DIVERSE
FOOD SCENE TO
MAJOR RETAILERS,
LIC IS THE PLACE TO BE.

RESIDENTIAL MAP

1	8 Court Square	157 Units
2	QLIC	421 Units
3	41-18 24th Street	87 Units
4	Q41	117 Units
5	Packard Square	227 Units
6	24-16 Queens Plaza South	117 Units
7	42-14 Crescent Street	48 Units
8	42-15 Crescent Street	124 Units
9	41-17 Crescent Street	130 Units
10	Queens Plaza Condos	66 Units
11	One Queens Plaza	110 Units
12	42-20 27th Street	195 Units
13	27 On 27th	142 Units
14	28 On 28th	477 Units
15	41-21 28th Street	166 Units
16	LIC Clocktower (SVEN)	800 Units
17	29-26 Northern Blvd	467 Units
18	27-17 42nd Road	184 Units
19	48-02 42nd Road	1,789 Units
20	Electric Eagle Tower	783 Units
21	Purves Street Condos	57 Units
22	44-15 Purves Street	48 Units
23	Dutch LIC	86 Units
24	Linc LIC	709 Units
25	Halo LIC	284 Units
26	44-26 Purves Street	270 Units
27	26-14 Jackson Avenue	98 Units
28	43-25 Hunter Street	974 Units
29	Watermark Court Square	168 Units
30	27-21 44th Drive	120 Units
31	Arris Lofts	237 Units
32	43-30 24th Street	921 Units
33	5 Court Square	73 Units
34	5Pointz	1,100 Units
35	The Pearson Court Square	197 Units
36	22-22 Jackson Avenue	175 Units
37	21-45 44th Drive	76 Units
39	22-18 Jackson Ave Condos	182 Units
40	One Murray Park	45 Units
41	10-44 44th Drive	100 Units
42	44-35 11th Street	24 Units
43	46-09 11th Street	59 Units
44	Aurora	132 Units
45	22-43 Jackson Avenue	70 Units
46	Skyline Tower	1,000 Units



47	Stawski Tower (Planned)	921 Units	63	47-20 Center Blvd	498 Units	80	5-03 50th Avenue	12 Units
48	Hunter's Point South Dev	3,000 Units	65	The Maximilian	188 Units	81	47-33 5th Street	14 Units
49	Hunter's Point South Dev	1,200 Units	66	Plaxall	5,000 Units	82	47-09 5th Street	15 Units
50	Hunter's Point South Dev	925 Units	67	TF Cornerstone	1,000 Units	83	Paragon Paint Factory	344 Units
51	The Foundry	57 Units	68	Murano	76 Units	84	10-63 Jackson Avenue	41 Units
52	Powerhouse Condos	177 Units	69	1 Hunter Point	150 Units	85	47-28 11th Street	20 Units
53	Gantry Park Landing	199 Units	70	11-55 49th Avenue	194 Units	86	47-34 11th Street	20 Units
54	Avalon Riverview	372 Units	71	11-51 47th Avenue	53 Units	87	10-55 47th Avenue	44 Units
55	City Lights Building	572 Units	72	48-15 11th Street	73 Units	88	5-21 51st Avenue	27 Units
56	Avalon Riverview North	602 Units	73	11-62 49th Ave	123 Units	89	21-01 48th Avenue	8 Units
57	47-05 Center Blvd	395 Units	74	49-02 21st Street	30 Units	90	23-10 Queens Plaza South	391 Units
58	46-15 Center Blvd	367 Units	75	10-17 Jackson Avenue	33 Units	91	11-24 Jackson Avenue	921 Units
59	45-45 Center Blvd	820 Units	76	22-43 Jackson Avenue	71 Units	92	Jackson West	139 Units
60	45-40 Center Blvd	345 Units	77	21-30 44th Drive	85 Units			
61	46-10 Center Blvd	584 Units	78	49-18 Vernon Blvd	15 Units			
62	The View	184 Units	79	5-15 49th Avenue	47 Units			

HOTEL, OFFICE, ATTRACTIONS & LIFE SCIENCES MAP

HOTEL

1	Q4 Hotel	120 Keys
2	Courtyard Marriott Hotel	160 Keys
3	Hilton Garden Inn	183 Keys
4	Fairfield Inn By Marriott	152 Keys
5	29-12 40th Avenue	76 Keys
6	Quality Inn	48 Keys
7	Home 2 Suites By Hilton	115 Keys
8	Holiday Inn	136 Keys
9	Hotel Vetiver	63 Keys
10	Nesva Hotel	32 Keys
11	Hotel Vetiver	79 Keys
12	Four Points By Sheraton	88 Keys
13	The Boro Hotel	116 Keys
14	Ramada Inn	80 Keys
16	40-40 27th Street	70 Keys
17	Country Inn & Suites	133 Keys
18	41-08 Crescent Street	243 Keys
19	Aloft Hotel	176 Keys
20	Hyatt Place Hotel	108 Keys
21	Crowne Plaza	224 Keys
22	Comfort Inn	80 Keys
24	Howard Johnson Inn	100 Keys
25	40-47 22nd Street	74 Keys
26	Z Hotel	100 Keys
27	44-04 21st Street	89 Keys
28	The Local	37 Keys
29	21-12 44th Drive	70 Keys
39	Dream Hotel	199 Keys
40	Wyndham Garden	128 Keys
41	28-27 Thomson Avenue	87 Keys
42	Tokyo Inn (Planned)	1,260 Keys
43	38-42 11th Street	133 Keys
44	5-35 47th Avenue	28 Keys

OFFICE

1	1 Metlife Plaza	700,000 Sf
2	Two Gotham Center	662,000 Sf
3	1 & 3 Gotham Center	1,100,000 Sf
4	UN Federal Credit Union	275,000 Sf
5	Two Court Square	441,000 Sf
6	One Court Square	1,500,000 Sf
7	Silvercup West	1,000,000 Sf
8	23-20 Jackson Avenue	80,000 Sf
9	Department Of Education	200,000 Sf
10	27-35 Jackson Avenue	50,000 Sf
11	27-14 Queens Plaza South	30,000 Sf
12	Silvercup Studios	3,000 Daily Visitors
13	Publicis	100,000 Sf
14	22-15 43rd Avenue	
15	Fresh Direct Site	276,000 Sf
16	Factory Building	1,000,000 Sf
17	Falchi Building	658,029 Sf
18	Queens Supreme Court	85,000 Visitors
19	LIC Clock Tower / SVEN	51,870 Sf
20	Zipper Building	60,670 Sf
21	47-37 Austell Place	120,000 Sf
22	30-20 Northern Blvd	315,621 Sf
23	Apple Building	430,000 Sf
24	The Bindery	150,000 Sf
25	Court Square City View	100,000 Sf
26	LGA Community College	
27	Mayo Studios	
28	PS1	150,000 Annual Visitors
29	CUNY School Of Law	500 Students
30	NYDesigns	
31	Crane Street Studios	
32	Greenpoint Manufacturing Design Center	
33	Roxy Studio	
34	Tesla Motors Queens Service	
35	23-02 49th Avenue	656,000 Sf
36	Lion Match (22-15 43rd Ave)	65,000 Sf



ATTRACTIONS

- Thalia Spanish Theatre
- Museum Of The Moving Image
- Flux Factory
- Cityview Racquet Club
- LGA Performing Arts Center
- Sculpture Center
- City Of Ice Pavilion
- The Cliffs At LIC
- MoMA PS1
- Brickhouse Ceramic Art Center
- LIC Flea & Food
- The Chocolate Factory
- Pepsi Co. Sign

- Gantry Plaza State Park
- LIC Landing
- Museum For African Art
- MoMA Qns
- Local Project
- YMCA
- Queens Council On The Arts

LIFE SCIENCES

1	30-02 48th Avenue	180,000 Sf
2	47-50 30th Street	150,000 Sf
3	45-18 Court Square	267,000 Sf
4	43-10 23rd Street	200,000 Sf
5	24-02 Queens Plaza South	240,000 Sf

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NEW YORK

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