



COURT SQUARE PLACE

- LOCATION: 24-01 44th Road, Long Island City, New York
- OWNER: United Nations Federal Credit Union
- LEASING: JRT Realty Group, Inc./Cushman & Wakefield, Inc.
- MANAGEMENT: Professional third party management firm.
- YEAR BUILT: 2006
- ARCHITECT: HLW International, LLP
- TOTAL SQUARE FEET: 274,433
- STORIES: 16 plus penthouse
- CONSTRUCTION: Braced steel construction clad in flamed granite panels with polished granite accent bands.
Aluminum & glass curtain wall (floor-to-ceiling glass)
- CEILING HEIGHT: 13' 6" slab-to-slab
- LOBBY: 29' double-height lobby. African (Anigre) wood paneling and Italia Pompeii dark granite stone walls with Jerusalem limestone floor tiles.
- ACCESS/SECURITY: 24 hours/7 days, key-card access. Optical Turnstile.
- FLOOR LOADS: 100-200 lbs PSF. One bay per floor has reinforced concrete slab to receive high density filing and storage.
- ELECTRIC: Direct Meter – 6.5 watts/sf (exclusive of HVAC)
- ELEVATORS: Passenger – 6 cars. Freight – 1 car (4,500 lb capacity)
- HEAT: Perimeter hot water fin tube radiation system.
- HVAC: Independent tenant-controlled water-cooled package unit on each floor.
- EMERGENCY GENERATOR: Space can be provided for tenant-specific systems.
- RESTROOMS: ADA compliant on all floors.
- LIFE SAFETY: State of the Art Class E System, fully sprinklered.
- TELECOMMUNICATION: Communications risers available for tenant access.

212.445.1200
courtsquareplace.com

Owner/Developer:



JRT

REALTY GROUP, INC.
A STRATEGIC ALLIANCE WITH CUSHMAN & WAKEFIELD
CERTIFIED BY WBE

Exclusive Leasing Agents:

Greg Smith, EVP
212.445.1239



**CUSHMAN &
WAKEFIELD**
Global Real Estate SolutionsSM

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