

Nº  
**8**  
**COURT**  
SQUARE




**PRIME FITNESS LOCATION IN THE HEART OF  
LONG ISLAND CITY**



## PROPERTY FEATURES

- 8 Court Square sits directly across from the iconic Court Square Park and Long Island City Courthouse yet is just steps away from the main retail thoroughfare of Jackson Avenue and the Court Square Subway. This property offers a uniquely elegant and calm location befitting a café with tremendous access to the significant local residential and office populations.
- The area has recently attracted several well-known national retailers, including Target, Trader Joe's and Sweetgreen, yet remains very underserved by retail and especially food and beverage locations of distinction
- More than 35,000 residential units have been recently delivered or are currently under construction in Long Island City which, in addition to the 10 million square feet of office space in the neighborhood, provides a significant installed base of customers
- Proximity to significant residential and office populations, as well as student populations at LaGuardia Community College and cultural venues such as PS1, provides unique opportunity for successful breakfast, lunch and dinner services as well as on-going opportunities for both on premise and take-away sales of beverages and food.

## HIGHLIGHTS

- At the base of a brand new 157-unit luxury rental building
- Situated adjacent to the building lobby and on a rare residential block
- Prime location with multiple transportation arteries
- Just steps from the  subway lines





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Possession - Oct 2023

## PROPERTY OVERVIEW

Ground Floor	Lower Level	Frontage
991 SF	5,109 SF	15 FT
Ceiling Height	Ceiling Height	Condition
~16-20 FT	~12 FT	White Box

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Possession - Nov 2023

## PROPERTY OVERVIEW

Ground Floor  
**991 SF**

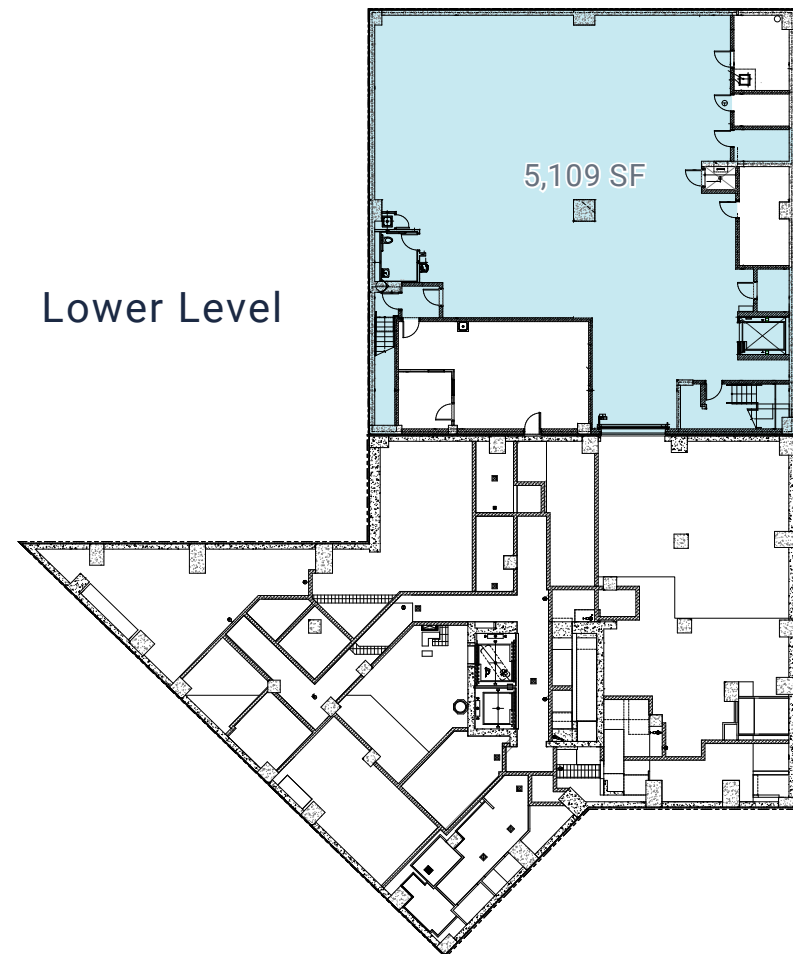
Lower Level  
**5,109 SF**

Frontage  
**15 FT**

Ceiling Height  
**~16-20 FT**

Ceiling Height  
**~12 FT**

Condition  
**White Box**



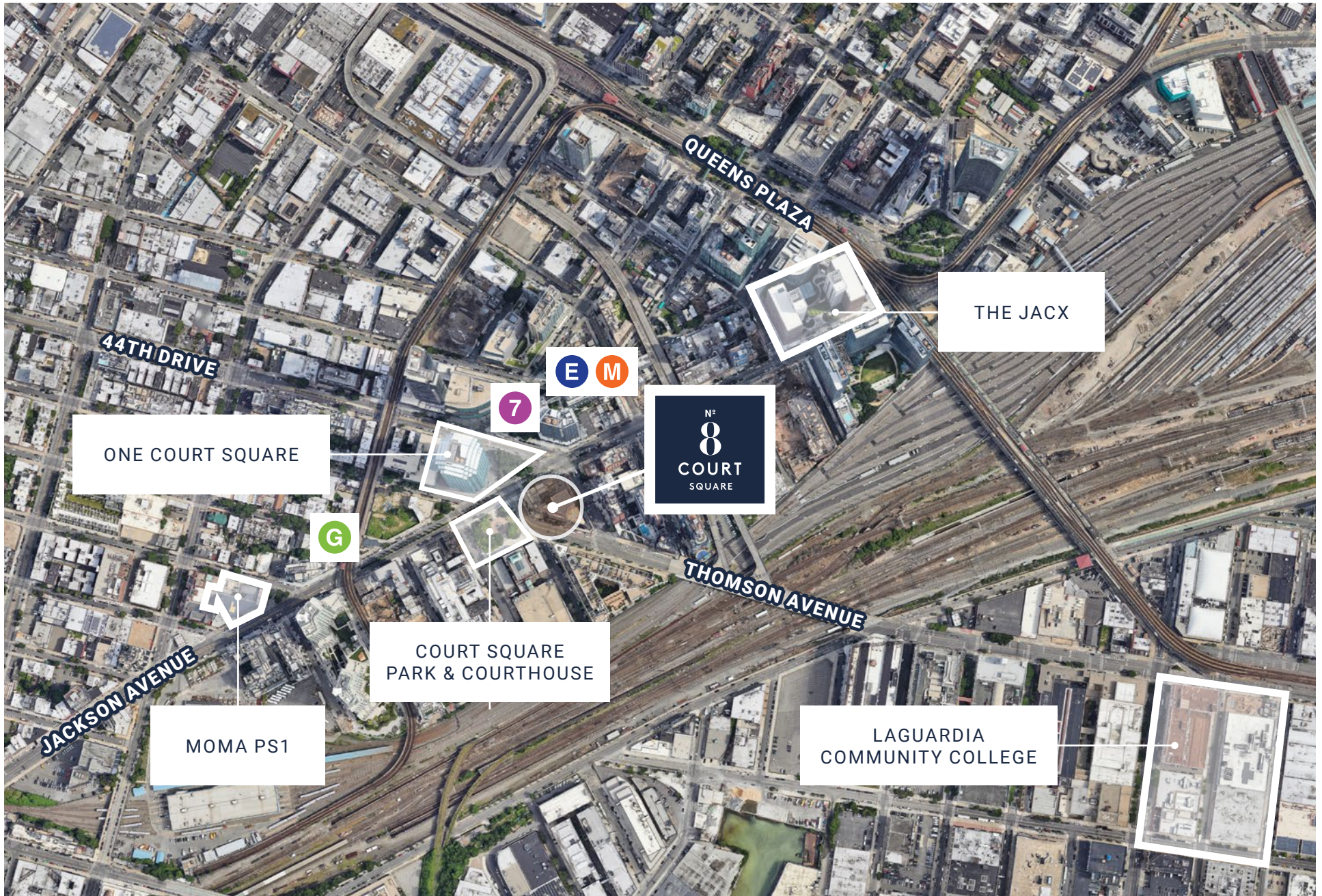
ONE COURT SQUARE



# OVERLOOKING COURT SQUARE PARK

AND JUST STEPS AWAY FROM ONE COURT SQUARE  
(FORMER CITICORP BUILDING)

# COURT SQUARE, LONG ISLAND CITY AERIAL MAP



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



# ONE STOP FROM EVERYTHING

# 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

Nº  
8  
COURT  
SQUARE

LONG ISLAND CITY  
NEW YORK

FOR MORE INFORMATION, PLEASE CONTACT OUR EXCLUSIVE AGENTS

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