

Nº
8
COURT
SQUARE

LIC

FITNESS

Studio C


**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 ongoing 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

991 SF

Ceiling Height

~16-20 FT

Lower Level

5,109 SF

Ceiling Height

~12 FT

Frontage

15 FT

Condition

White Box

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SQUARE

Possession - Oct 2023

PROPERTY OVERVIEW

Ground Floor
991 SF

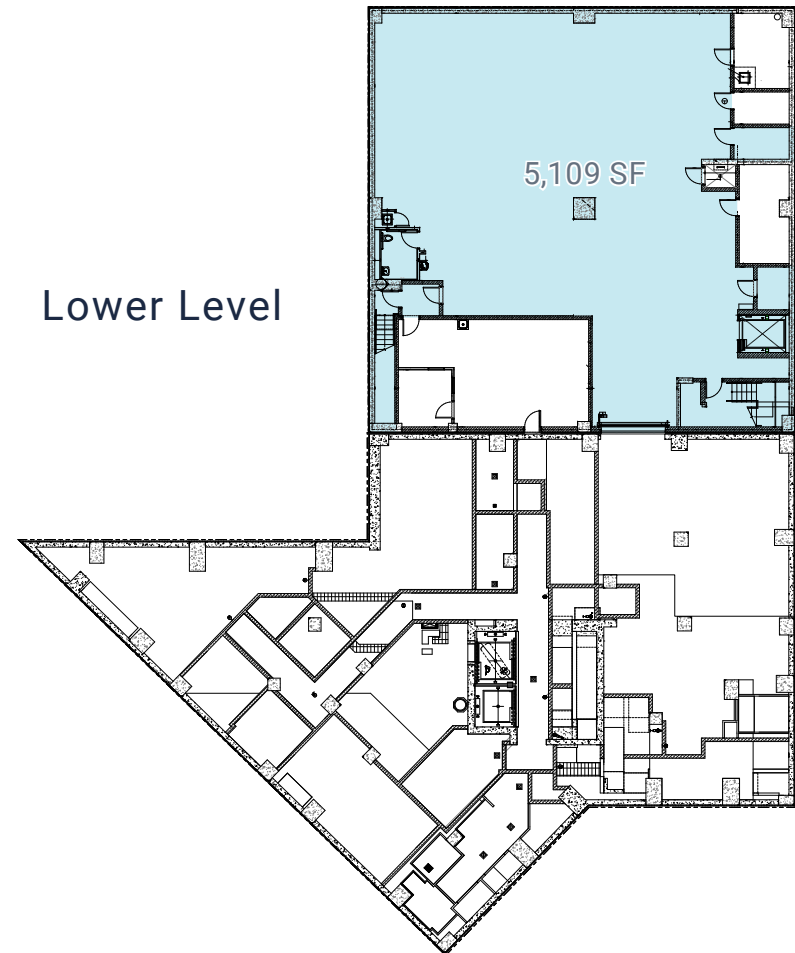
Ceiling Height
~16-20 FT

Lower Level
5,109 SF

Ceiling Height
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Frontage
15 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



JACKSON AVENUE RETAILER 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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