

GantryPoint.com
25-11 49th Avenue
Long Island City - NYC

GANTRY POINT

**RAISING THE BAR IN
LONG ISLAND CITY.**



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We are pioneering the ultimate combination of modern work space and meaningful amenities in a burgeoning neighborhood that offers incredible access to Manhattan and beyond. This is a place for those who demand bespoke solutions in work and in life, and are ready to pave a new path forward.



**Everything
is on Point.**



Views. Air. Sun. Space.

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240K
RSF TOTAL AREA

40'X20'
COLUMN SPACING

5
TERRACES

14'-18'
CEILING HEIGHTS

9
STORIES

80K
SF GROUND FLOOR



**Workspace.
Flexible Space.
Your Space.**

Gantry Point is a brand new 240,000 SF office building just south of Court Square. Steps from the Hunter's Point transit hub, tenants will have immediate access to both the 7 train and the LIRR. With unobstructed views, large, efficient floor plates, and over 7,000 SF of outdoor terraces, Gantry Point is setting a new standard for what it means to work in Long Island City.



Gantry Point features work space designed to meet the needs of today's engaged and demanding workforce. Flexible and spacious floor plates, an abundance of natural light and over 7,000 SF of terrace space make for a productive and happy work life.

**The Views Need
No Explanation**

AMENITIES

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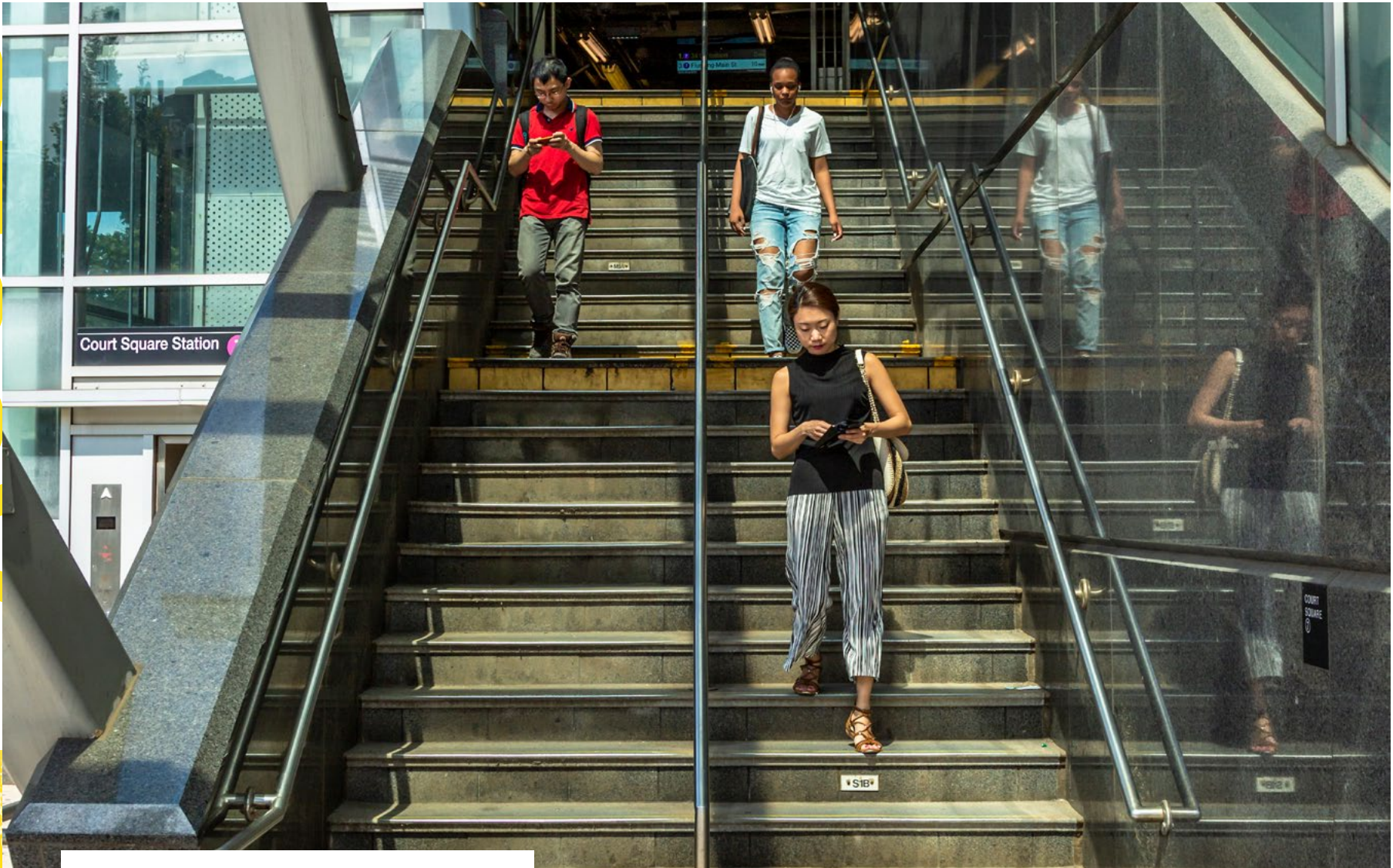
**GARDEN
TERRACE**
ADJACENT TO LOBBY

CAFE
& LOBBY LOUNGE
ON GROUND LEVEL

PARKING
& BIKE STORAGE
AVAILABLE ONSITE

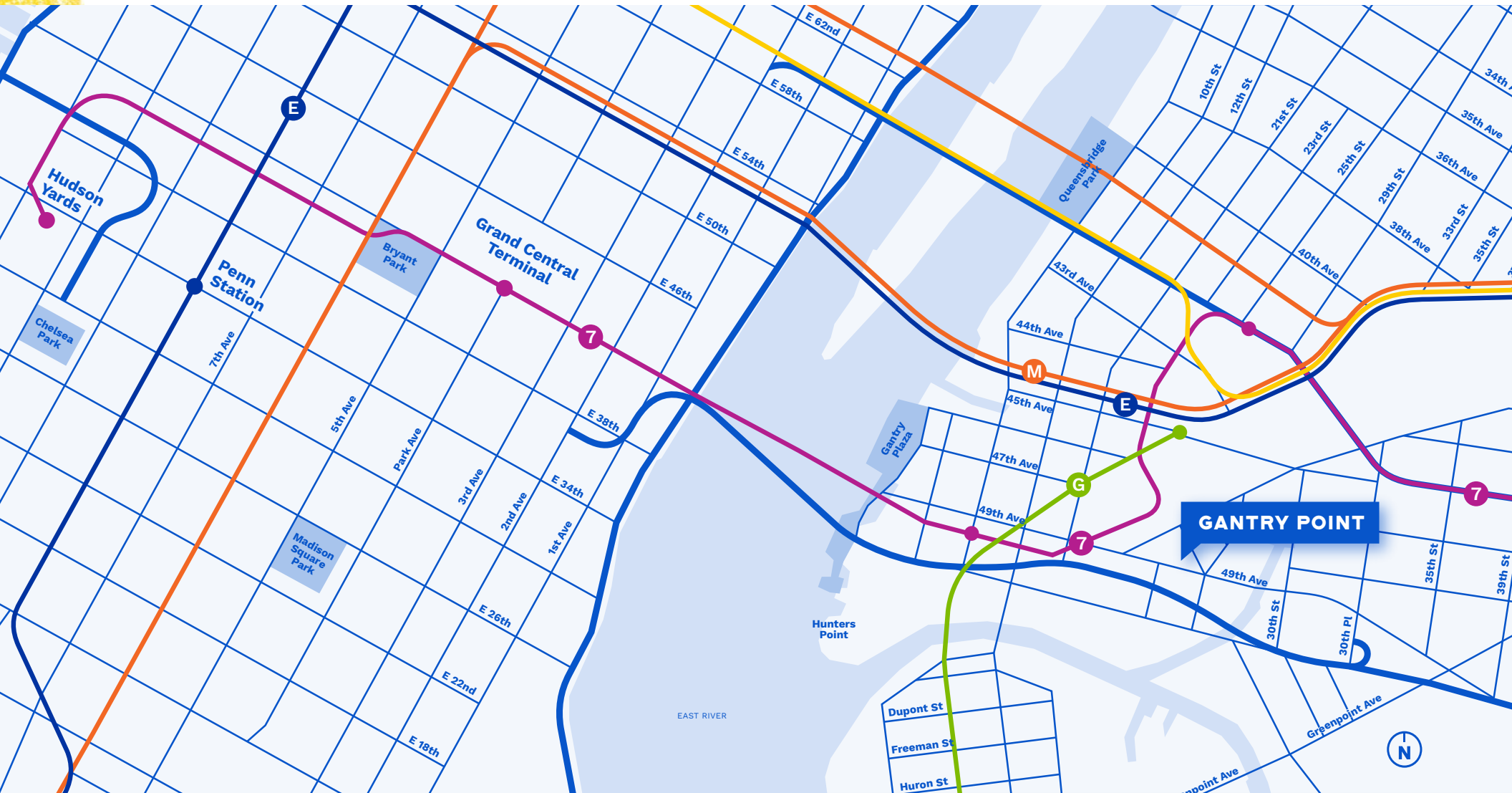
ACCESS

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**Quick and
to The Point**

Within walking distance of Court Square and the 7 train, Gantry Point offers swift access to Manhattan and beyond. Here, you can be on the edge of Manhattan's bustle while simultaneously engaging in the hustle.



Travel Times



- 7 TRAIN** 3 MIN WALK
- LONG ISLAND RAILROAD** 3 MIN WALK
- G TRAIN** 5 MIN WALK
- E TRAIN** 1 STOP AWAY
- M TRAIN** 1 STOP AWAY
- GRAND CENTRAL (4,5,6 & METRO NORTH)** 2 STOPS AWAY

- GRAND CENTRAL** 11 MIN
- PENN STATION** 28 MIN
- WILLIAMSBURG** 21 MIN
- UNION SQUARE** 23 MIN
- 34TH HUDSON** 17 MIN
- WALL STREET** 28 MIN

LOCATION



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A City of Its Own

With a variety of trendy restaurants, breweries, cafes and cultural venues, Long Island City continues to establish a unique, unmistakable identity. Take in the latest exhibit at PS1 MoMa, eat lunch with a colleague at the Court Square Diner or have a post work drink at Dutch Kills. This is a burgeoning neighborhood full of energy and personality. This is your new playground.





Local Amenities

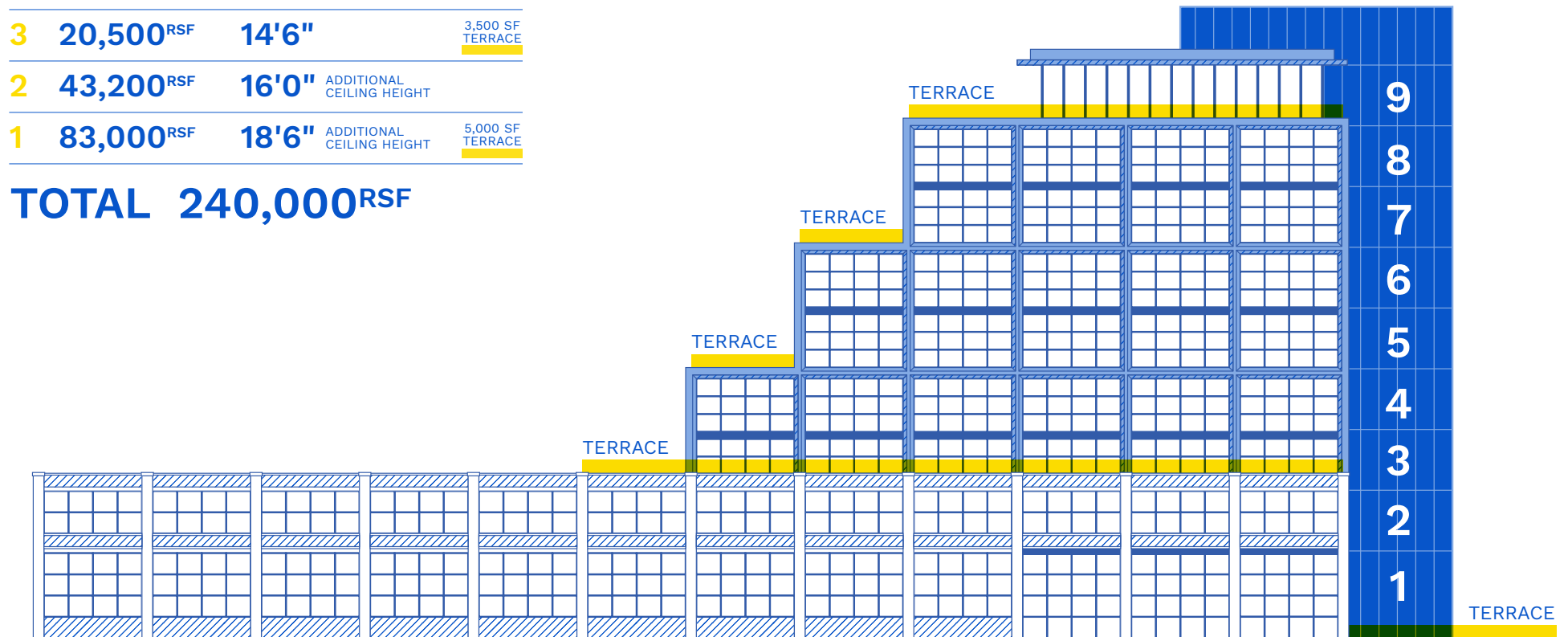
- | | | | |
|-------------------------------|---------------------------------|----------------------------------|--|
| 1 The Cliffs at LIC | 8 Dominie's Hoek | 15 Domaine Bar a Vins | 22 sLICe |
| 2 The Gutter | 9 The Creek and The Cave | 16 Cafe Henri | 23 Glasserie |
| 3 Fifth Hammer Brewing | 10 Casa Enrique | 17 Jackson's Eatery + Bar | 24 The Burger Garage |
| 4 Court Square Diner | 11 Tuk Tuk | 18 SugarCube | 25 Transmitter Brewing |
| 5 PS1 MoMA | 12 Kavala Estiatorio | 19 Alewife Taproom |  CitiBike |
| 6 Madera | 13 Manetta's | 20 Bricktown Bagels | |
| 7 Bierocracy | 14 Takumen | 21 Mu Ramen | |

AVAILABILITY

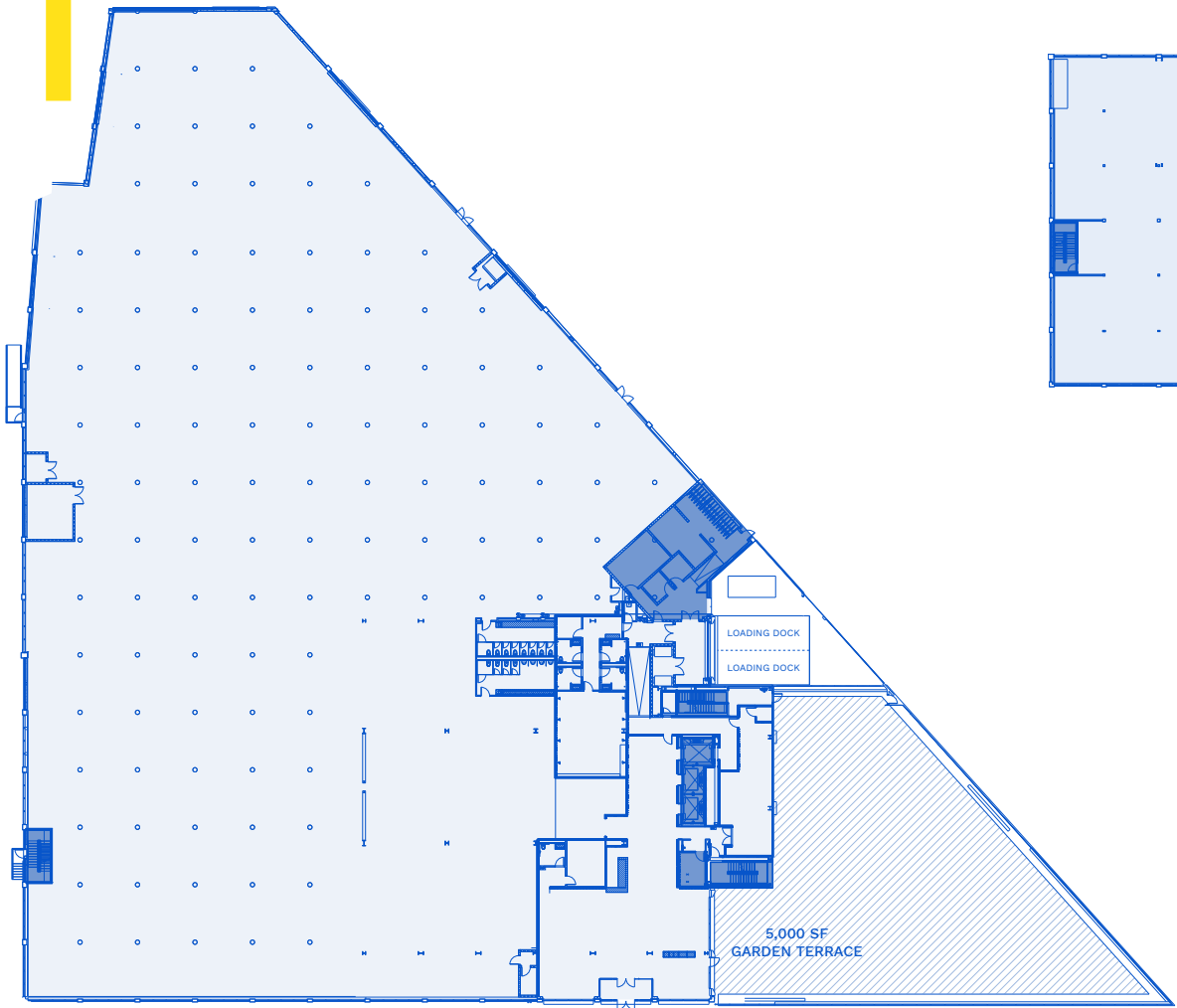
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9	8,900 ^{RSF}	18'0"	ADDITIONAL CEILING HEIGHT	3,500 SF TERRACE
8	14,065 ^{RSF}	14'6"		
7	14,065 ^{RSF}	14'6"		2,200 SF TERRACE
6	17,270 ^{RSF}	14'6"		
5	17,270 ^{RSF}	14'6"		2,200 SF TERRACE
4	20,500 ^{RSF}	14'6"		
3	20,500 ^{RSF}	14'6"		3,500 SF TERRACE
2	43,200 ^{RSF}	16'0"	ADDITIONAL CEILING HEIGHT	
1	83,000 ^{RSF}	18'6"	ADDITIONAL CEILING HEIGHT	5,000 SF TERRACE

TOTAL 240,000^{RSF}

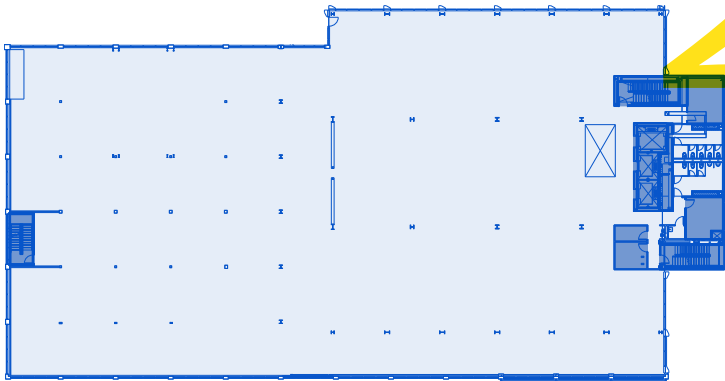


1



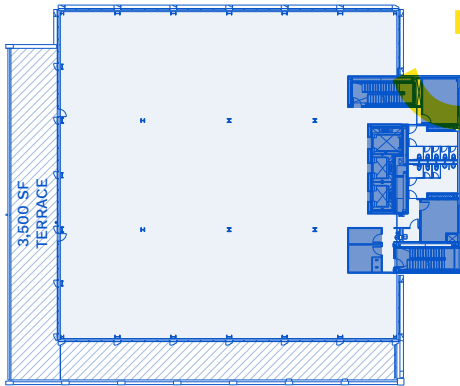
CORE & SHELL
83,000^{RSF}
18'6"

2



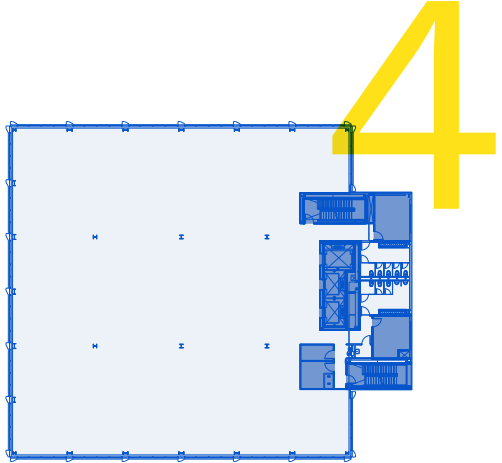
CORE & SHELL
43,200^{RSF}
16'0"

3

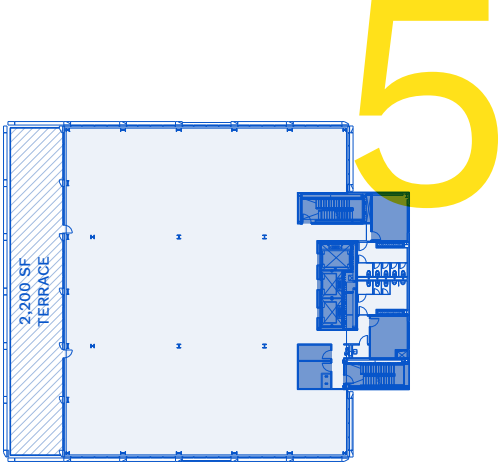


CORE & SHELL
20,500^{RSF}
14'6"

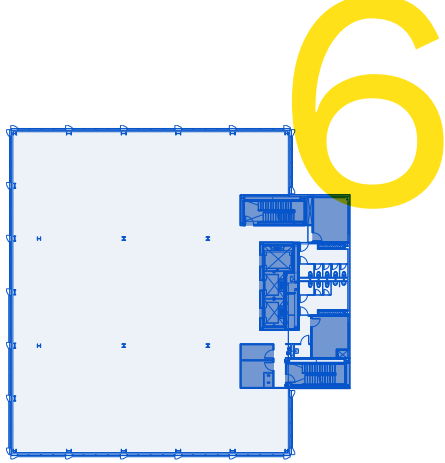




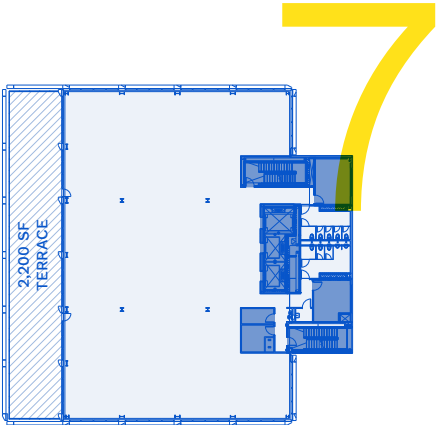
CORE & SHELL
20,500^{RSF}
14'6"



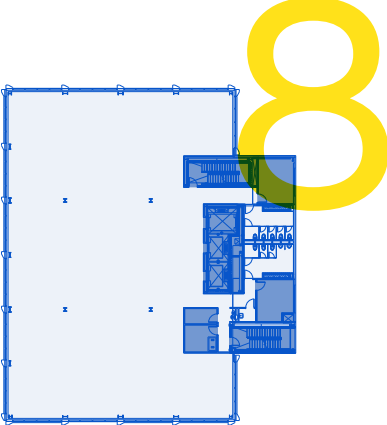
CORE & SHELL
17,270^{RSF}
14'6"



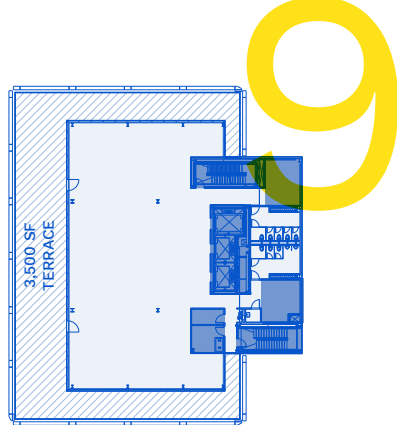
CORE & SHELL
17,270^{RSF}
14'6"



CORE & SHELL
14,065^{RSF}
14'6"



CORE & SHELL
14,065^{RSF}
14'6"



CORE & SHELL
8,900^{RSF}
18'0"



BUILDING

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SPECS

ON-SITE BUILDING MANAGEMENT: yes

POSSESSION FOR TENANT BUILDOUT: September 2019

ARCHITECTS: Studios Architects

BUILDING AREA: 237,800 RSF

NUMBER OF FLOORS: 9

CONSTRUCTION: Structural Steel Frame and Pre Cast Concrete Plank Slabs. Façade is an energy-efficient low-structurally glazed glass and aluminum curtainwall.

FLOOR SIZES:

Floor 1	83,000 RSF
Floor 2	43,200 RSF
Floor 3	20,500 RSF
Floor 4	20,500 RSF
Floor 5	17,270 RSF
Floor 6	17,270 RSF
Floor 7	14,065 RSF
Floor 8	14,065 RSF
Floor 9	8,900 RSF

FLOOR-TO-FLOOR HEIGHTS:

Floor 1	18'-6"
Floor 2	15'-3"
Floors 3-8	14'-3"
Floor 9	16'-0"

FLOOR LOADS:

100 lbs. PSF live load for tenant floors and terraces

WINDOW DIMENSIONS:

Height:	11'-3 ½"
Width:	Column to Column

COLUMN SPACING:

Floor 1	20' x 20' (typical)
Floors 2-9	30' x 40'

PERIMETER COLUMNS: 20' on center (typical) window wall allows continuous uninterrupted vision glass.

ELECTRICAL: 6 watts per USF demand load exclusive of base building air conditioning. 120/208 volt main service.

ELEVATORS:

- 2 - 3,500 lbs Passenger
- 1 - 4,000 lbs Freight/Passenger Swing

HVAC:

Tower floors 2-8: 30-40 tons air Cooled packaged DX units.
1st, 2nd & 9th floors: 20-30 ton Packaged RTU's.
Tower boiler plant: serves perimeter fin tube sized for curtain wall loss with taps for overhead heating as need based by tenant. 1st floor boiler plant: ready for Tenant distribution as needed. New post fire smoke purge, toilet exhaust systems and stair pressurization fans.

STANDARD HOURS OF OPERATIONS:

Monday to Friday: 8:00am to 6:00pm
Overtime HVAC is available at the building standard charge.

BUILDING MANAGEMENT SYSTEM: BMS system utilizes direct digital control technology for monitoring and control of building systems.

WEB BASED SERVICE REQUEST SYSTEM: A web based service request system is provided to allow tenants to place service requests and communicate with management over the Internet.

LIFE SAFETY: The building contains a central Class "E" addressable fire alarm system with a Fire Command Station located at the concierge desk in the main lobby. The building is fully sprinklered in accordance with the NYC Building code and has a per floor smoke exhaust system.

SECURITY: Uniformed security guards control the concierge desk 24 hours a day, 7 days per week. CCTV security monitoring and access. Card access control.

EMERGENCY GENERATOR: One 250 kilowatt emergency generator located outside on ground level adjacent to loading docks. Serves the building's life safety and critical building systems also provides for limited tenant emergency power for lighting.

ACCESSIBILITY THROUGHOUT: The building is ADA compliant.

TELECOM: TBD

TENANT ACCESS: Tenants have access 24 hours a day, 7 days per week. Card Access system.

CONTACT

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