

OPUS POINT

HEADQUARTERS
SPACE

LIKE NO OTHER



A new 26-story office tower
with major branding opportunity
in the heart of Long Island City



SIGN ME UP!

Enjoy extraordinary visibility from the Queensboro Bridge and Manhattan's East Side via a prominent illuminated sign with west-facing exposure. Be seen by more than 2.2M straphangers riding by on the 7, N and W annually*.

*2021 Statistics
Metropolitan Transportation Authority





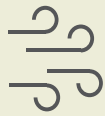
360° Panoramic Views



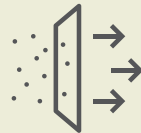
Operable Windows (on some floors)



Touchless Building Systems, Including Doors & Elevators



Fresh Air-Based Ventilation System



Enhanced Filtration



UV Air Treatment



Moisture & Humidity Management & Control



WELL, WELL, WELL.

Productivity and employee satisfaction take center stage at LIC's healthiest and newly re-imagined Class A office tower. Touting an impeccable industrial pedigree, a suite of new features rockets the building into the 21st Century.





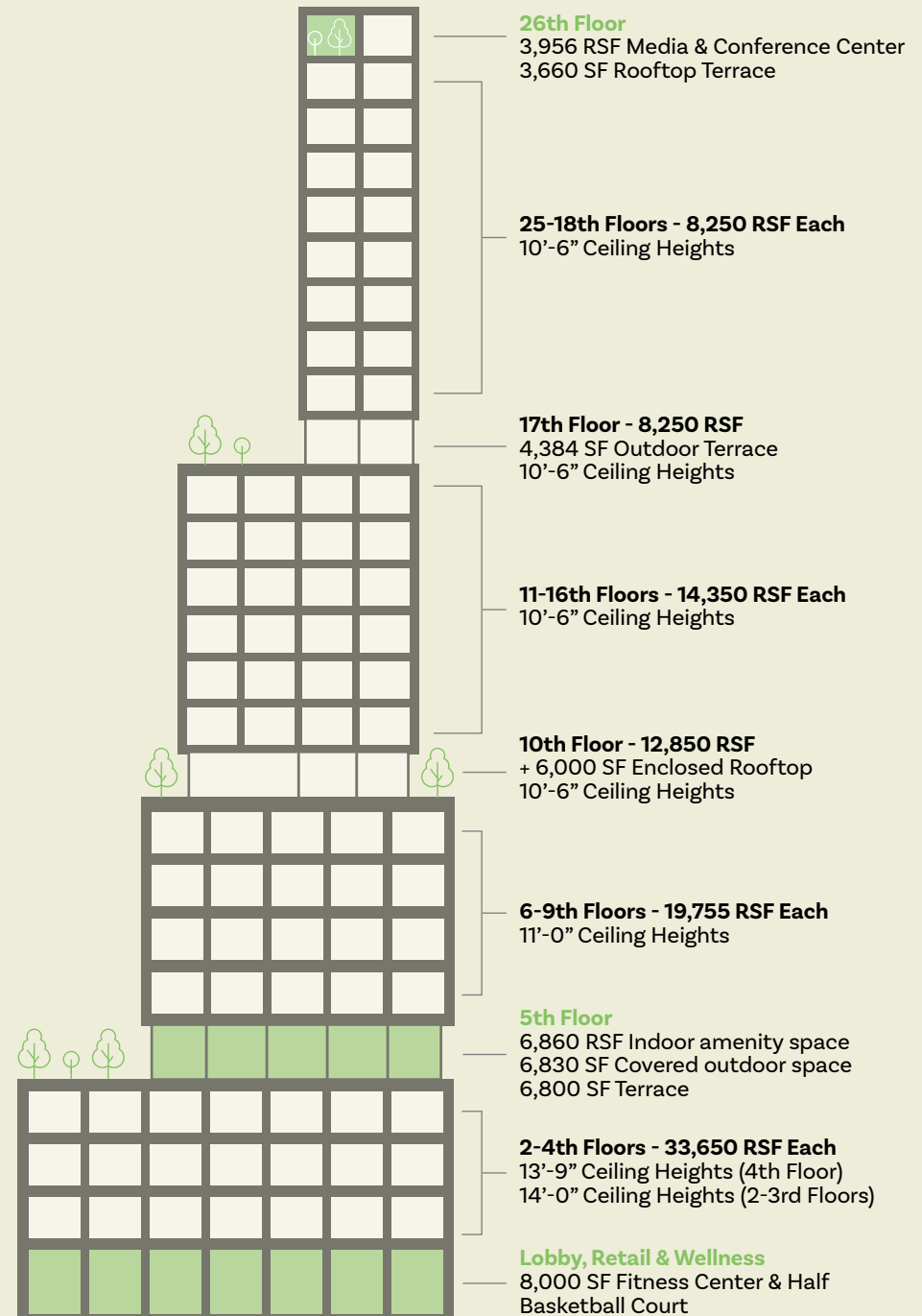
BEST (SQUARE) FOOT FORWARD.

With Opus Point, SLCE Architects has nodded to the historical context of this neighborhood icon, the former headquarters of the Eagle Electric Manufacturing Company, while renovating and enlarging it for the future. As Eagle Electric's former rooftop sign once read, "Perfection is not an Accident."

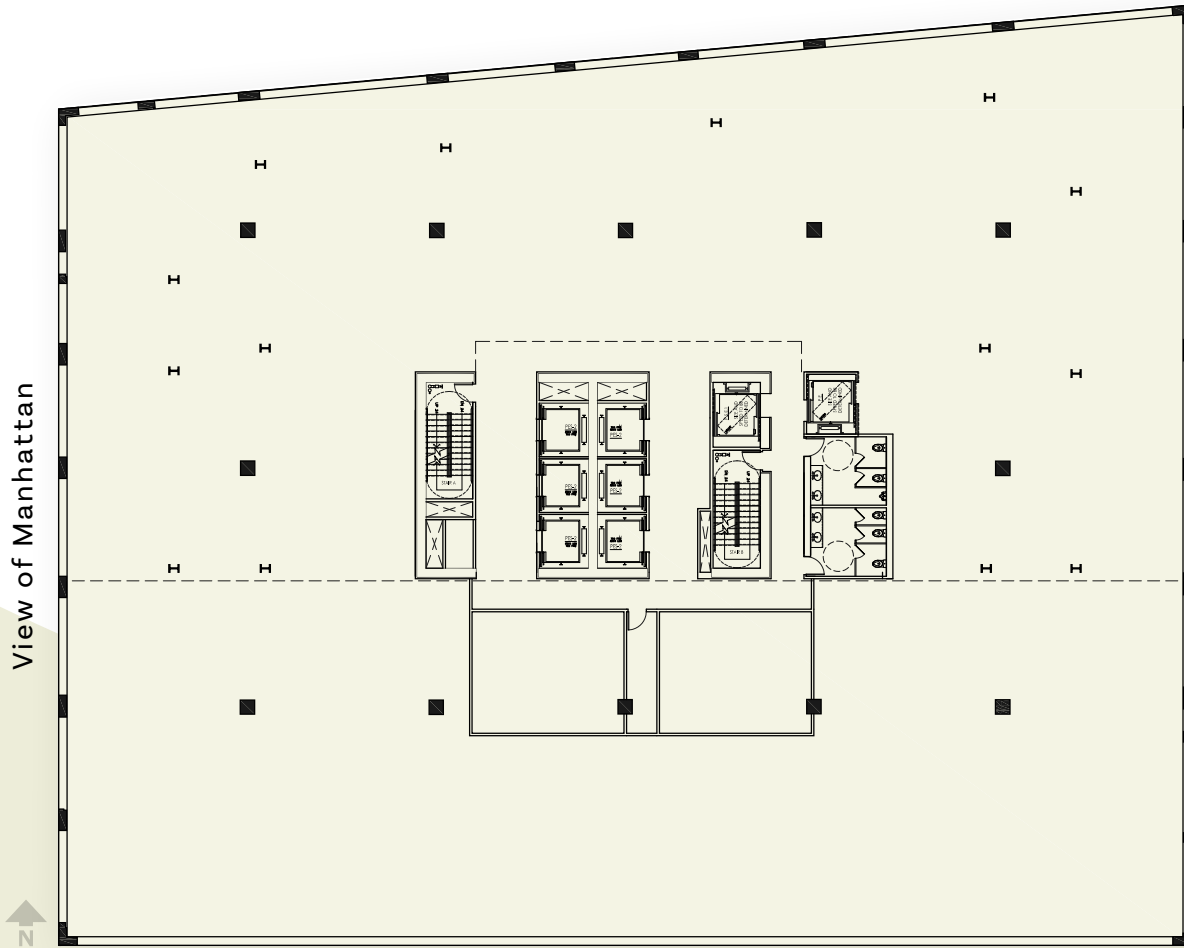


400,000 RSF OF CLASS A OFFICE SPACE

A center-core layout allows for modern, extremely flexible, and efficient floor plates within four newly built and stacked cubes, each with its own terrace tier. Panoramic city views take occupancy to new heights.

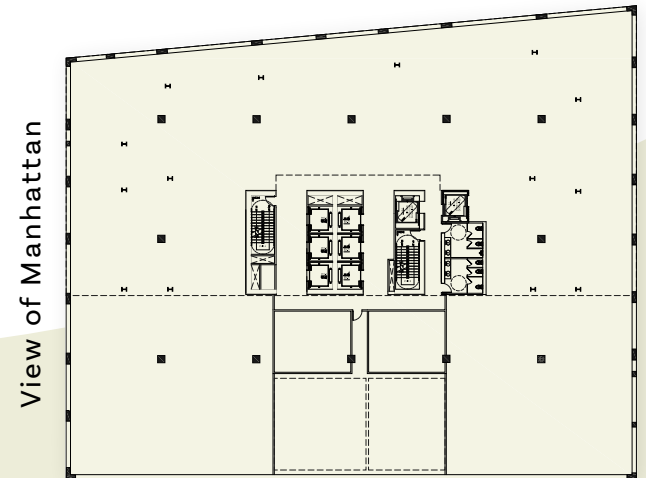


BASE FLOORS



FLOORS 2-3
33,650 RSF

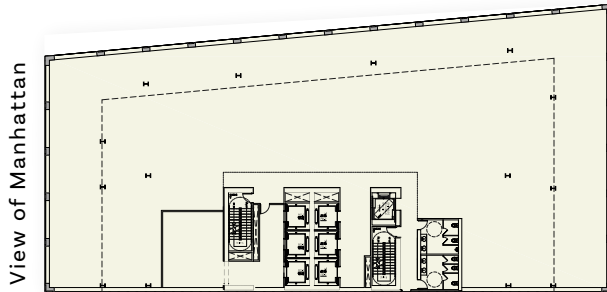
Ceiling Height: 14'-0"



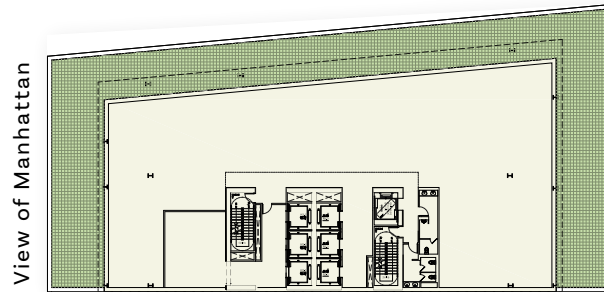
FLOOR 4
33,650 RSF

Ceiling Height: 13'-9"

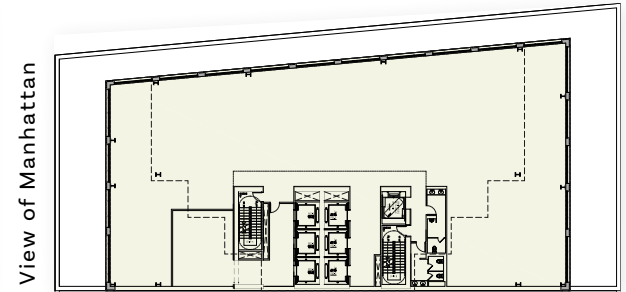
MID-RISE AND TOWER FLOORS



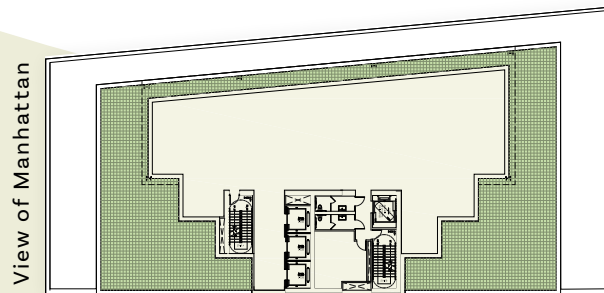
FLOORS 6-9
19,755 RSF
Ceiling Height: 11'-0"



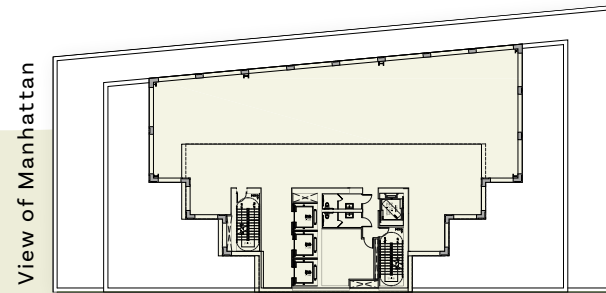
FLOOR 10
12,850 RSF
Ceiling Height: 10' 6"
6,000 SF Terrace



FLOORS 11-16
14,350 RSF
Ceiling Height: 10' 6"



FLOOR 17
8,250 RSF
Ceiling Height: 10' 6"
4,384 SF Terrace



FLOORS 18-25
8,250 RSF
Ceiling Height: 10' 6"





WORK WELL. **PLAY HARD.**

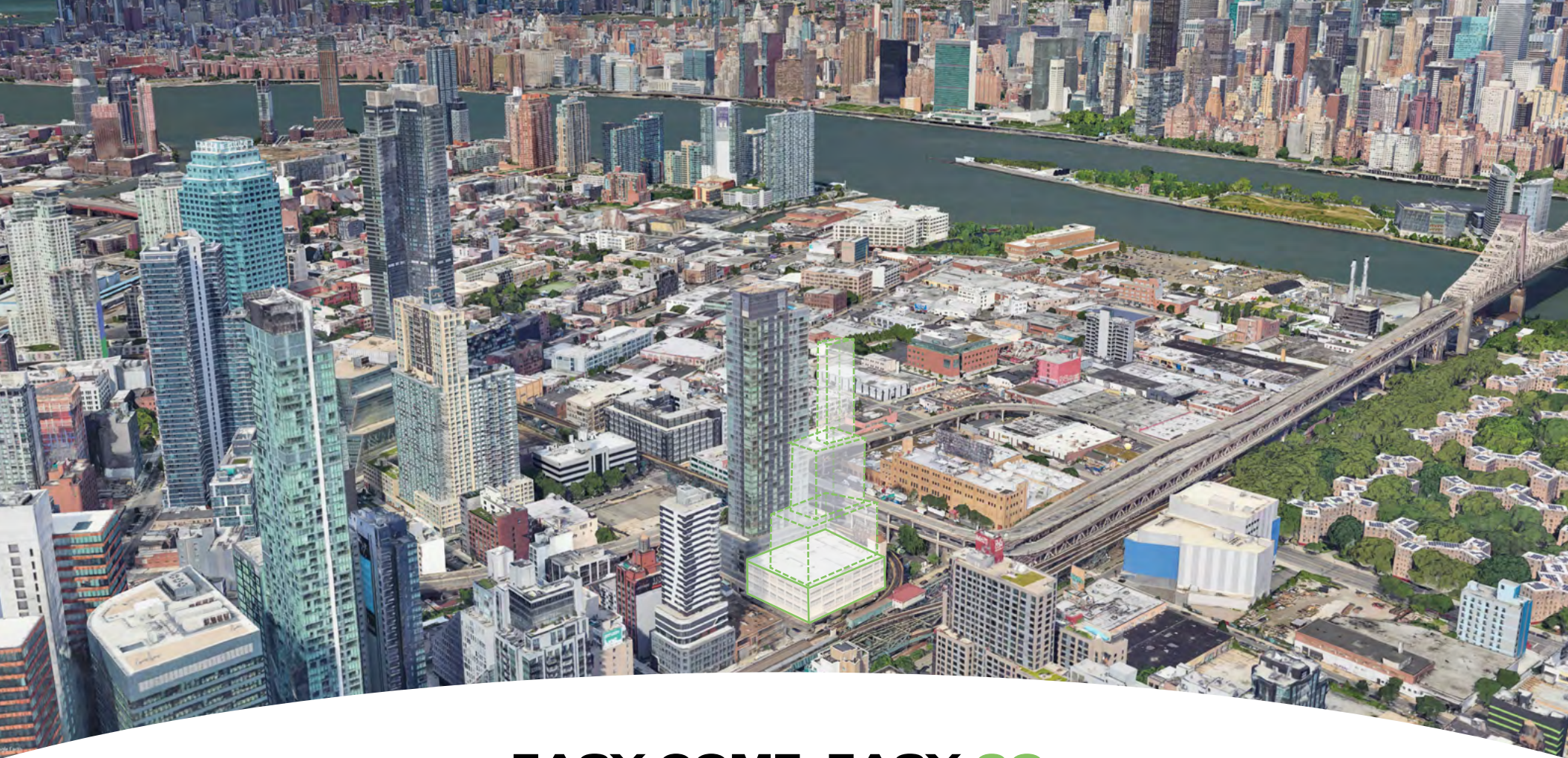
- Lushly landscaped 3,660 SF rooftop terrace with spectacular NYC skyline views and embedded sustainability
- Rooftop meeting, dining and recreation areas
- 6,000 SF enclosed rooftop amenity space
- Private terraces at each building tier





- 8,000 SF, fully equipped fitness center with locker rooms and basketball half-court
- On-site conference center
- 62-space bike parking room with dedicated e-bike parking
- 24-hour concierge service provided by LIVunLtd





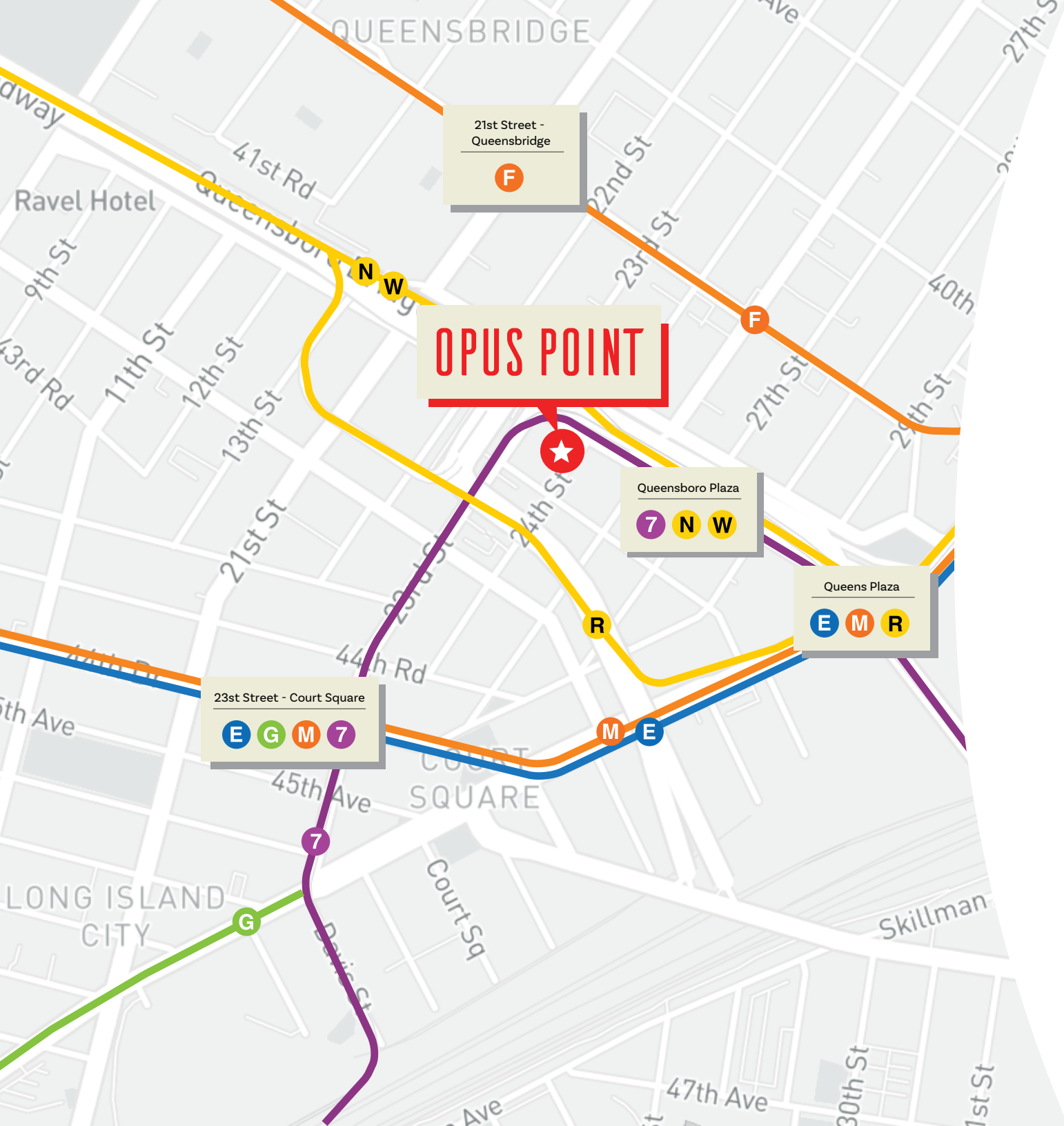
EASY COME. EASY GO.

Located in the heart of Long Island City, with easy access to multiple subway and bus lines, Opus Point is conveniently proximate to the entire metropolitan area workforce. Manhattan's East Side lies within minutes of the building.

The bustling Queensboro Plaza (7/N/W), Queens Plaza (E/M/R) and Queensbridge (F) stations register combined annual ridership counts of nearly 5.5M*.

*2021 Statistics
Metropolitan Transportation Authority





OPUS POINT

ACCESSIBLE LOCATION

3-Minute Walk to Queensboro Plaza Station:

7 N W

3-Minute Walk to 21st Street-Queensbridge Station:

F

5-Minute Walk to Jackson Ave/Queens Blvd-Queens Plaza Station:

E M R

10-minute walk to 23rd Street-Court Square Station:

E G M 7



OPUS POINT

23-10 Queens Plaza South
Long Island City

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Designed by Pace