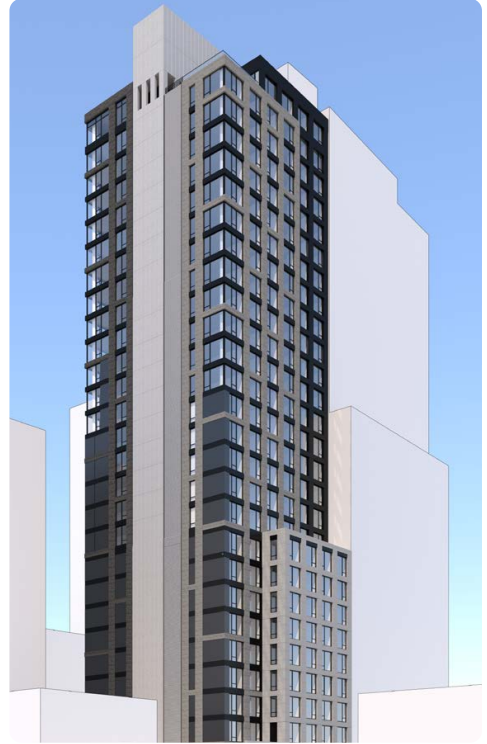


# WATERMARK COURT SQUARE

27-15 44TH DRIVE, QUEENS (LONG ISLAND CITY), NY



**PROPERTY TYPE**

Rental Apartments + Retail

**PROJECT TYPE**

Development - New Construction

**ROLE**

Co-General Partner

**DEVELOPMENT COST**

\$72.2 million

**SQUARE FOOTAGE**

151,162

**NUMBER OF UNITS**

168

**DEVELOPER PARTNER**

Twining Properties

**ARCHITECT**

Handel Architects

**CONSTRUCTION LENDER**

Santander

**INSTITUTIONAL LIMITED PARTNER**

Principal Financial Group

**EXPECTED COMPLETION**

2017

Watermark LIC is a 27-story luxury residential building featuring studio, one- and two-bedroom rental residences and approximately 3,100 square feet of retail at the ground level. With 168 units, Watermark offers a full-service boutique environment with a wide array of sophisticated amenities. Residents enjoy 24-hour concierge services, a fitness center at the penthouse level offering spectacular Manhattan views, café and lounge, landscaped garden, sky terrace, bike storage, and individual storage units.

With access to grocery stores, shopping, highly rated restaurants, and cultural institutions such as MoMA PS1, Watermark Court Square is a perfect combination of luxury and convenience. The property is two blocks from the Court Square subway station with access to the G, 7, E, and M trains. The 7 train provides convenient, fast access to Grand Central, Times Square, and Hudson Yards, a 17 million square foot “city within a city” development that will include state-of-the-art offices, restaurants, schools, and over 100 shops.

