



44 COURT STREET

Borough Hall, Brooklyn Heights



Joseph P. Day
Realty Corporation

JPDay.com



BROOKLYN'S PRIME LOCATION

44 Court, in the Heart of Brooklyn Heights

- Near subways 2, 3, 4, 5, A, C, E, F, M, N, R and main Brooklyn buses, one-stop subway service to Wall Street
- Easy walk to Brooklyn Municipal Building, city, county and Federal courts, borough president's office, NYC Transit Authority, Internal Revenue Service, District Attorney, Metro Tech and Marriott Hotel, several colleges, post office, FedEx and public library
- On-street or well-located public parking; five-minute drive from Brooklyn Bridge



THE RIGHT AMENITIES

44 Court Features

- Spacious offices offering great views and natural light; four modern passenger elevators
- Stylish attended lobby, providing secure 24-hour, 7-day access; standard signage on lobby directory
- HVAC system consisting of steam heat and central air or individual window units
- Building-wide, quality office cleaning service



SPACE WITH POTENTIAL

44 Court Offers Build-to-Suit Opportunities



- Full range of sizes from a single office to a full floor – we help you assess your needs and plan your new office space
- Gross lease available, with 5-10 year terms negotiable
- For exact specifications, please visit JP Day's website: JPDay.com

A TIME-HONORED COMMUNITY

Brooklyn Heights: A Place to Enjoy Both Work and Play

- 44 Court is experiencing a revival among legal professionals; neighbors also include medical offices, business professionals and non-profit associations
- Explore wonderful restaurants and cafés, including the popular venues of Montague and Smith Streets
- Recreation and shopping facilities including Starbucks, Equinox, New York Sports Clubs, UA Cinema, Barnes & Noble, Duane Reade and more
- Greenmarket at Borough Hall
- Splendid Brooklyn Bridge Park, Brooklyn Heights Promenade and Cadman Plaza, with bike lanes throughout the area



Joseph P. Day Realty Corporation

Established 1895

**For further information,
please contact:**

Robert James Oliver, Senior Vice President

Joseph P. Day Realty Corporation

Phone: 212.889.7460

Fax: 212.779.9691

Email: rjoliver@jpdayer.com

Douglas Becker, Senior Vice President

Joseph P. Day Realty Corporation

Phone: 212.889.7460

Fax: 212.779.9691

Email: dab@jpdayer.com

