

BROOKLYN | NAVY | YARD

BLDG 77

PREMIUM OPPORTUNITIES IN THE YARD'S RECENTLY RENOVATED, MULTI-TENANT FLAGSHIP PROPERTY.

PERFECT FOR LIGHT INDUSTRIAL, TECH, R&D, AND MAKER SPACE.



BLDG 77 AERIAL VIEW

THE BNY DIFFERENCE

- A 300-acre manufacturing, tech, and creative hub
- Future-focused business ecosystem
- Business & workforce development services
- Ardent supporter of MWBE businesses
- Economic development incentives

YARD AMENITIES

- Robust event & exhibition programming
- Extensive B2B networking opportunities
- Space rentable for conferences and pop-ups
- Wegmans, a food hall, a brewery, and a distillery
- On-site parking for employees and guests
- EV charging stations
- A brand-new City MD Urgent Care

BLDG 77 FEATURES

- Recent $185 million capital improvement program
- Soaring double-height lobby food hall
- Ground-floor brewery with outdoor beer garden
- 24/7 lobby security desk
- Manhattan skyline + water views available
- Direct pedestrian access from Flushing Ave

GETTING HERE

- Best-in-class shuttle to/from BK mass transit hubs, serving 13 subway lines
- Near FiDi, DUMBO, Williamsburg, Fort Greene, and Clinton Hill
- NYC Ferry Stop on-site
- Four secure Yard entrances for cars, trucks, bicycles, and pedestrians
- Multiple Citibike stations in and around the Yard

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141 FLUSHING AVENUE
BROOKLYN, NY 11205

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BLDG 77

5TH FLOOR, SUITE 506 - 5,482 SF

POSSESSION: IMMEDIATE



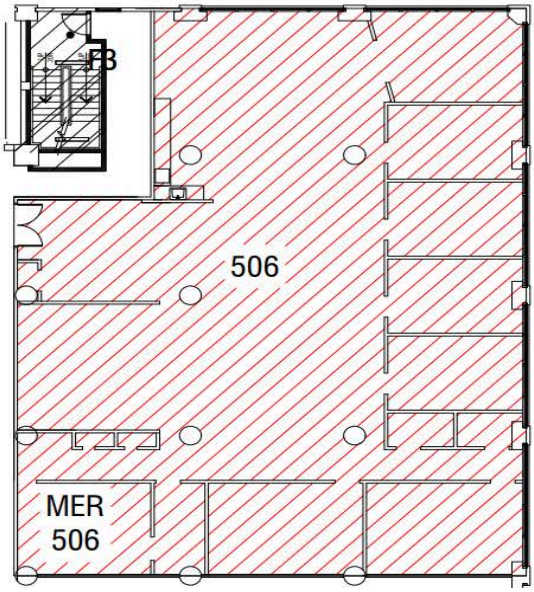
SUITE 506

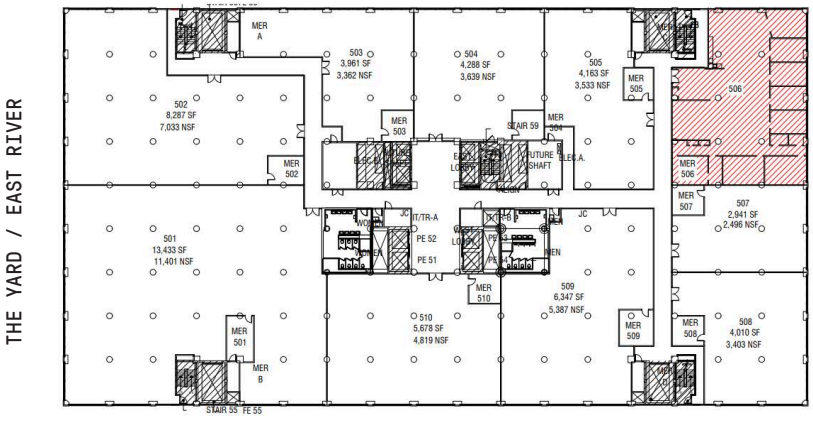


BLDG 77 LOCATION

UNIT HIGHLIGHTS

- New construction
- 175 amps 120/208v 3 phase
- Live load 250 lbs/SF
- Easy access to freight elevator
- Build-out offices
- Kitchenette
- Distributed electric





5TH FLOOR

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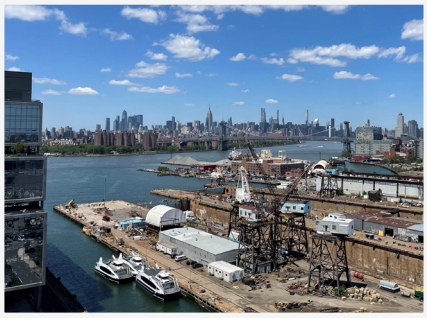
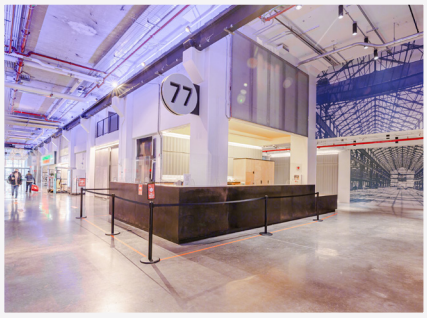
BUILDING SPECIFICATIONS



MANHATTAN AND RIVER VIEWS



LOBBY



GROUND FLOOR FOOD HALL

BUILDING OWNER:
The City of New York

PROPERTY MANAGER:
The Brooklyn Navy Yard Development Corporation

BUILT: 1942

CAPITAL IMPROVEMENTS:
In 2017, a $185 million capital improvement plan was completed to create a best-in-class commercial property. Features include new:

- Glass and metal exterior
- Entrances
- HVAC and plumbing systems
- Double-height entry hall

ARCHITECTS:
Beyer Blinder Belle (core and shell)
Marvel Architects (ground floor)

FLOORS: 16

SLAB-TO-SLAB HEIGHT:
10'-0"–11'-0" (typical)

FLOOR PLATES:
Floors 3–15: 60,000–67,500 SF
Floor 16: 8,000 SF

FLOOR LOAD:
Floor 4: 300 lbs / SF
Floors 5–7: 250 lbs / SF

COLUMN SPACING:
20'0" on center

SECURITY:
Lobby desk, 24 / 7 security and keycard access

ELEVATORS:

- (8) Passenger elevators
- (4) Modernized 9'-0" wide x 9'-0" high x 17'-0" deep freight elevators (16,000 lb capacity each)

POWER:
480v power available, 208v typical

TELECOM:
Verizon, Spectrum, Cablevision Lightpath, Crown Castle

LIFE SAFETY:
Fully sprinklered by new combined sprinkler/standpipe system; new addressable fire alarm system

PARKING:
Available for tenants

INCENTIVES:
Businesses at the Brooklyn Navy Yard are eligible for compelling economic development incentives, including:

- Tax benefits associated with The Yard designation as a Qualified Opportunity Zone
- A city-owned property, BNY tenants are exempt from real estate taxes
- Potential income tax credits available through the Relocation and Employment Assistance (REAP) Program
- Potential cost savings on energy costs through the Energy Cost Savings Program (ECSP)

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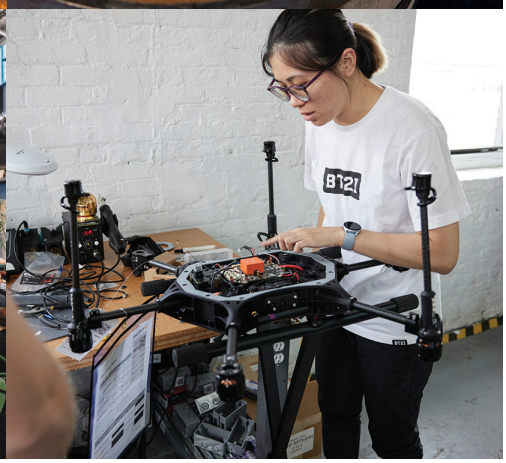

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