

BLDG 77

GROUND FLOOR, SUITE 108 - 1,277 SQ FT

141 FLUSHING AVENUE
BROOKLYN



THE BROOKLYN NAVY YARD AERIAL VIEW

1,277 SQ FT FOOD PRODUCTION AND RETAIL COUNTER AT BROOKLYN NAVY YARD'S MARKET @77

GROUND FLOOR, SUITE 108
POSSESSION: IMMEDIATE

FEATURES

- Located in 60,000-square foot, public ground floor food hall anchored by Russ & Daughters, plus 7 additional food and beverage production and retail
- Accessible to public
- Approx 11K+ BNY tenant employees have access to Food Hall daily
- Best-in-class $185m capital improvement program
- Ceiling Height—22'
- Industrial kitchen appliances
- Gas stove
- 5 industrial sinks
- Walk-in fridge
- Storage area
- Private bathroom
- Slab to slab height 12"
- 200 Amps 277/480v 3 phase
- HVAC
- Distributed electric

BROOKLYN NAVY | YARD

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JOSEPH COLISTA
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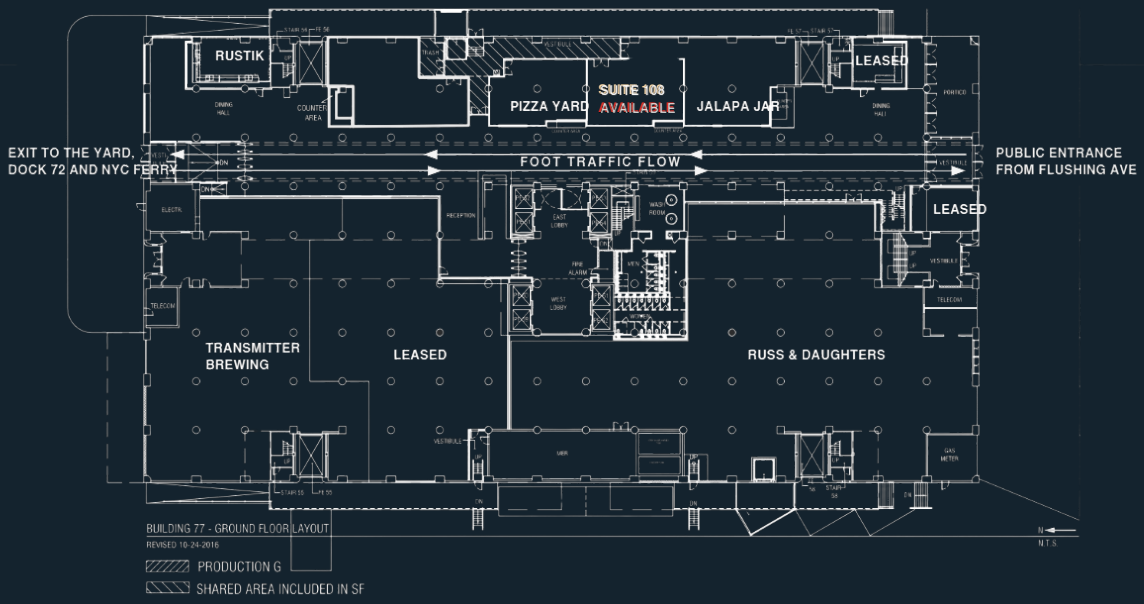

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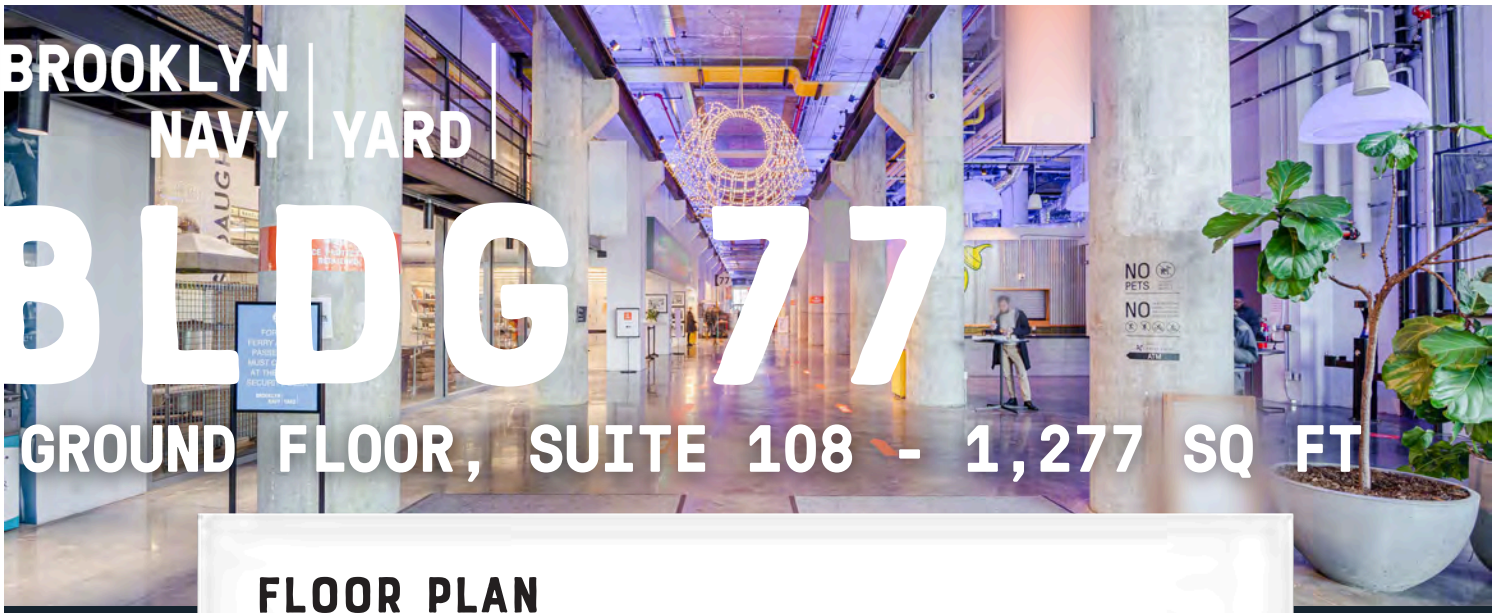

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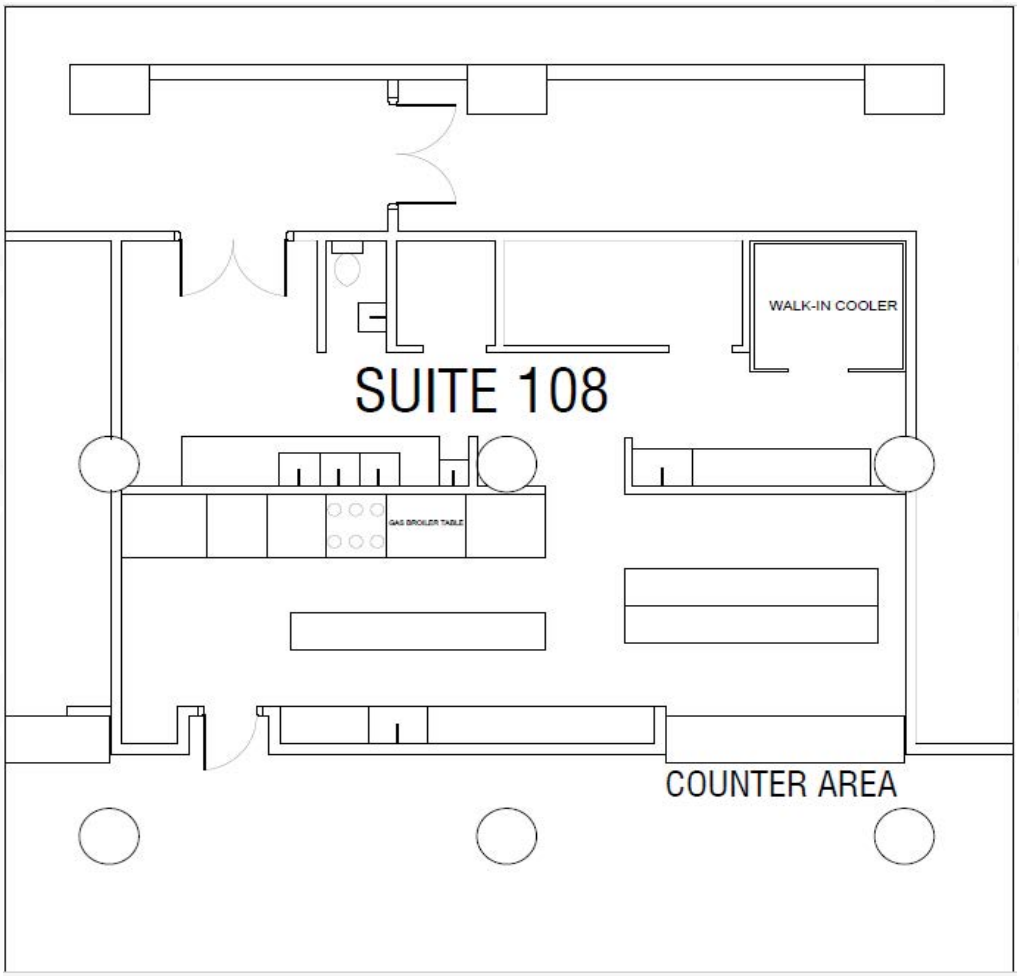
FLOOR PLAN



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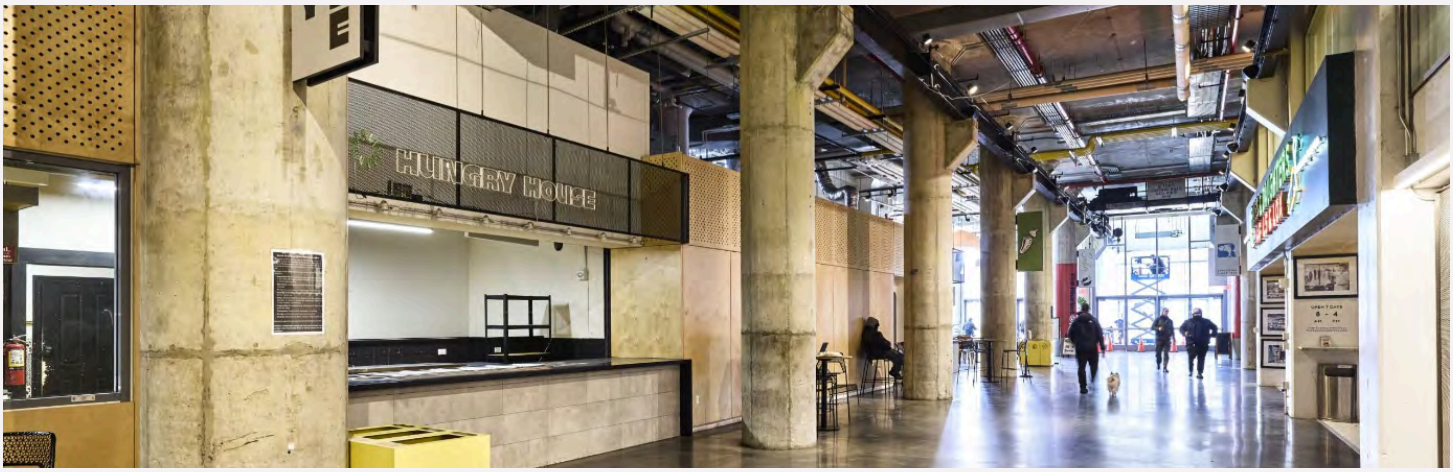













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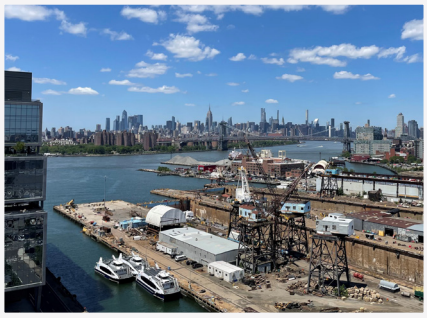
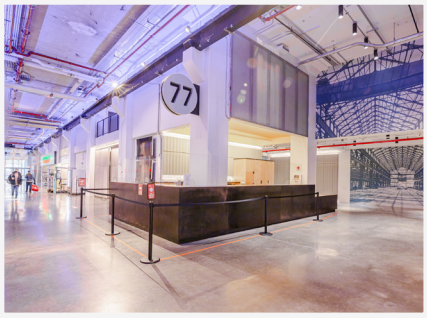
BUILDING SPECIFICATIONS



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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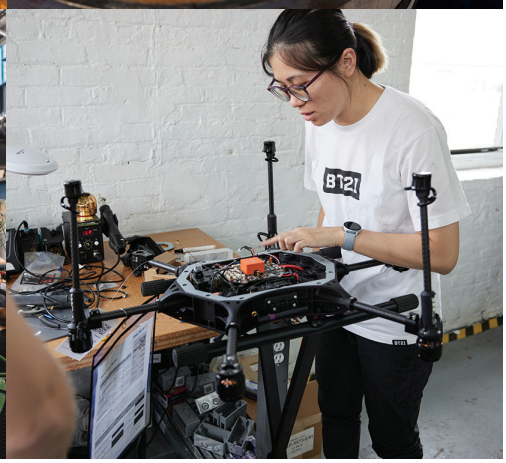

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