

Architect:	Marvel Architects	Windows:	Energy efficient, Floor-to-ceiling
Anticipated Delivery Date:	Q3 2021	Elevators:	2 Passenger
Rentable Commercial Area:	137,075 RSF	Electrical:	Sub-metered, 6 watts PSF
Floorplate Size:	Lower Level: 14,095 RSF Ground Floor: 13,982 RSF 2nd Floor: 15,803 RSF 3rd Floor: 18,044 RSF 4th Floor: 18,044 RSF 5th Floor: 18,044 RSF 6th Floor: 13,021 RSF 7th Floor: 13,021 RSF 8th Floor: 13,021 RSF	HVAC:	Tenant controlled; Cooling designed for 4 watts PSF
Terraces:	Dual terraces on 6th floor totaling 3,000 SF	Emergency Generators:	1000 KW diesel generator for building systems
Branding:	Significant branding opportunities on 1st and 2nd floors; Visible from the intersection of Fulton Street and Flatbush Avenue; First floor features large storefront glass	Security & Access:	24/7 security, CCTV, Central control system
Linear Frontage:	92' on 1st Floor, 110' on 2nd Floor	Life Safety:	Class E fire alarm system
Ceiling Height:	Lower Level: 17'-6" 1st Floor: 18'-0" 2nd Floor: 17'-6" 3rd Floor: 16'-0" 4th Floor: 16'-0" 5th Floor: 16'-0" 6th Floor: 16'-0" 7th Floor: 16'-0" 8th Floor: 20'-6"	Lavatories:	ADA compliant
		Telecom:	Dedicated telecom risers - All major providers
		Tenant Amenities:	Bike storage, Pet friendly
		Green Initiatives:	Condensing boiler plant
		Transit Access:	Nevins Street Station located at the base of the building, 13 subway lines, LIRR, easy access to Brooklyn and Manhattan Bridges, Brooklyn-Battery Tunnel, Interstate 278 (Brooklyn Queens Expressway), Verrazano-Narrows Bridge, Interstate 478 and JFK International Airport

Exclusive Leasing Agent



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