

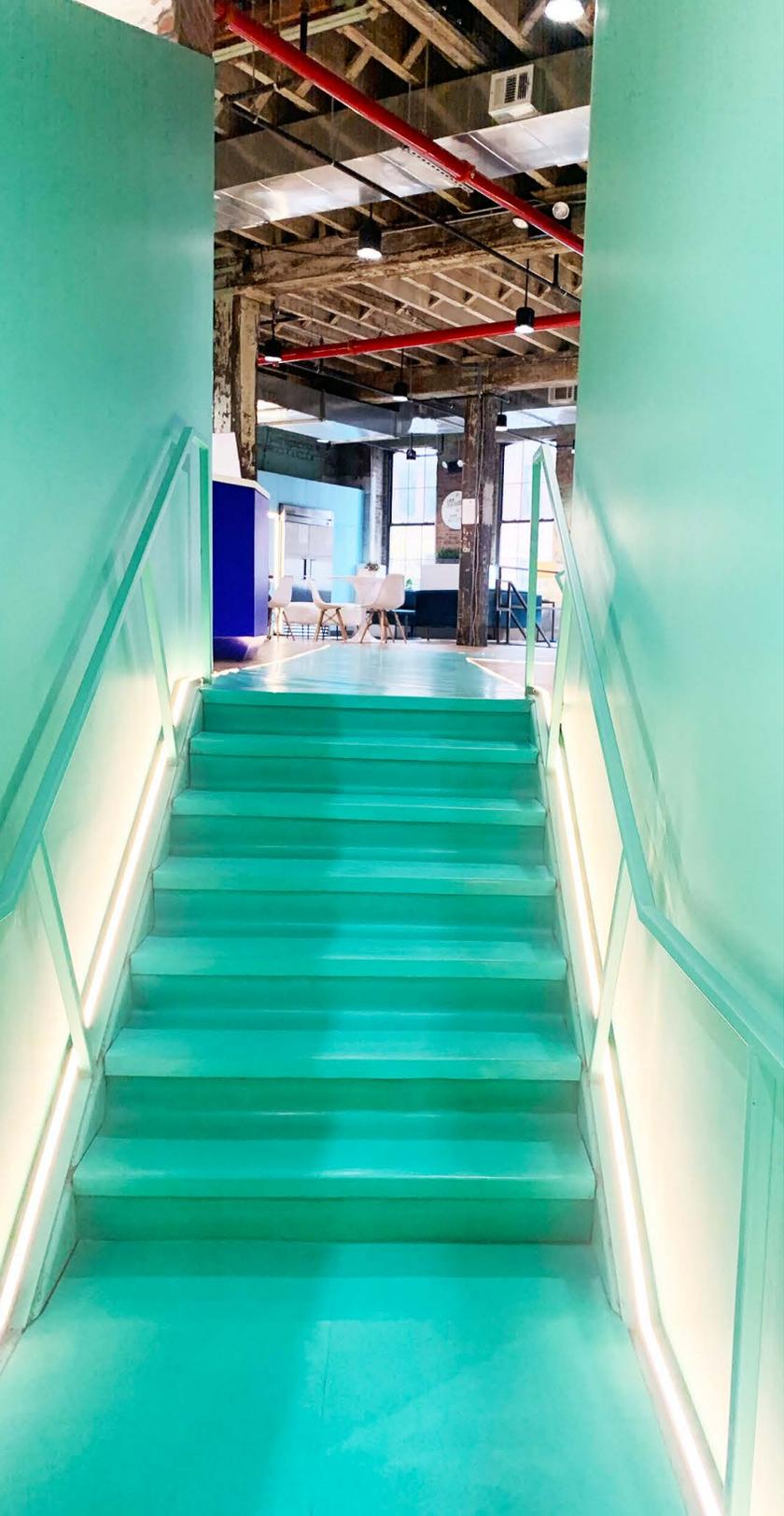


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THIRD STREET GOWANUS BROOKLYN

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THIRD STREET GOWANUS, BROOKLYN

FLOORS / AREA

GROUND:	20,901 Square Feet
1st FLOOR:	12,411 Square Feet
2nd FLOOR:	11,506 Square Feet
TOTAL:	44,818 Square Feet

POTENTIAL TO ADD

3rd FLOOR:	9,270 Square Feet
4th FLOOR:	9,270 Square Feet
TOTAL:	63,368 Square Feet

***** Potential to make entire 95,000 SF building available for lease or purchase *****

POSSESSION

GROUND, 1st FLOOR, 2nd FLOOR

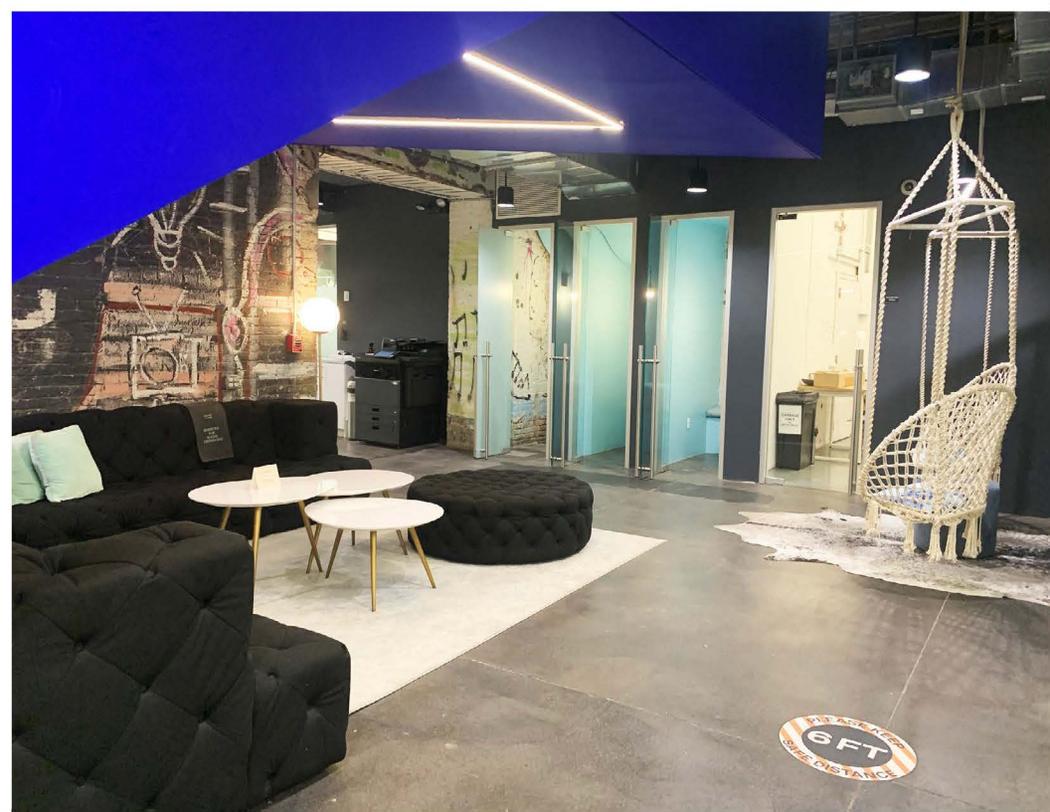
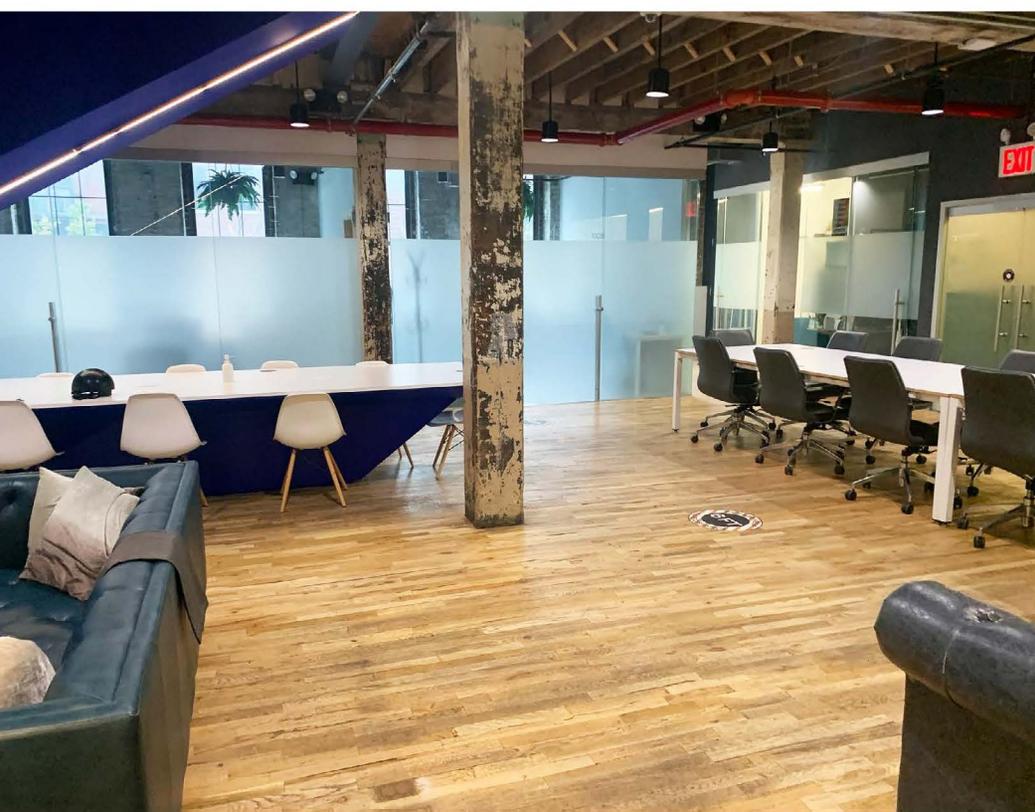
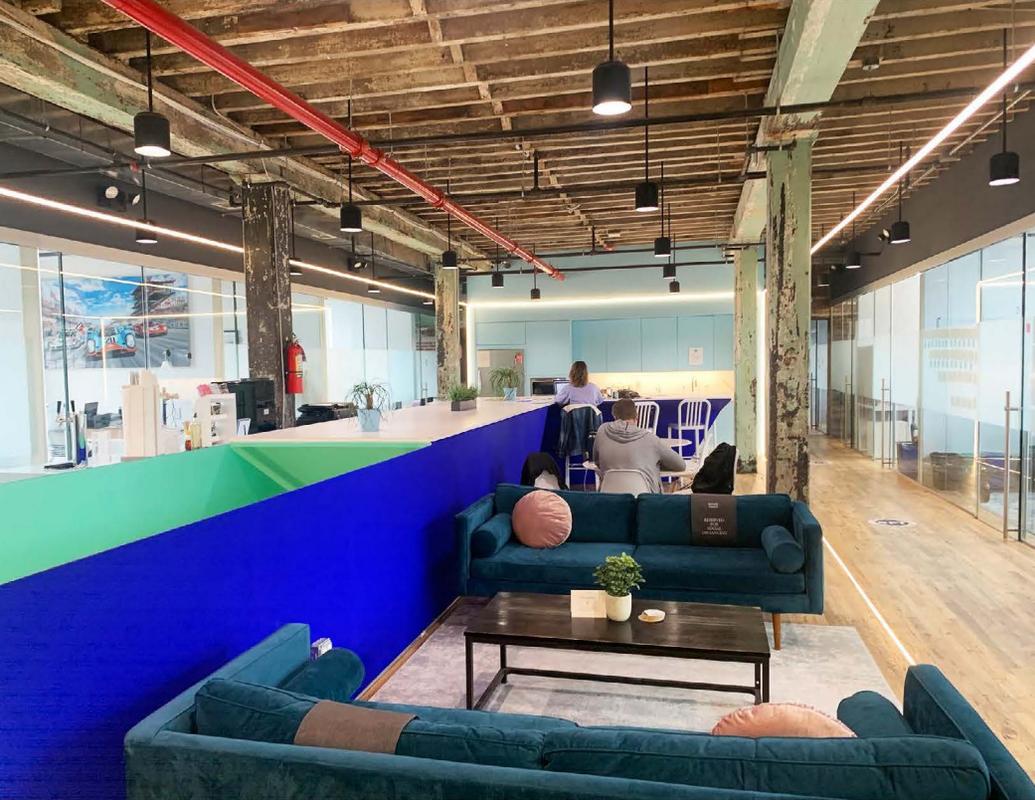
Immediately Available

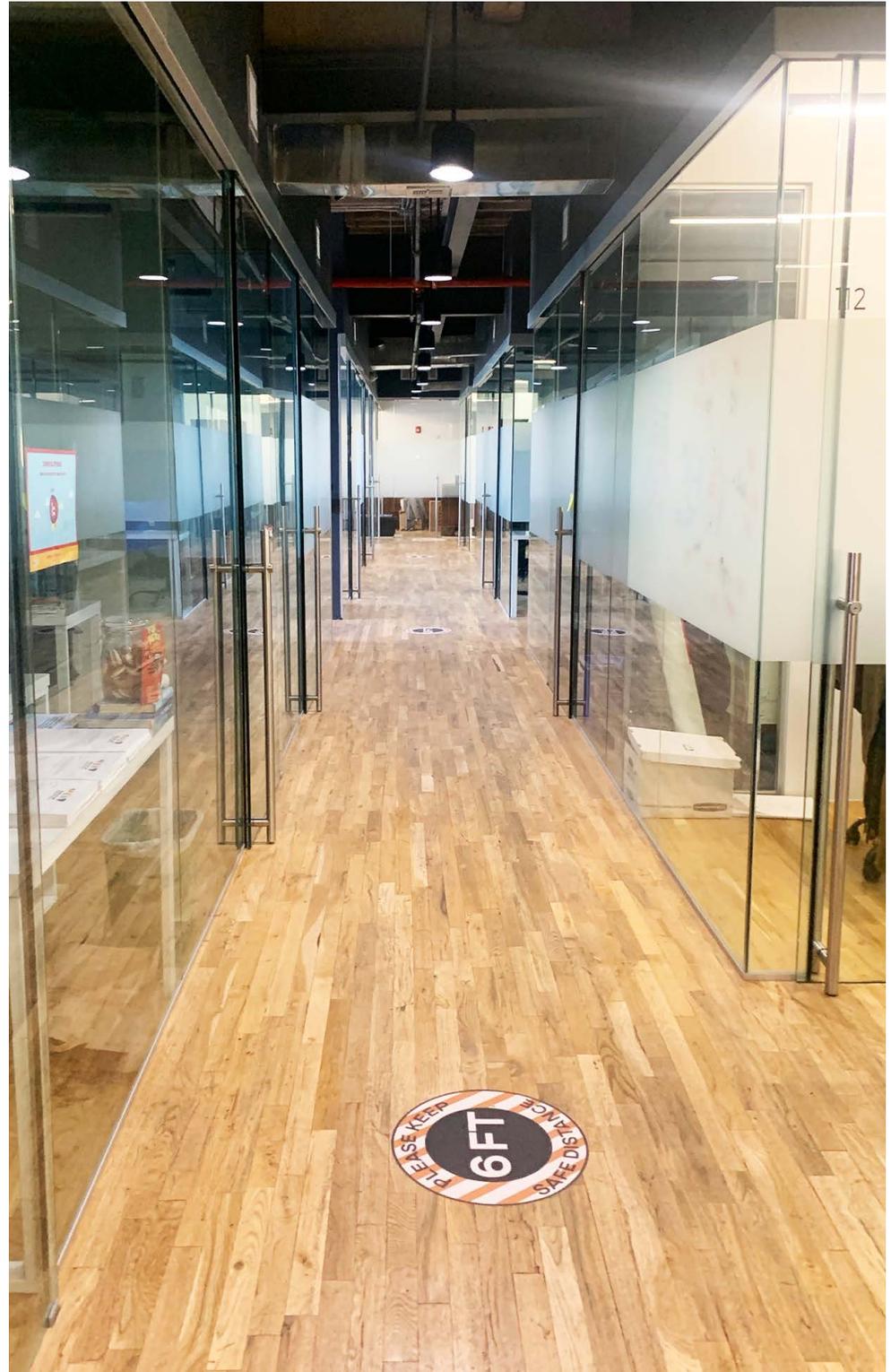
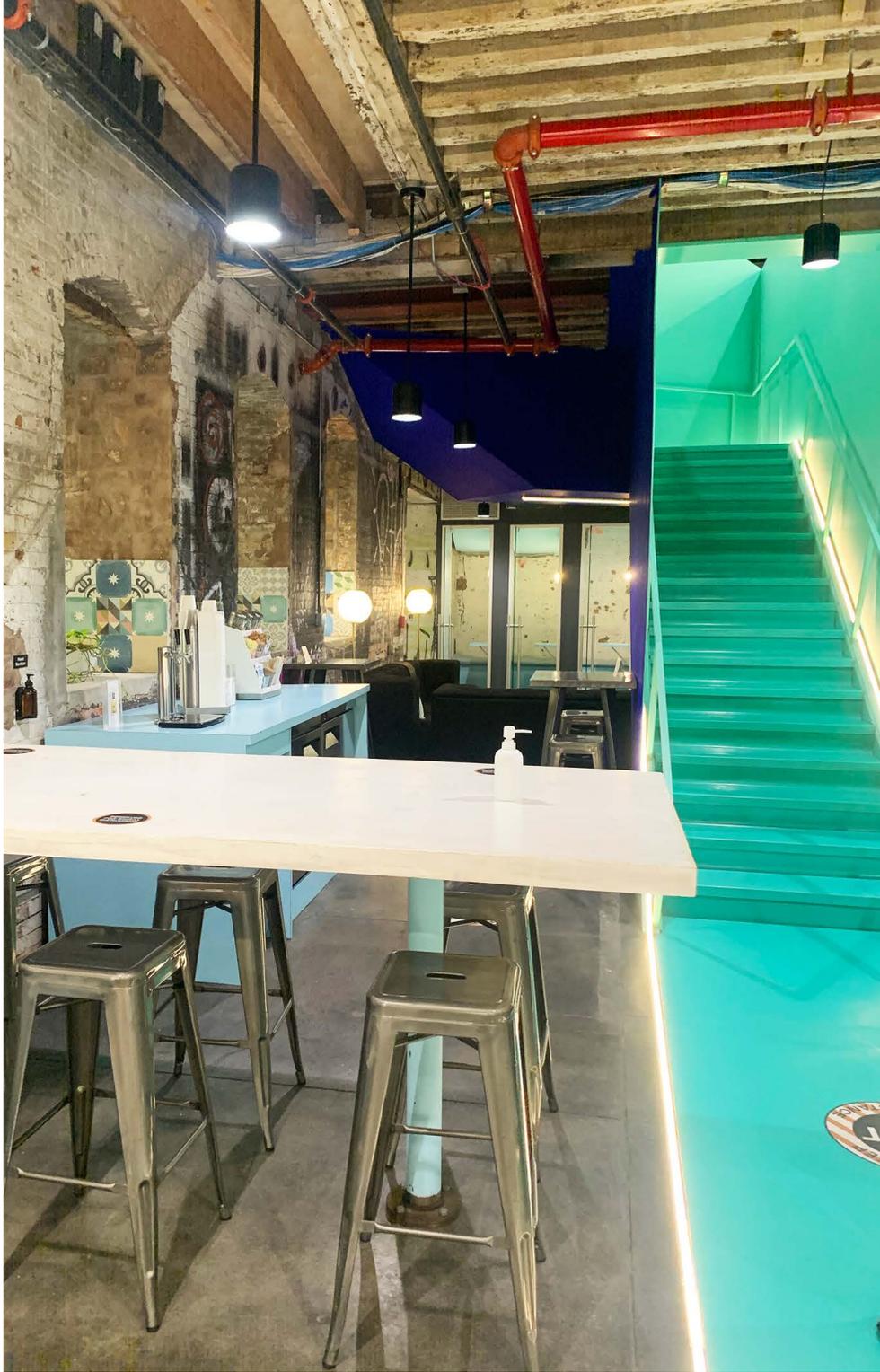
3rd FLOOR, 4th FLOOR

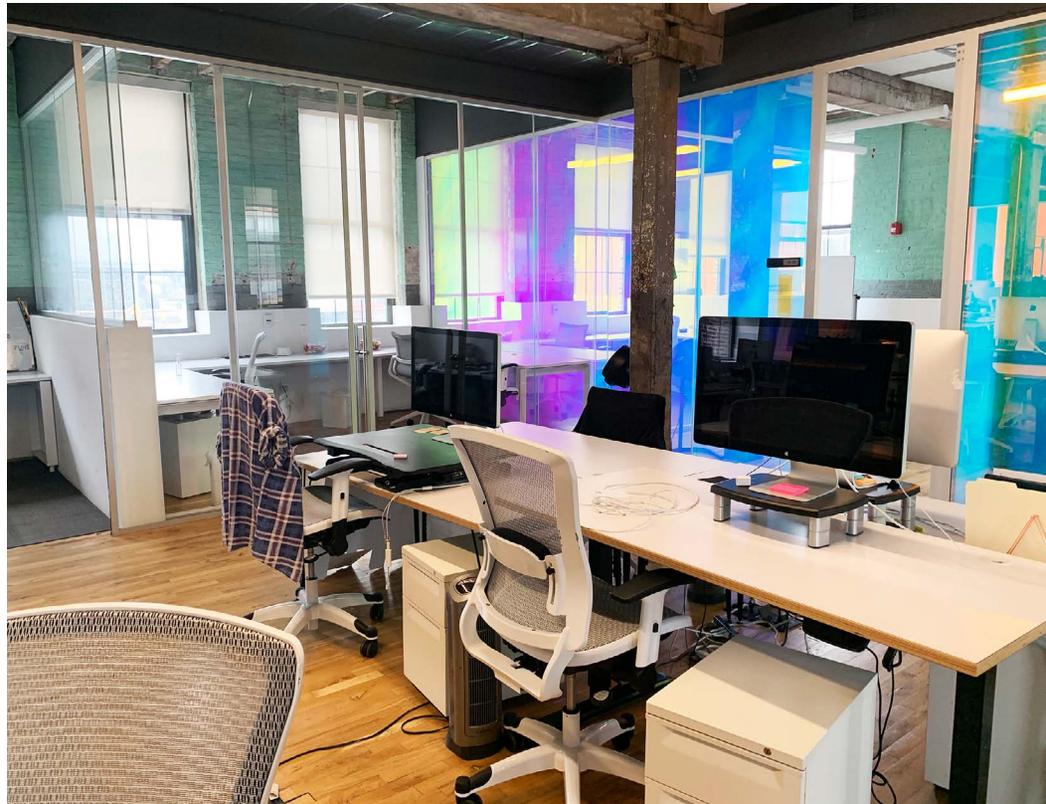
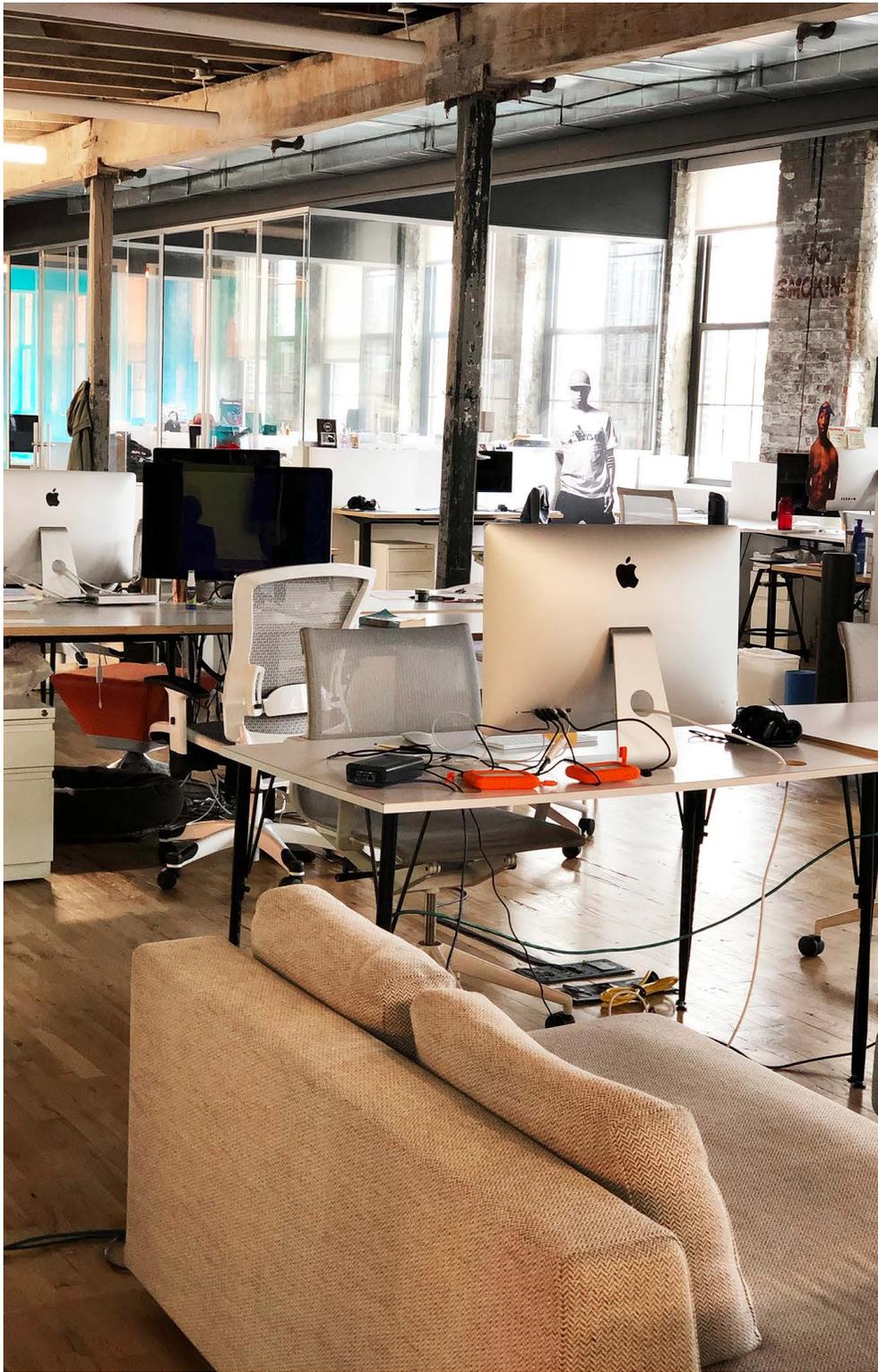
60 - 90 Days

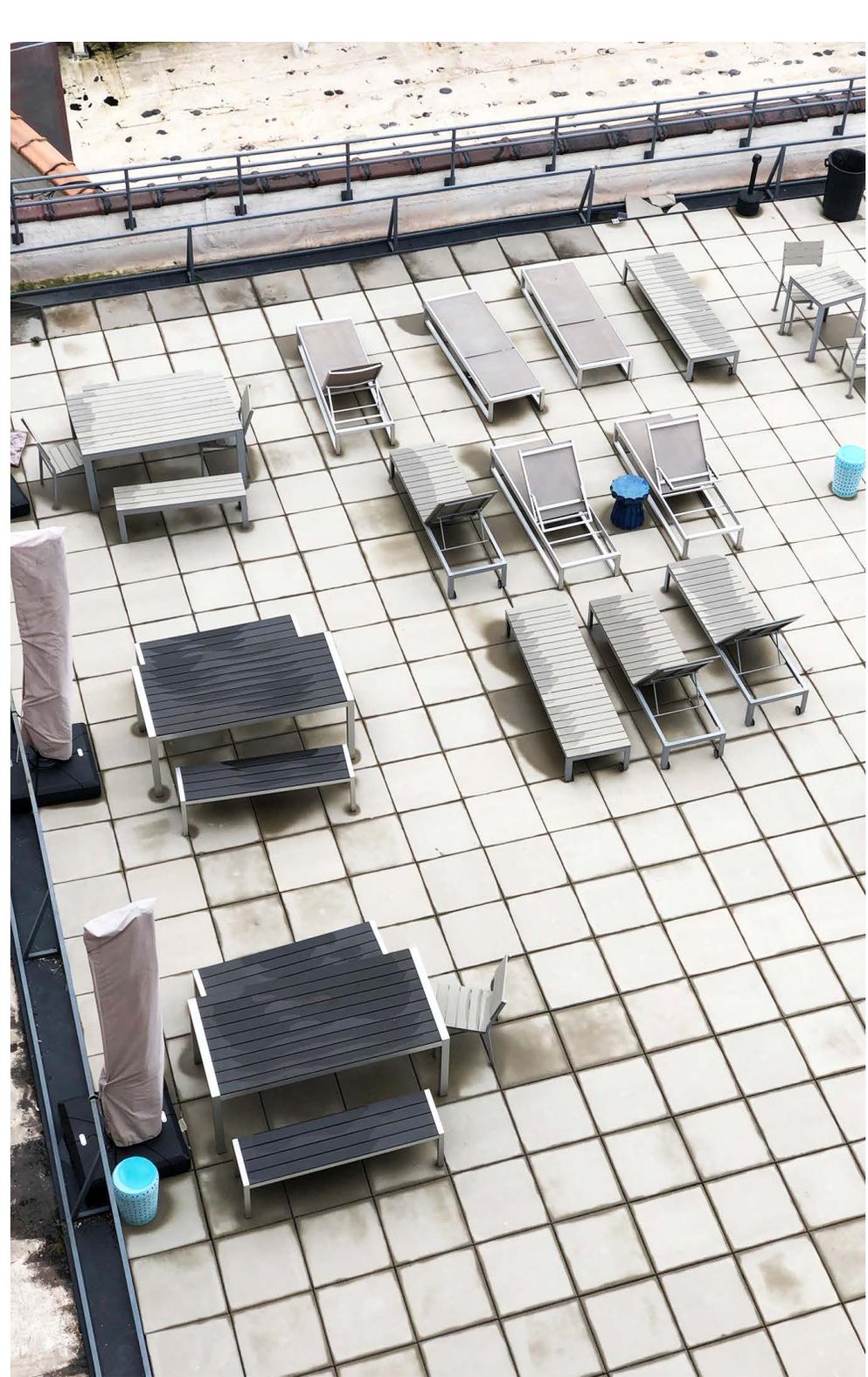
COMMENTS

- Ability to add the 3rd and 4th Floor for a total of 63,000 square feet
- Exquisitely built creative installation in place with 12 ft. ceilings, exposed columns and beamed ceilings
- Can be delivered built and wired
- Outstanding natural light and several windows throughout. Partial city views from the upper floors
- Fully built out 3,000 square foot building roof deck that can potentially be made exclusive
- Offices, meeting rooms, café/bistro and collaboration areas spaced throughout
- Excellent location with close access to the Carol Gardens Subway line



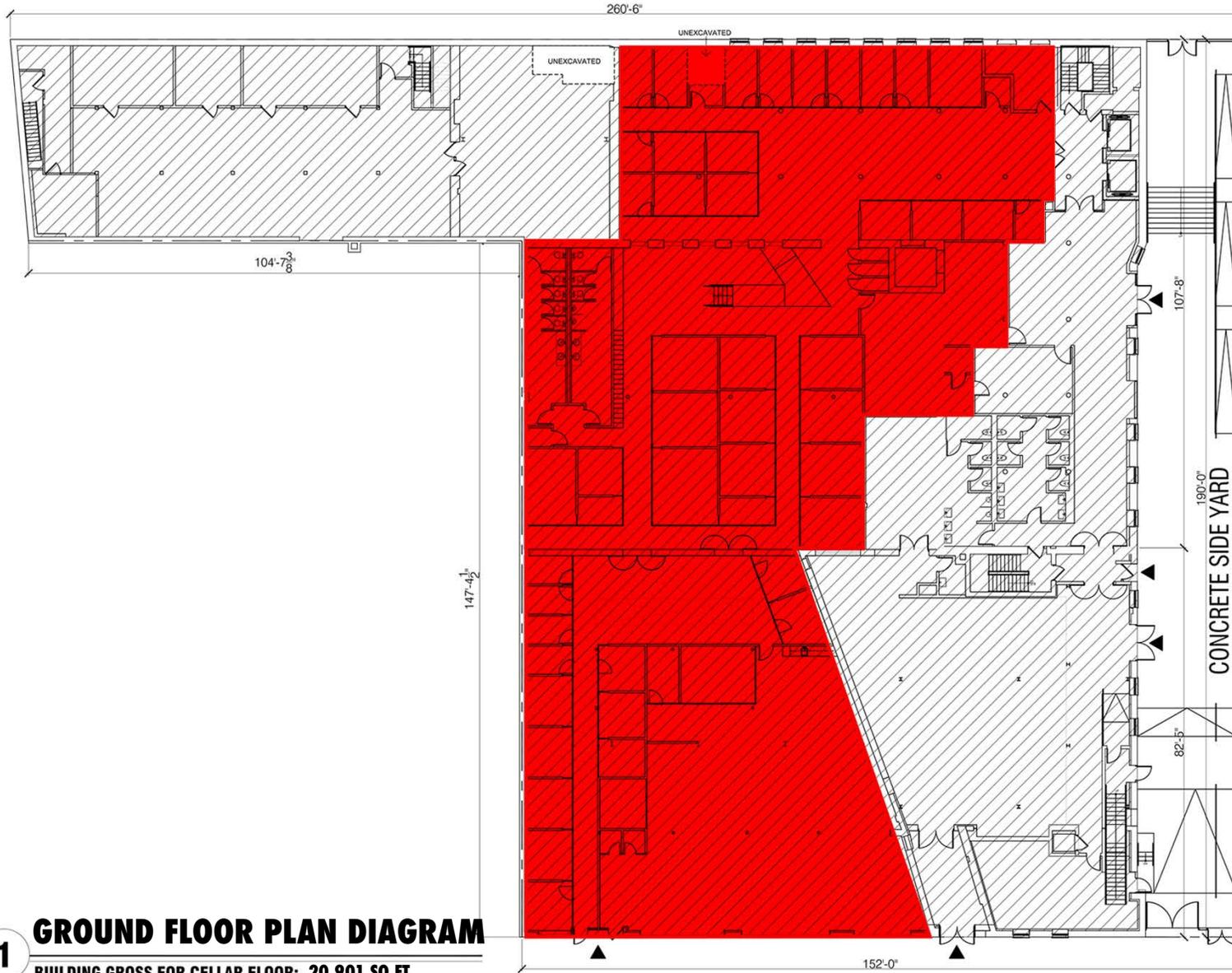








3RD STREET



1

GROUND FLOOR PLAN DIAGRAM

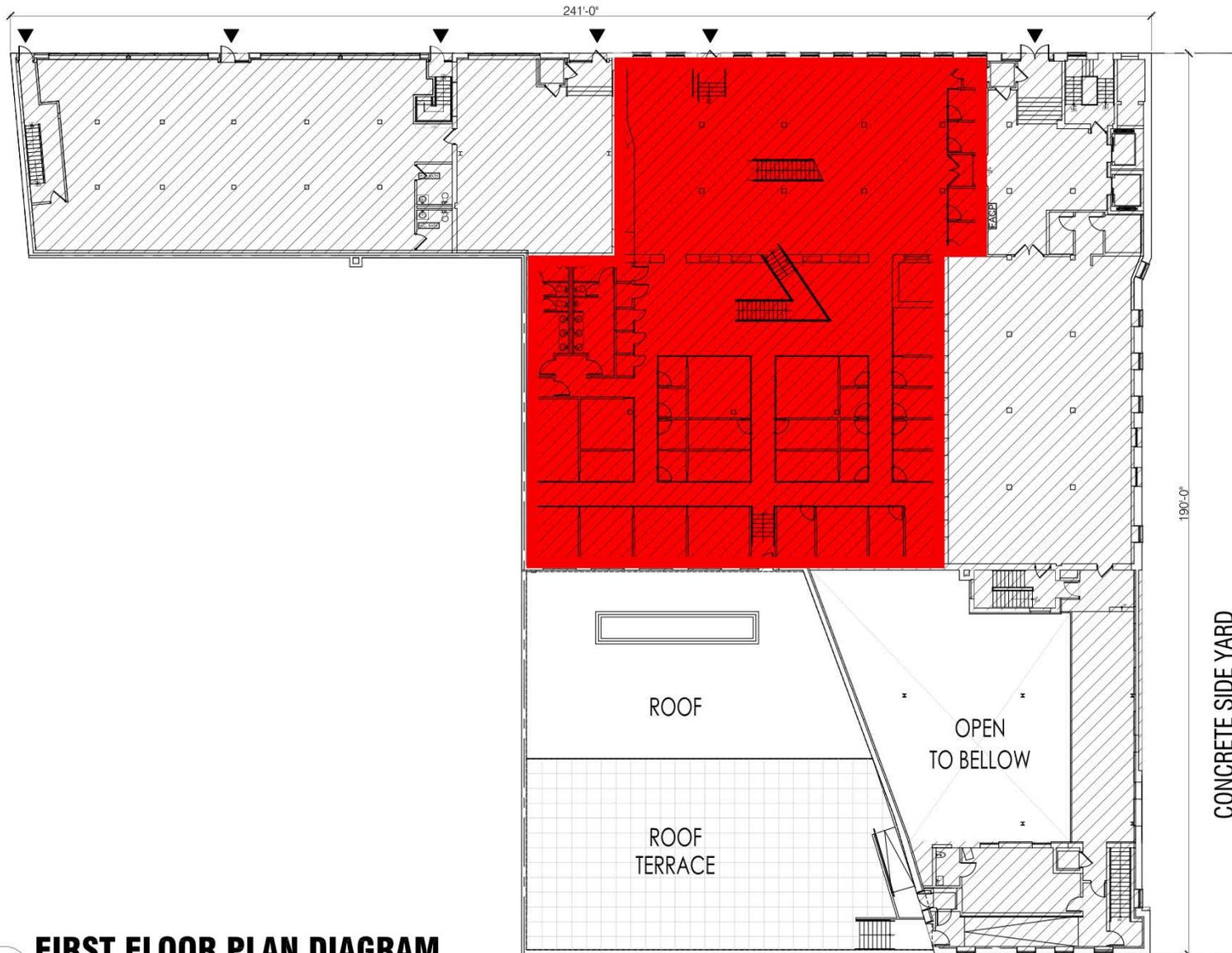
BUILDING GROSS FOR CELLAR FLOOR: 20,901 SQ.FT.

SCALE: 3/32"=1'-0"

4TH STREET



3RD STREET



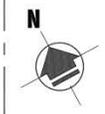
190'-0"

CONCRETE SIDE YARD

ROOF

OPEN TO BELLOW

ROOF TERRACE



GRAPHICAL SCALE: 0 5 10 15 20

1

FIRST FLOOR PLAN DIAGRAM

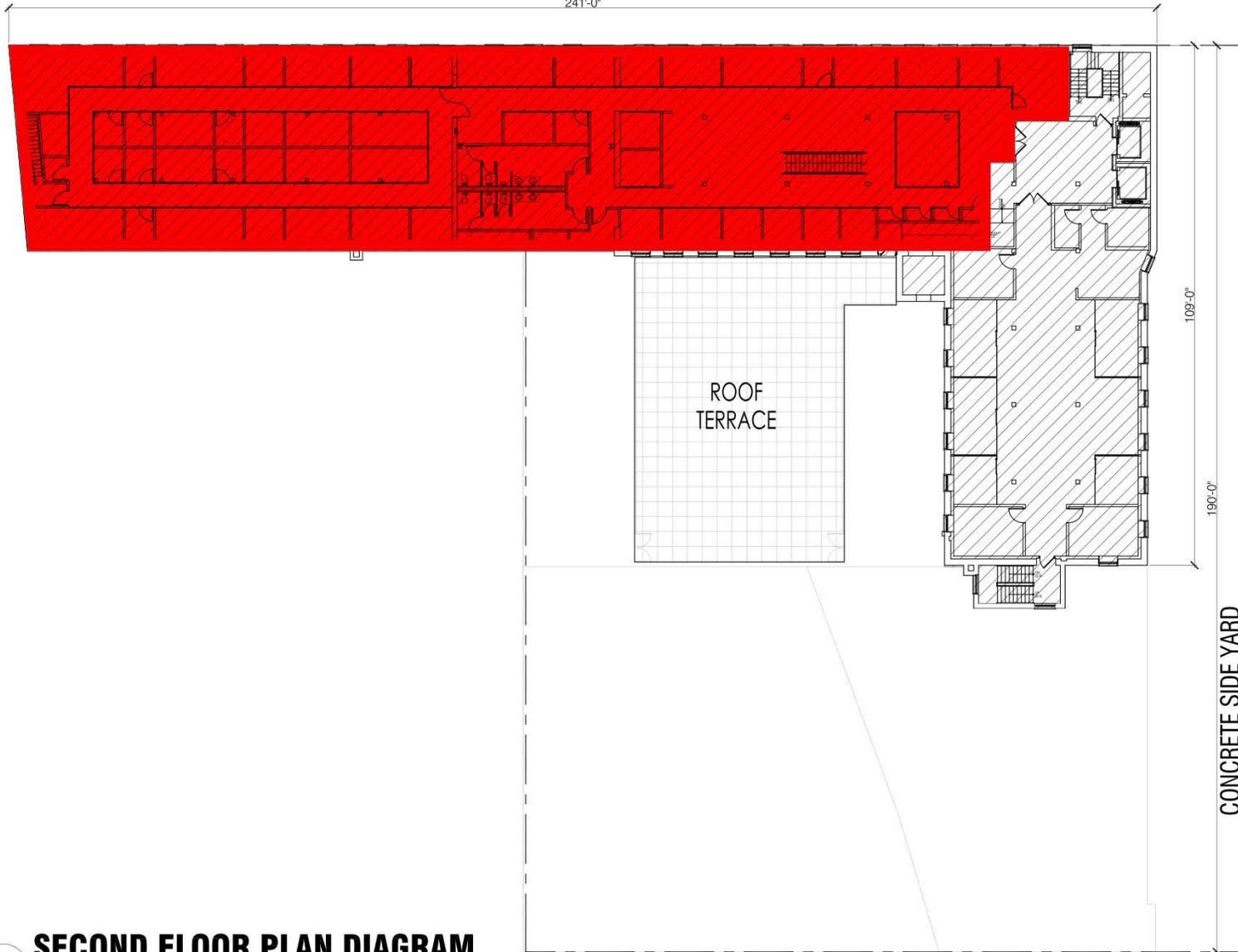
BUILDING GROSS FOR FIRST FLOOR: 12,411 SQ.FT.

SCALE: 3/32"=1'-0"

4TH STREET

3RD STREET

241'-0"

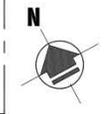


109'-0"

190'-0"

CONCRETE SIDE YARD

ROOF
TERRACE



GRAPHICAL SCALE: 0 5 10 15 20

1

SECOND FLOOR PLAN DIAGRAM

BUILDING GROSS FOR SECOND FLOOR: 11,506 SQ.FT.

SCALE: 3/32"=1'-0"

4TH STREET

3RD STREET

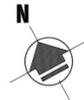
127'-1"

113'-11"

109'-0"

190'-0"

CONCRETE SIDE YARD



GRAPHICAL SCALE: 0 2 4 6 8

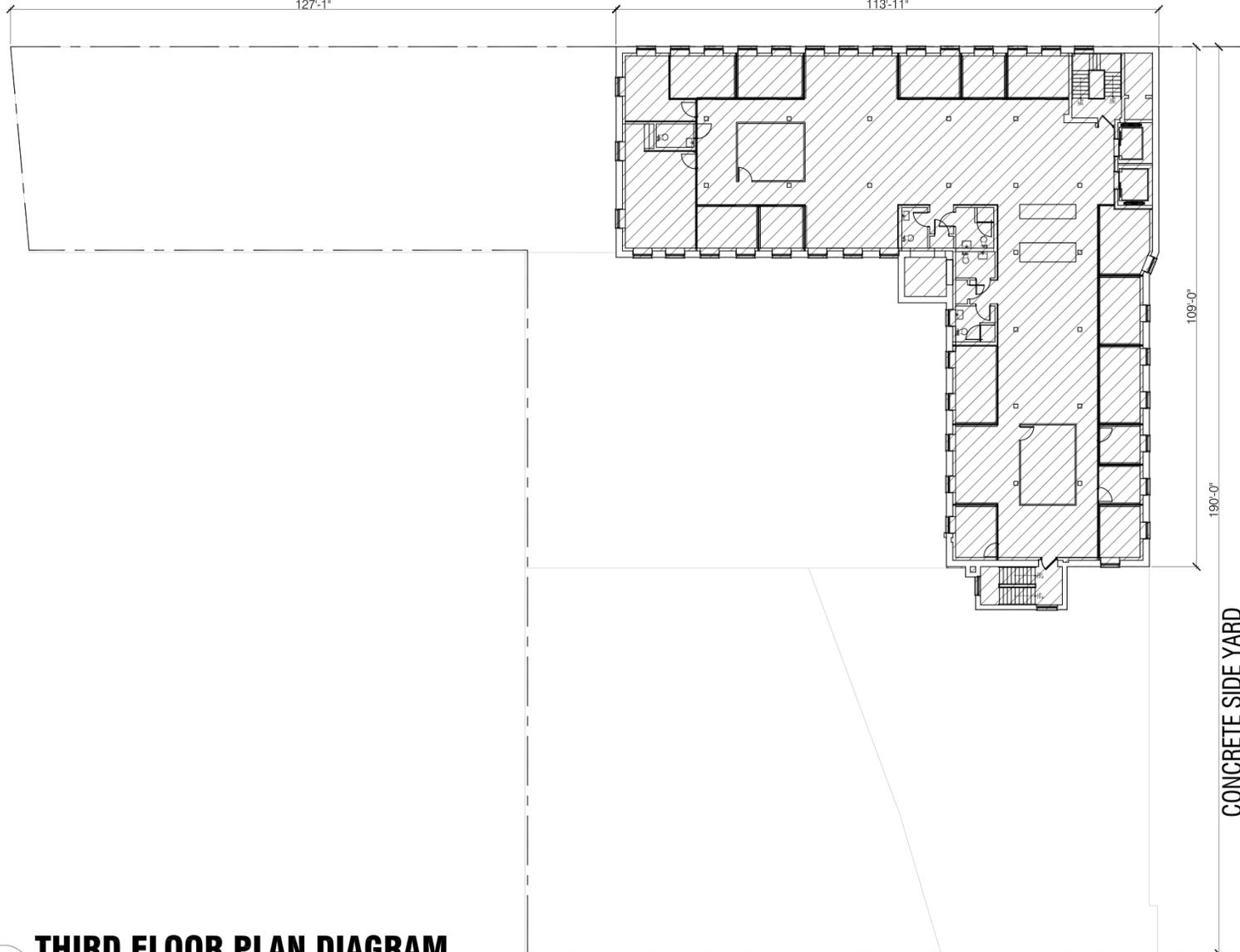
4TH STREET

1

THIRD FLOOR PLAN DIAGRAM

BUILDING GROSS FOR THIRD FLOOR: 9,270 SQ.FT.

SCALE: 3/32"=1'-0"



3RD STREET

127'-1"

113'-11"

109'-0"

190'-0"

CONCRETE SIDE YARD



GRAPHICAL SCALE:
0 5 10 15 20

4TH STREET

1

FOURTH FLOOR PLAN DIAGRAM

BUILDING GROSS FOR FOURTH FLOOR: 9,270 SQ.FT.

SCALE: 3/32"=1'-0"

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