

EXCLUSIVE OFFICE SUBLEASE
BROOKLYN NAVY YARD
BUILDING 77

CLICK
HERE FOR
A VIRTUAL
TOUR



BROOKLYN NAVY YARD

BUILDING 77

AREA (approx.): 4,010 SF

CEILING HEIGHT: 10' - 11'

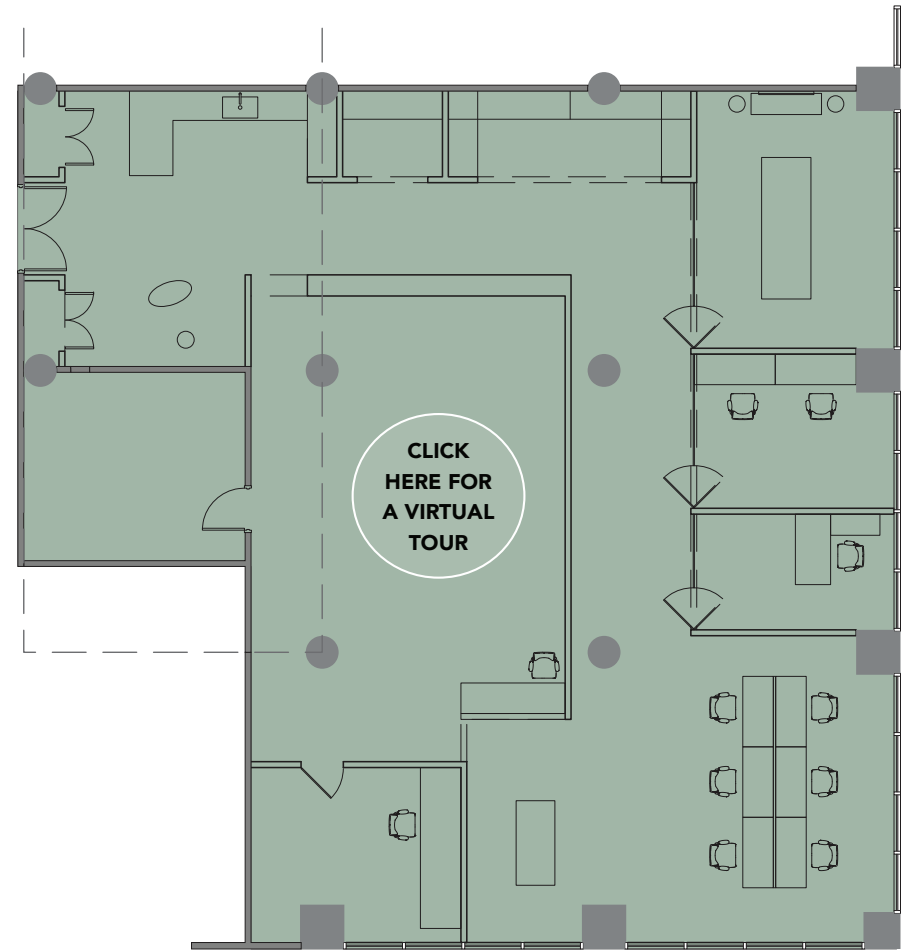
POSSESSION: Arranged

SUBLEASE TERM: Through
11/30/2028

**FULLY CUSTOMIZED, MOVE-IN READY
OFFICE SPACE FEATURING:**

- Three private, glass-front offices
- Large glass-front conference room (seats 10-14)
- Additional meeting rooms or breakout spaces
- Large open workspace with bench seating
- Private sound-insulated phone booth
- Open studio or shipping/receiving area
- Storage closets and equipment room
- Full wet pantry with built-in cabinetry and appliances
- Ideal for creative teams, agencies, e-comm direct to consumer brand, showroom, or any collaborative work environment
- Corner space designed with a modern industrial aesthetic and wrap around windows

OFFICE SUITE #608



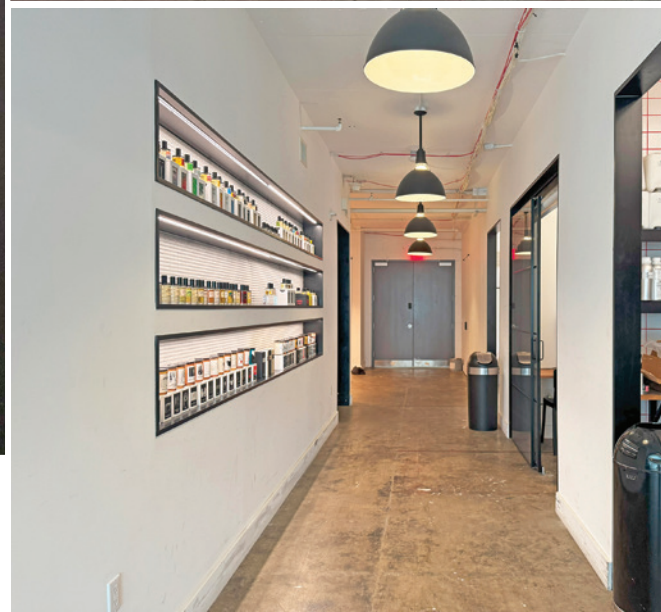
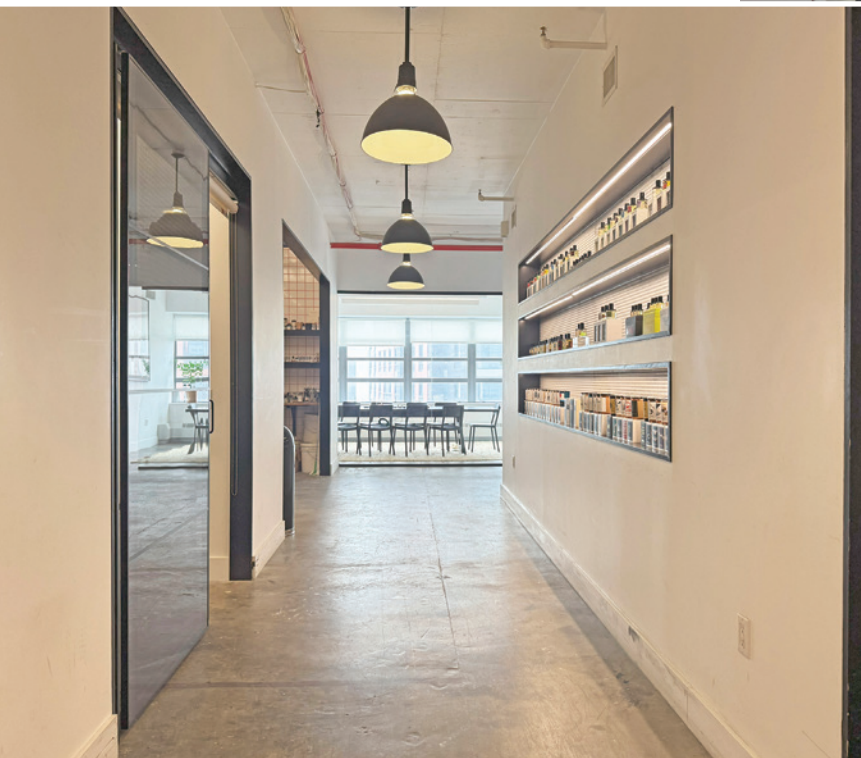
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- Building 77 underwent a \$185M capital improvement in 2017, including HVAC and plumbing systems, 8 passenger elevators, and 4 huge freight elevators
- Economic incentives available for Navy Yard tenants
- 24/7 lobby security desk
- The Navy Yard features a Wegmans, a food hall, distillery, brewery with outdoor beer garden, and on-premises parking
- Transportation: Best-in-class shuttle to/from BK mass transit hubs serving 13 subway lines; NYC Waterway Ferry stop on-site; Multiple Citibike stations in and around the Yard

For more information contact
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commercial real estate

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