

FOR SUBLEASE

70,375 SF Available

850 3rd Avenue, Brooklyn, NY 11232



SUBLEASE

Through
May 2028

OFFICE & INDUSTRIAL

Approved

DEDICATED

Truck Court &
Loading Area

60 SPACES

Dedicated
Parking

4 MILES

To Lower
Manhattan

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KBCADVISORS

850 THIRD AVENUE, SUNSET PARK

Space Overview



3RD FLOOR
Suite 305

70,375 SF
Available for Sublease

MODIFIED GROSS SUBLEASE
Lease Type

5/31/2028
Available Through

\$12 PSF
Gross Rent



Specs

12' - 15'
Clear Height

2
Dedicated Dock
Doors

60
Dedicated Parking
Spaces

1
Shared Grade
Level Door

20' X 20'
Column Spacing

Minutes to Manhattan

Subway

Atlantic Ave/Barclays	6 MINS
Broadway/Lafayette	19 MINS
Union Square	29 MINS
Columbus Circle	37 MINS

Car

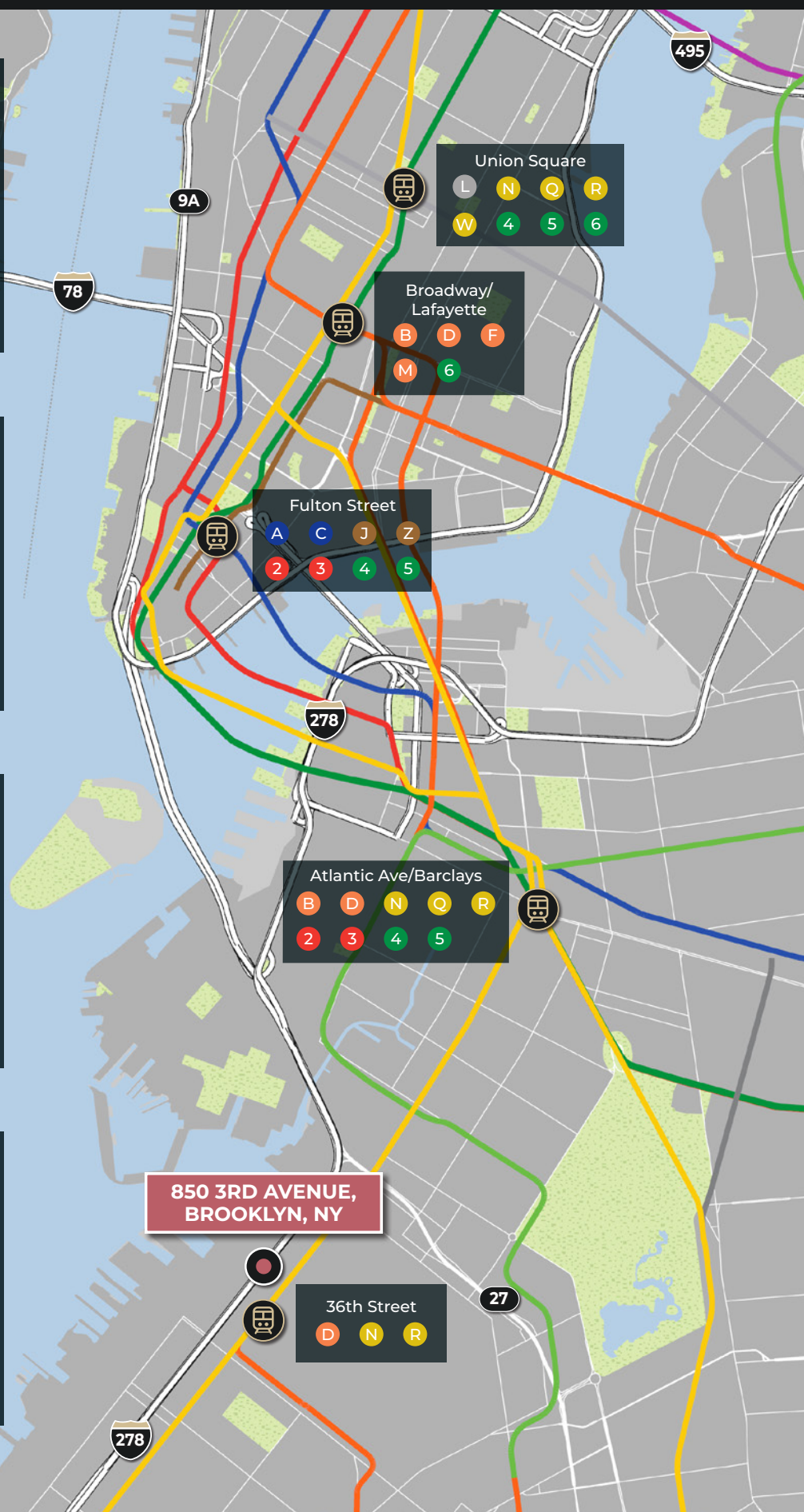
Atlantic Ave/Barclays	7 MINS
Dumbo	9 MINS
Union Square	18 MINS
Grand Central Station	27 MINS

Bike

Park Slope	10 MINS
Atlantic Ave/Barclays	14 MINS
Prospect Park	15 MINS
Brooklyn Navy Yard	31 MINS

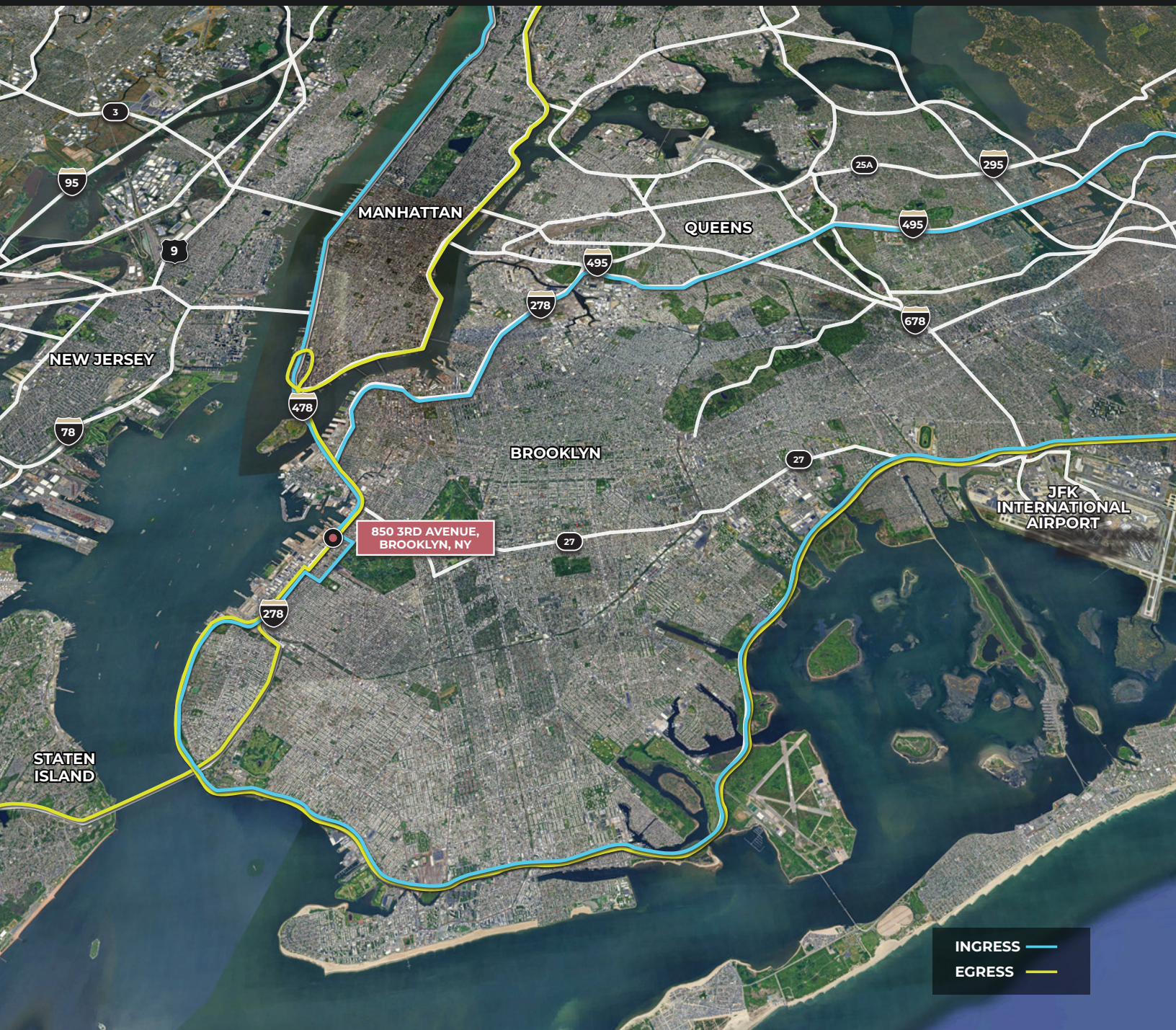
Commute to Airport

LaGuardia Airport	29 MINS
Newark Airport	30 MINS
JFK Airport	33 MINS
Teterboro Airport	41 MINS



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Premier Regional Connectivity



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