

4101

1ST AVENUE

BROOKLYN | NEW YORK

A PREMIER 11,200 SF OFFICE
OPPORTUNITY IN SUNSET PARK

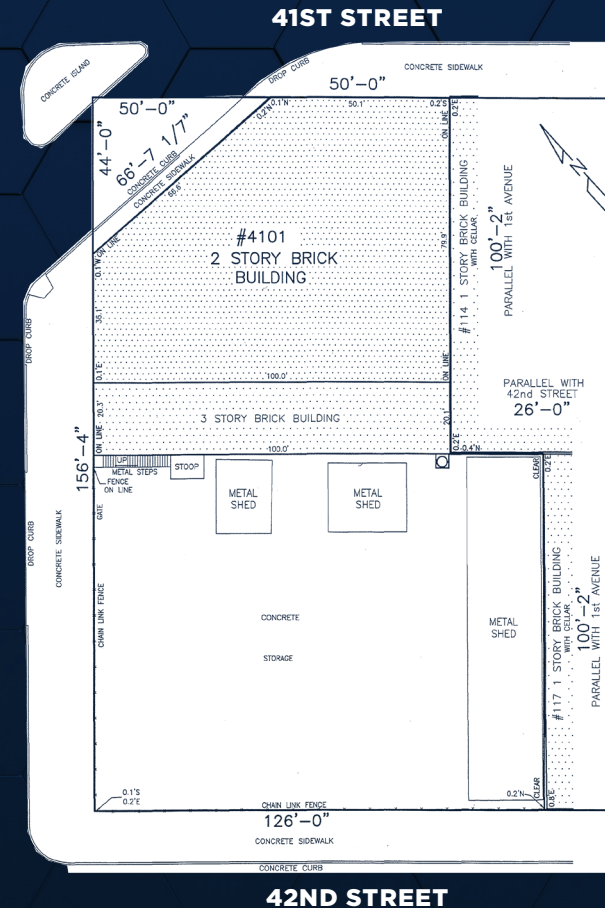


EXECUTIVE SUMMARY



A PREMIER OFFICE OPPORTUNITY IN SUNSET PARK

Located in the heart of Brooklyn's flourishing Sunset Park neighborhood, 4101 1st Avenue offers a rare blend of modern design, functionality, and comfort. The second floor showcases premium Class A office space, featuring a balance of executive suites, collaborative work areas, and conference rooms illuminated by expansive windows and abundant natural light. The third floor serves as a dynamic amenity level, complete with a full-service gym, stylish kitchen lounge, and recreation space with a pool table—complemented by sweeping views of the surrounding skyline.



While both quiet and secure, 4101 1st Avenue provides tremendous visibility, proximity to excellent transportation options, and access to countless Food, Beverage and Retail amenities for lunch and afterwork socializing just a few blocks away at Industry City. Private parking ensures convenience for both staff and visitors.

BUILDING DETAILS & HIGHLIGHTS

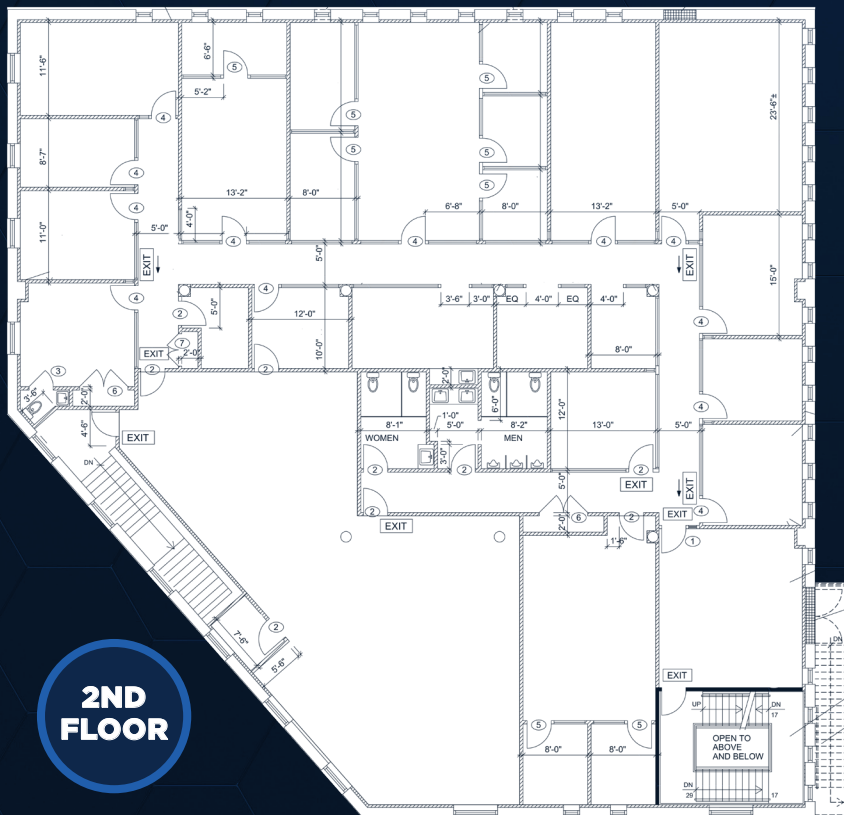


DETAILS

First Floor:	1,200 SF
Second Floor:	8,000 SF
Third Floor:	2,000 SF
Parking:	8 spaces included
Zoning:	M3-1
Asking Price:	Upon Request

HIGHLIGHTS

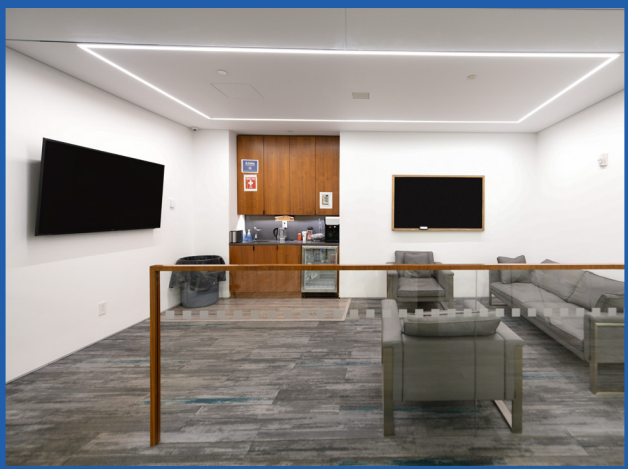
- Beautiful recent state of the art office renovation
- Public transport (D/N/R trains at 36th Street and 4th Ave)
- Fully sprinklered with updated Fire alarm
- HVAC and Security System in place
- 3rd floor lounge with gym, flex space, outdoor roof deck
- Beautiful skyline views overlooking Manhattan and Industry City.



**2ND
FLOOR**



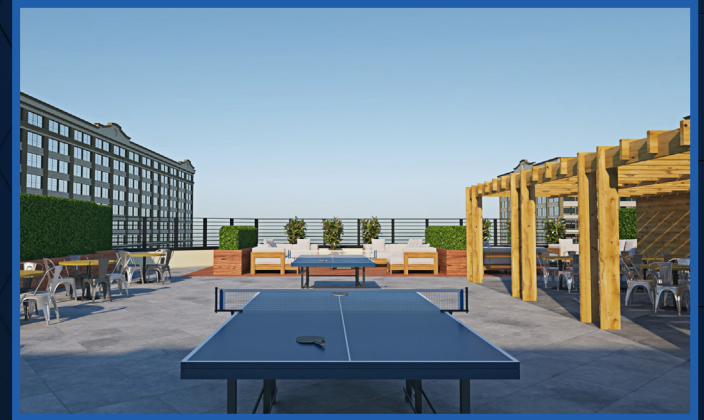
**3RD
FLOOR**



BUILDING ROOF DECK POSSIBILITY

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Versatile rooftop space can be designed for flexibility and visual impact, the rooftop at 4101 1st Avenue offers a unique opportunity to create a signature outdoor environment with sweeping views of Manhattan, Industry City and the Brooklyn Waterfront. Whether envisioned as an employee retreat or event space, and with the addition of seating, greenery, and lighting, this rooftop can become a vibrant extension of the workplace, blending functionality with modern appeal.



PIER 6

SUNSET PARK



The New York City Economic Development Corporation (NYCEDC) has broken ground on the redevelopment of Pier 6 at the MADE Bush Terminal in Sunset Park, Brooklyn. The project will transform the 5-acre pier into a public waterfront space, integrating green space, historic preservation, and resilient infrastructure. Pier 6 is adjacent to Bush Terminal Piers Park and is located only a four minute walk from 4101 1st Avenue.



Pier 6 is located directly across the street from 4101 1st Avenue



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