

SUNSET YARDS

341 39TH STREET, BROOKLYN

THIS COULD
BE YOUR VIEW

NEWMARK



SUNSET YARDS

341 39TH STREET, BROOKLYN

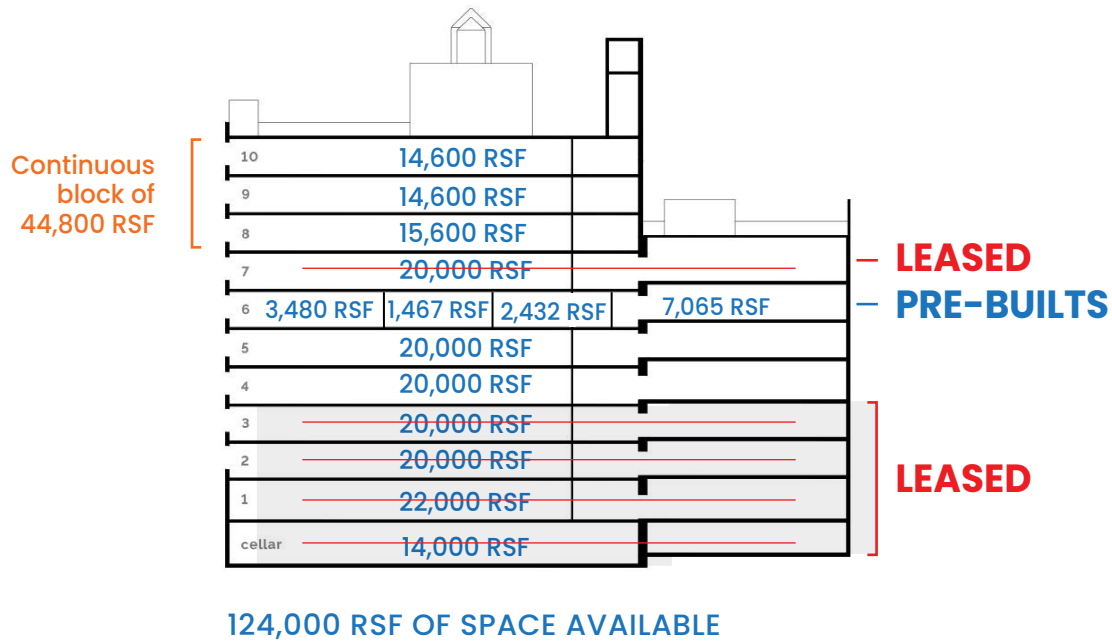


OPEN VIEWS. FROM SUN UP TO SUNDOWN

Uniquely positioned between the subway and the expressway, and standing adjacent to open rail yards, the building enjoys 360 degrees of unobstructed views and sits around the corner from Industry City's six million square feet of retail, workspace, and amenities.

sunsetyardsbrooklyn.com

AVAILABILITIES



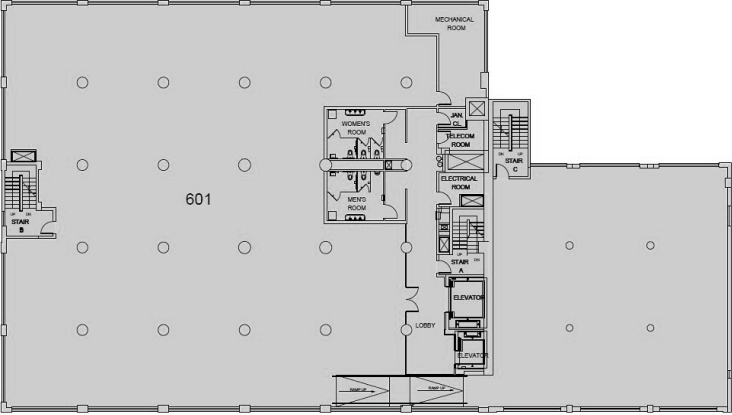
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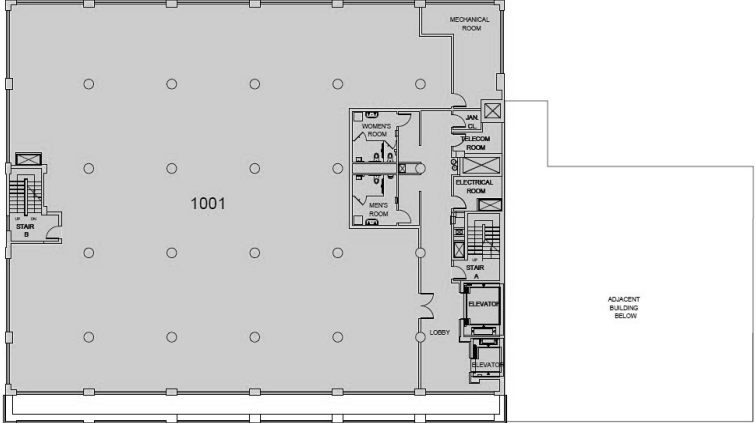
COMMENTS

- Space available immediately
- All floors in white boxed condition with new windows
- 360 degrees of unobstructed views
- Recently renovated lobby
- Easy access to all major public transportation
- Average 12'0" slab heights
- Two floor penthouse opportunity with potential roof deck
- 6th floor small suite opportunities
- Flex uses considered

FULL FLOORS AT SUNSET YARDS



TYPICAL BASE FLOOR



TYPICAL TOWER FLOOR



TYPICAL BASE FLOOR

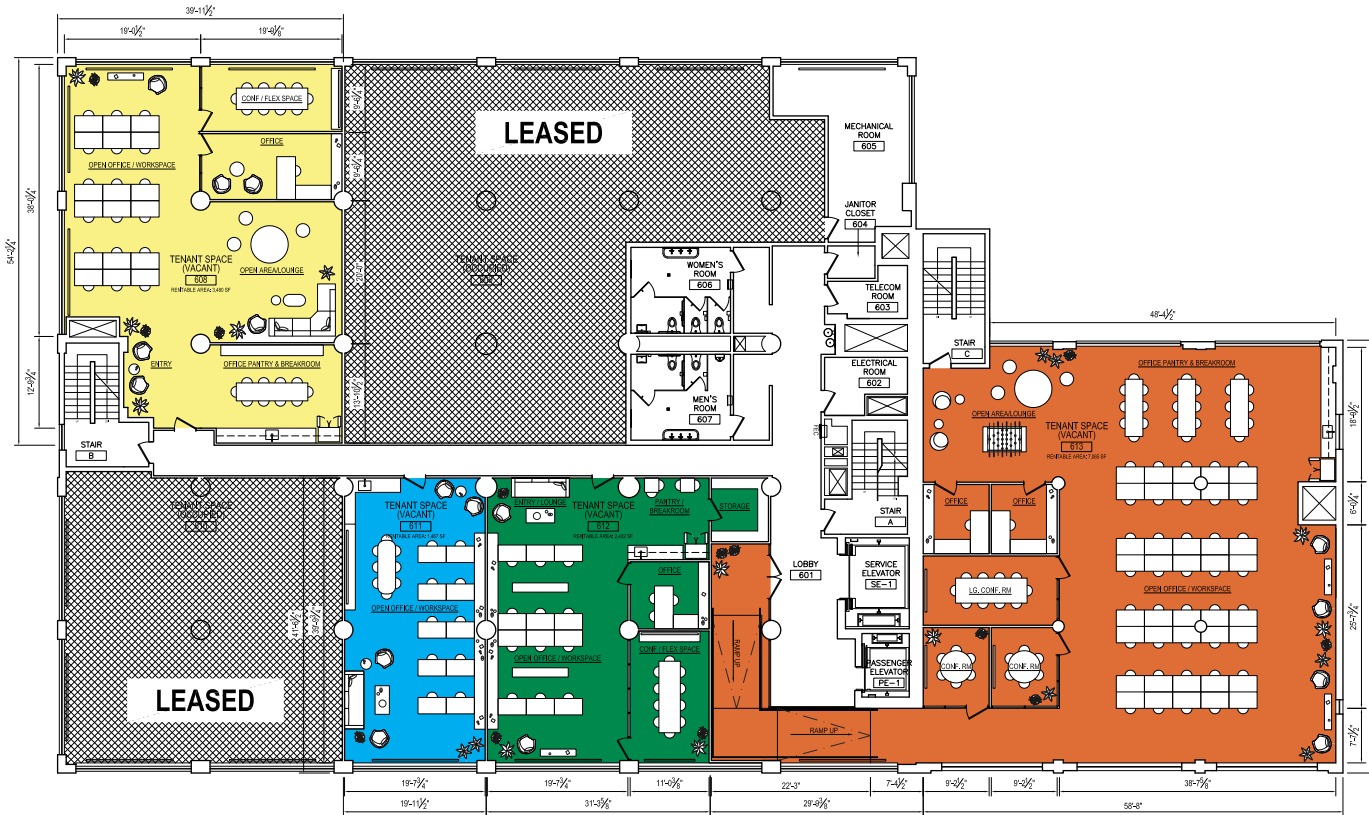


TYPICAL TOWER FLOOR

THE PRE-BUILTS AT SUNSET YARDS

6TH FLOOR

VIEWS OF MANHATTAN AND EAST RIVER



- Suite 608**
 Rentable Space: 3,480 RSF
 18 Workstations
 1 Conference Room
 1 Office

- Suite 611**
 Rentable Space: 1,467 RSF
 10 Workstations
 1 Collaboration Space

- Suite 612**
 Rentable Space: 2,432 RSF
 12 Workstations
 1 Conference Room
 1 Office

- Suite 613**
 Rentable Space: 7,065 RSF
 40 Workstations
 3 Conference Room
 2 Office

TRANSPORTATION

TRANSIT TIMES	SUBWAY	CAR	BICYCLE
Atlantic Terminal	12 min	14 min	15 min
Union Square	27 min	24 min	43 min
Penn Station	36 min	36 min	50 min
Grand Central	38 min	27 min	49 min



Three blocks from the 36th Street express subway station



Adjacent to the 39th Street exit off the I-278/Gowanus Expressway



Three bus lines within a one block radius servicing: Sunset Park, Bay Ridge, Fort Hamilton, Borough Park, Flatbush-Ditams Park, and East Flatbush



NEIGHBORHOOD



Key Attractions

- 01 Industry City
- 02 Brooklyn Nets Training Facility
- 03 Brooklyn Army Terminal
- 04 Sunset Park Library
- 05 NYU Lutheran Medical Center
- 06 Whale Building

Shopping

- 07 Saks Off 5th
- 08 Bed, Bath, & Beyond
- 09 Design Within Reach
- 10 Costco
- 11 ANH Vintage Construct

Cafes

- 12 Green Fig Bakery Cafe
- 13 Parkette
- 14 Tin Cup Cafe
- 15 Laurentino's Pasticceria
- 16 Parlay

Restaurants

- 17 Maria's Bistro Mexicano
- 18 Ba Xuyen
- 19 Nyonya
- 20 Pacificana
- 21 Kofte Piyaz
- 22 Sunset Bagels
- 23 Thanh Da
- 24 La Fe Restaurant
- 25 Super Pollo Latino
- 26 El Tesoro Ecuatoriano
- 27 Ines Bakery
- 28 Tacos El Bronco
- 29 Industry City Food Hall

Parks

- 30 Sunset Park
- 31 Bush Terminal Piers Park
- 32 Green-Wood Park
- 33 Brooklyn Waterfront Greenway

Fitness

- 34 CrossFit 718
- 35 Richie's Gym
- 36 Ardon Sweet Science Gym



BUILDING SPECIFICATIONS

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NUMBER OF FLOORS

10

AVERAGE SLAB-TO-SLAB HEIGHTS

10'0" to 12'0"

COLUMN SPACING

20'0" by 20'0" typical

ELEVATORS

2 Elevators: 1 passenger/freight,
1 passenger only

WIRED CERTIFIED SILVER

Multiple points of
telecommunication entry for
redundancy and resiliency

BUILDING SYSTEMS

HVAC

High-efficiency, variable volume heat
pump with heat recovery and energy
recovery ventilation

CONTROLS

Building management system including
Quadlogic submetering and VRF-shared
refrigerant control system

COOLING

High-efficiency VRF system with 50 tons of
cooling per floor

HEATING

High-efficiency heat pumps with heat
recovery

ELECTRICITY

120/208V service with 12 W/SF available at
all floors, submetered

PLUMBING

New restrooms, plumbing systems, and
fixtures on all floors

LIFE SAFETY

300 KVA emergency standby generator

FIRE ALARM SYSTEM

Fully equipped, full voice ARC system,
including all required life safety systems
(e.g. stair pressurization and post-fire
smoke purge system)

SPRINKLER SYSTEM

Fully equipped with wet sprinklers and full
fire standpipes

WEST FLOORPLATE SPECIFICATIONS

YEAR BUILT

1926

CONSTRUCTION CLASS

Cast-in-place concrete Type 1B

SETBACKS

6'-3" setback at 9th & 10th floors

FRAME

Flat slab cast-in-place concrete with drop
panels and flared capitals at the columns

DECK

**8" concrete slabs with 4" drop panels
over the columns (total of 12")**

DESIGN LOAD

100 PSF live load cellar - 10th floors, 20 PSF
live load at roof

EXTERIOR FINISH

Exposed concrete columns & beams, &
brick infill

EAST FLOORPLATE SPECIFICATIONS

YEAR BUILT

1917

CONSTRUCTION CLASS

Steel framed with concrete floor slabs
Type 1B

SETBACKS

6'-0" setback at 7th floor

FRAME

Steel frame construction with framed
terra cotta concrete floor slabs

DECK

**8" - 12" concrete slabs on concrete
encased steel beams**

DESIGN LOAD

100 PSF live load at cellar - 7th floors,
20 PSF live load at roof

EXTERIOR FINISH

Brick facade

INCENTIVES

PROGRAM	ELIGIBLE BUSINESSES	BENEFIT	DURATION	POTENTIAL SAVINGS
REAP Relocation & Employment Assistance Program	Relocating office or industrial tenants from Manhattan or outside NYC	\$3,000 business tax credit/employee	12 years	33.6%
CEP Commercial Expansion Program	New, renewal or expansion office or industrial tenants	\$2.50 PSF property tax abatement	5 years with 2 year phase out (10 years for manufacturing)	10.0%
IBZ Industrial Business Zone	Relocating industrial and manufacturing tenants	\$1,000 business tax credit/employee	One-time	11.2%
Excelsior Jobs Program	Targeted industries that provide new jobs	Various business and property tax credits	10 years	
ECSP Energy Cost Savings Program	Relocating office or industrial tenants	45% electrical & 35% natural gas costs	12 years with 4 year phase out	

ECONOMIC & CITY INCENTIVES

New York City and New York State provide various incentive programs geared towards attracting commercial tenants to the area, supporting efficient energy use, and promoting commercial development and growth



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