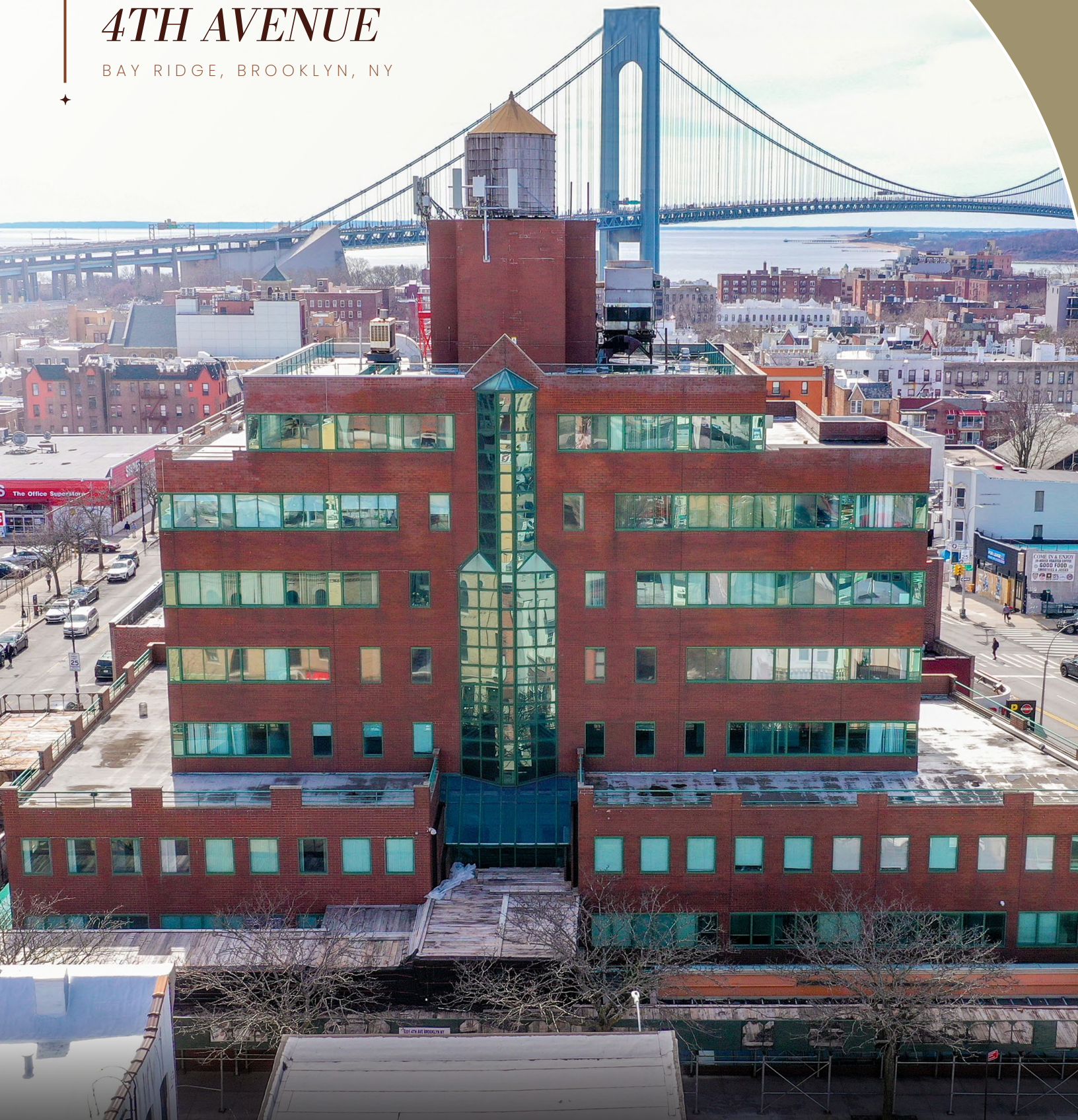


9201

4TH AVENUE

BAY RIDGE, BROOKLYN, NY





◆ PROPERTY OVERVIEW

Property Information

Address:	9201 4th Avenue, Brooklyn, NY 11209	
Submarket:	Bay Ridge	
Block & Lot:	6108-22	
Lot Dimensions:	105.25' x 192.25'	Irregular
Lot SF:	18,008	SF (approx.)

Building Information

Property Type:	Office/Retail	
Building Dimensions:	85' x 152'	Irregular (approx.)
Stories:	8	
Below Grade 2:	18,008	100 Parking Spots
Below Grade 1:	18,008	100 Parking Spots
Total Below Grade SF:	36,016	
Plaza Level:	11,450	Retail
1st Floor:	11,450	Retail
2nd Floor:	11,450	Retail
3rd Floor:	6,540	Retail
4th Floor:	6,540	Office
5th Floor:	6,540	Office
6th Floor:	6,540	Office
7th Floor:	4,580	Office
Total Above Grade SF:	65,090	SF (approx.)
Total Square Footage:	101,106	
Ceiling Heights:	9 - 11 ft (slab to slab)	

Zoning Information

Zoning:	C8-2, BR
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NOPV (25/26)

Total Assessment:	\$4,938,300
Annual Property Tax:	\$531,460
Tax Class:	4
Tax Rate:	10.762% *Property Tax Rate for Tax Year 2025

◆ EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present on an exclusive basis the sale or lease of 9201 4th Avenue, located in the Bay Ridge neighborhood of Brooklyn. 9201 4th Avenue is a 8-story steel-frame building that sits on an expansive 18,008 SF block-through lot with frontage on 4th Avenue, 5th Avenue, and 92nd Street. The building is undergoing a comprehensive redevelopment which will transform the existing structure into a state-of-the-art, 148,000+ SF Class A mixed-use facility.

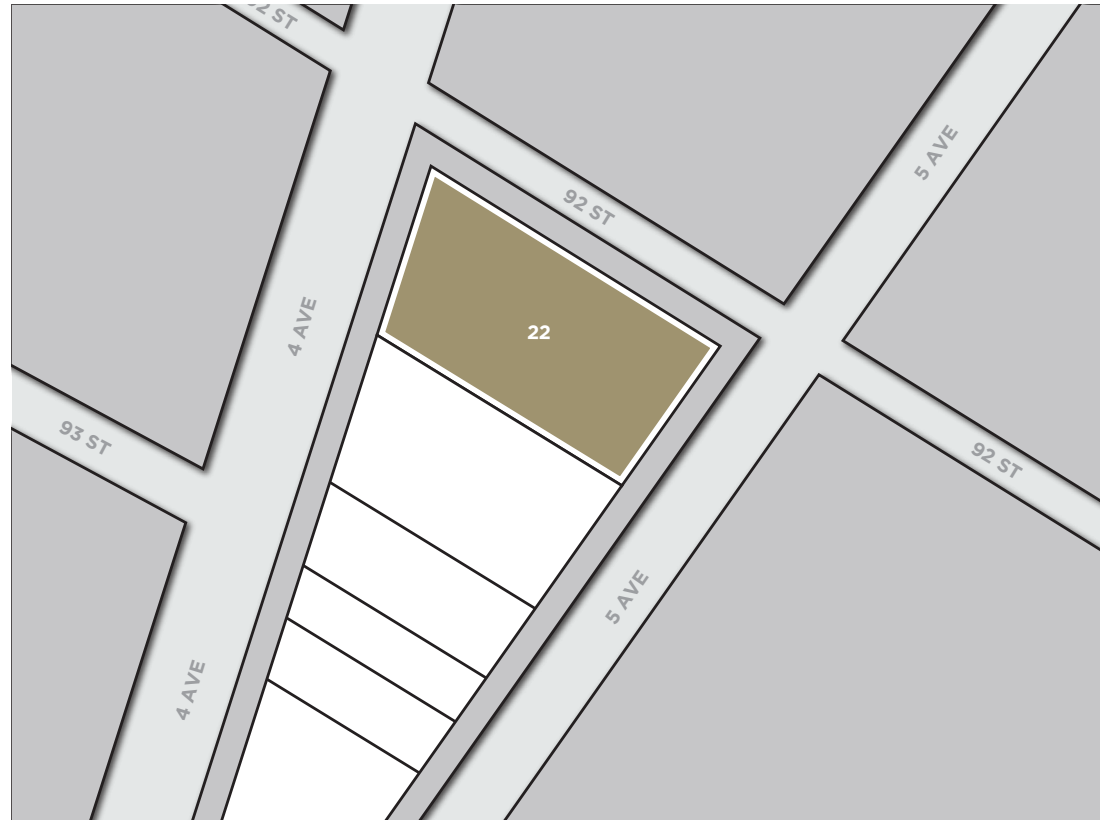
Upon redevelopment completion, 9201 4th Avenue will offer three fully autonomous uses, each with dedicated entrances, lobbies, elevators, and infrastructure:

1. Parking Garage (Cellars 1 & 2): A 36,000 SF subterranean parking facility accommodating up to 200 vehicles.
2. Retail Space (Plaza Level, Floors 1-2): Approximately 48,000 SF of high-visibility, ground-level retail with corner exposure, ideal for flagship tenants.
3. Institutional / Medical / School Use (Floors 3-7): A newly reconfigured 64,000 SF of Class A office or institutional space, ideal for medical groups, educational institutions, or nonprofits.

9201 4th Avenue is an exceptional opportunity for investors seeking long-term upside in a high-demand market, owner-users in healthcare, education or retail and retailers in search of large-format space with strong foot traffic and regional visibility.

For more information, please contact Cushman & Wakefield.

✦ PROPERTY TAX MAP



✦ NEIGHBORHOOD OVERVIEW

Bay Ridge is a well-established and highly desirable neighborhood located in the southwest corner of Brooklyn. Overlooking the New York Harbor and framed by the Verrazzano-Narrows Bridge, Bay Ridge offers a unique combination of waterfront charm, strong demographics, and commercial vitality, making it a premier destination for both residents and investors.

The subject property is situated near 86th Street, one of Brooklyn's most prominent retail corridors. This area serves as a major shopping destination, home top-tier national tenants such as Banana Republic, Sephora, Snipes, Aldo, and Victoria's Secret.

Bay Ridge boasts a median household income significantly above the Brooklyn average, supported by a stable population of longtime residents, young professionals, and families. The area's economic resilience and community character create a solid foundation for both retail and residential investment.

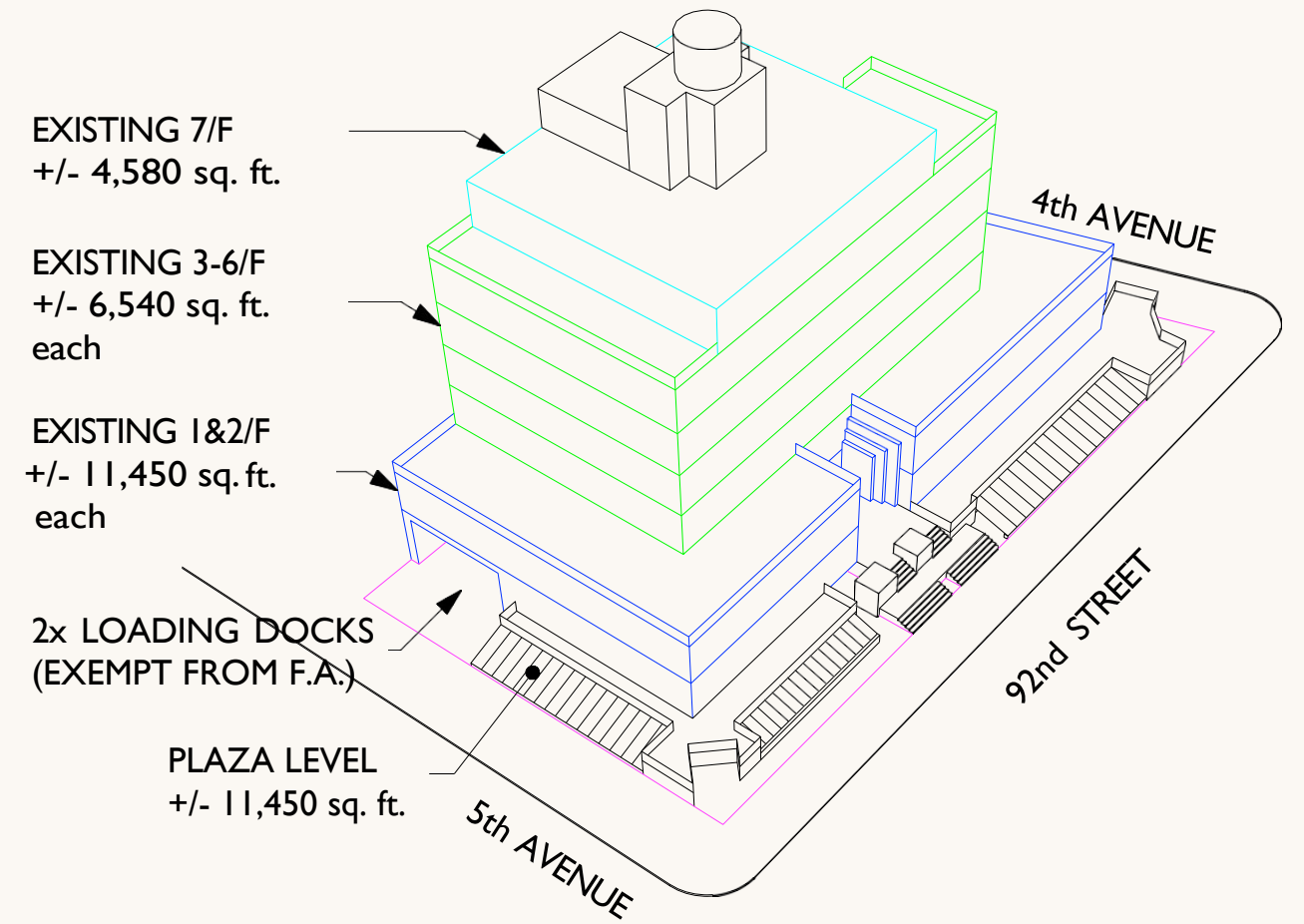
Bay Ridge offers comprehensive public transportation access, ensuring easy connectivity across the boroughs. The R train at 92nd Street Station provides direct service to Downtown Brooklyn and Manhattan.



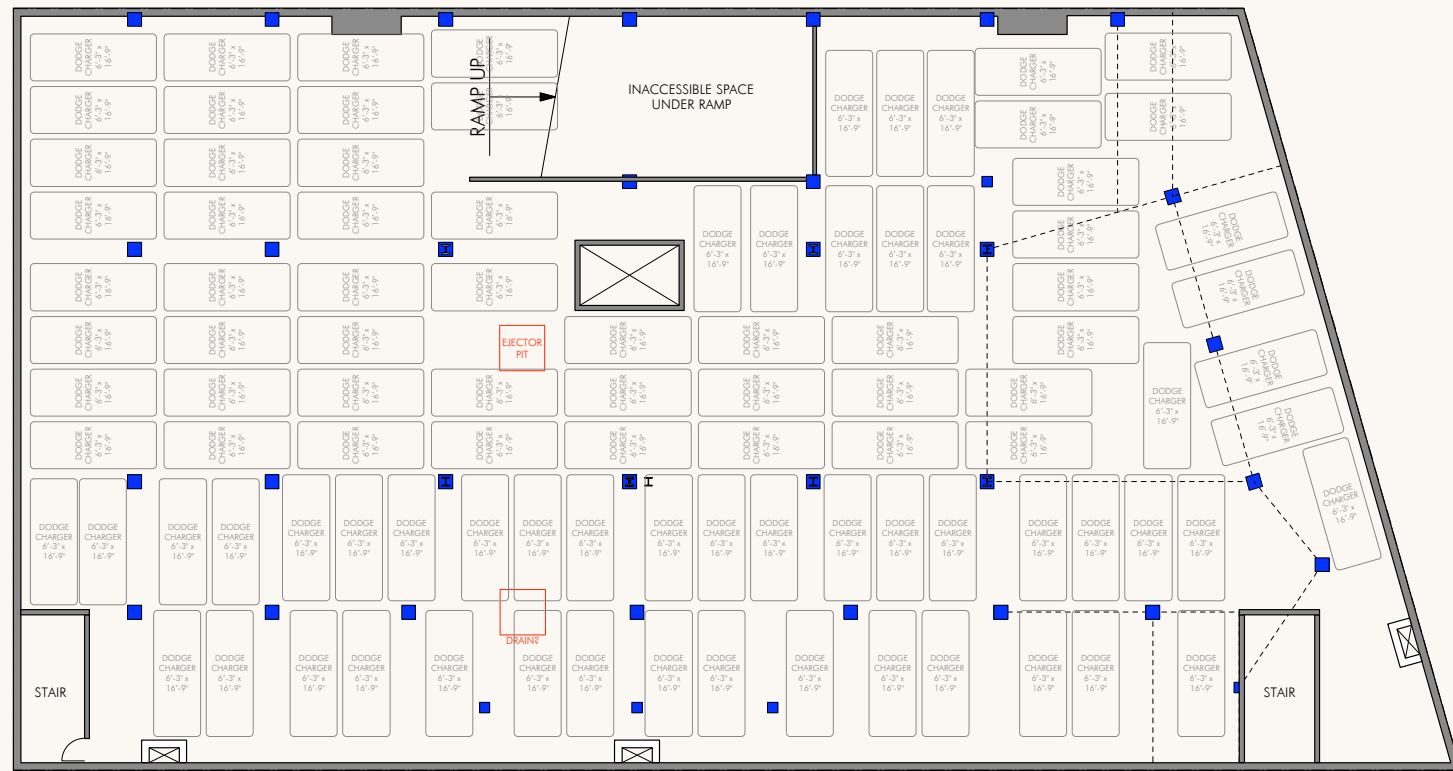
✦ TRANSPORTATION MAP



EXISTING BUILDING - PERSPECTIVE FROM NORTH-EAST

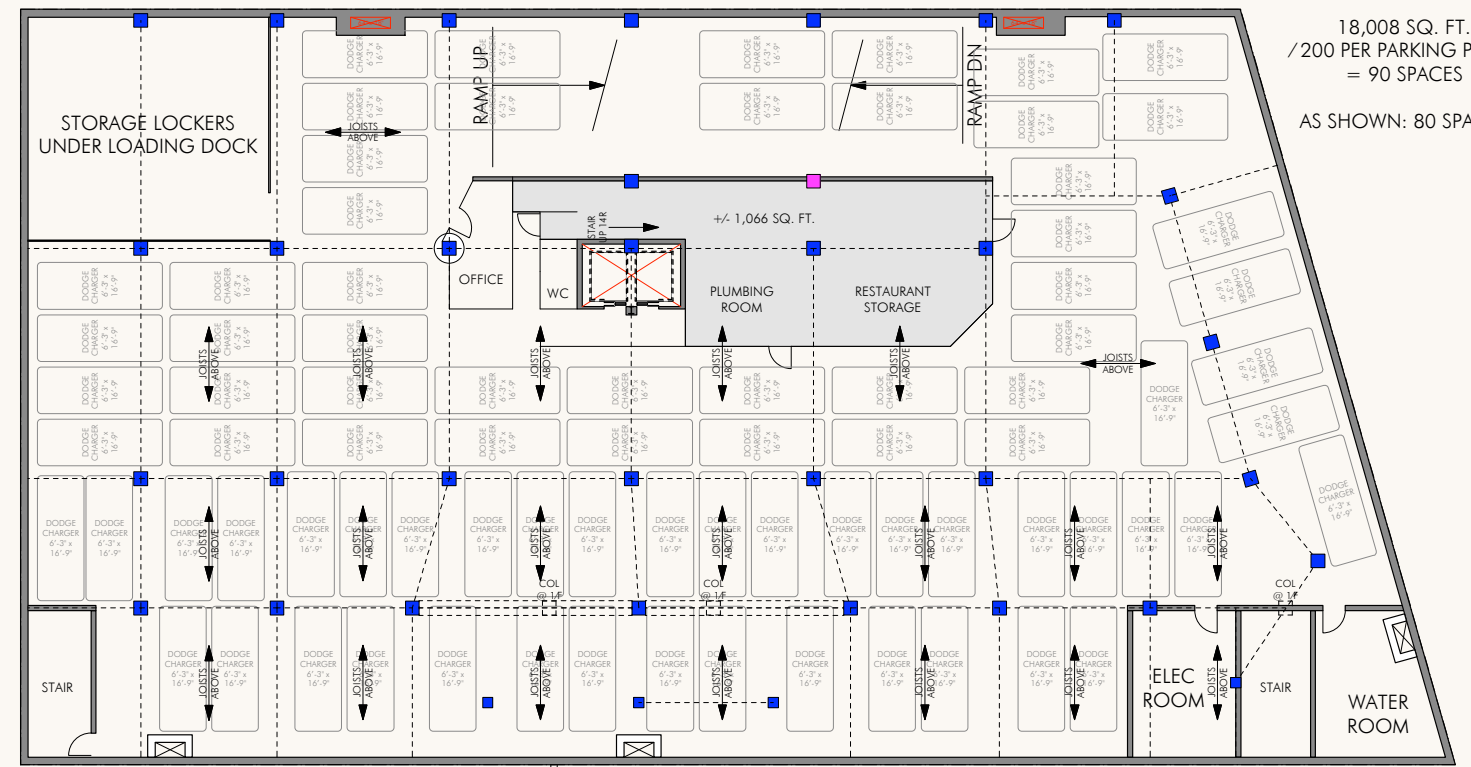


FLOOR PLANS - PARKING 2



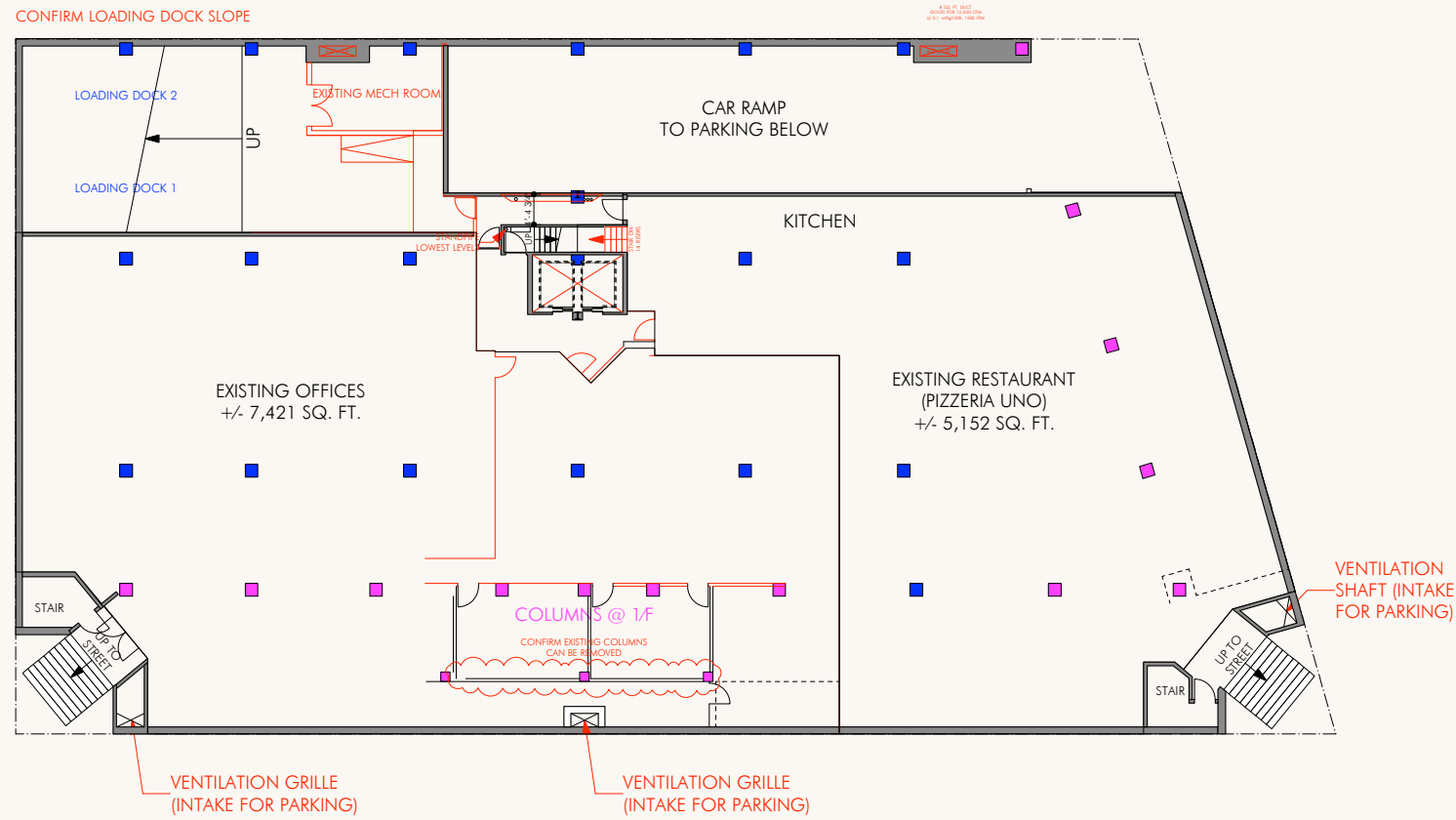
98 PARKING SPACES SHOWN

FLOOR PLANS - PARKING 1

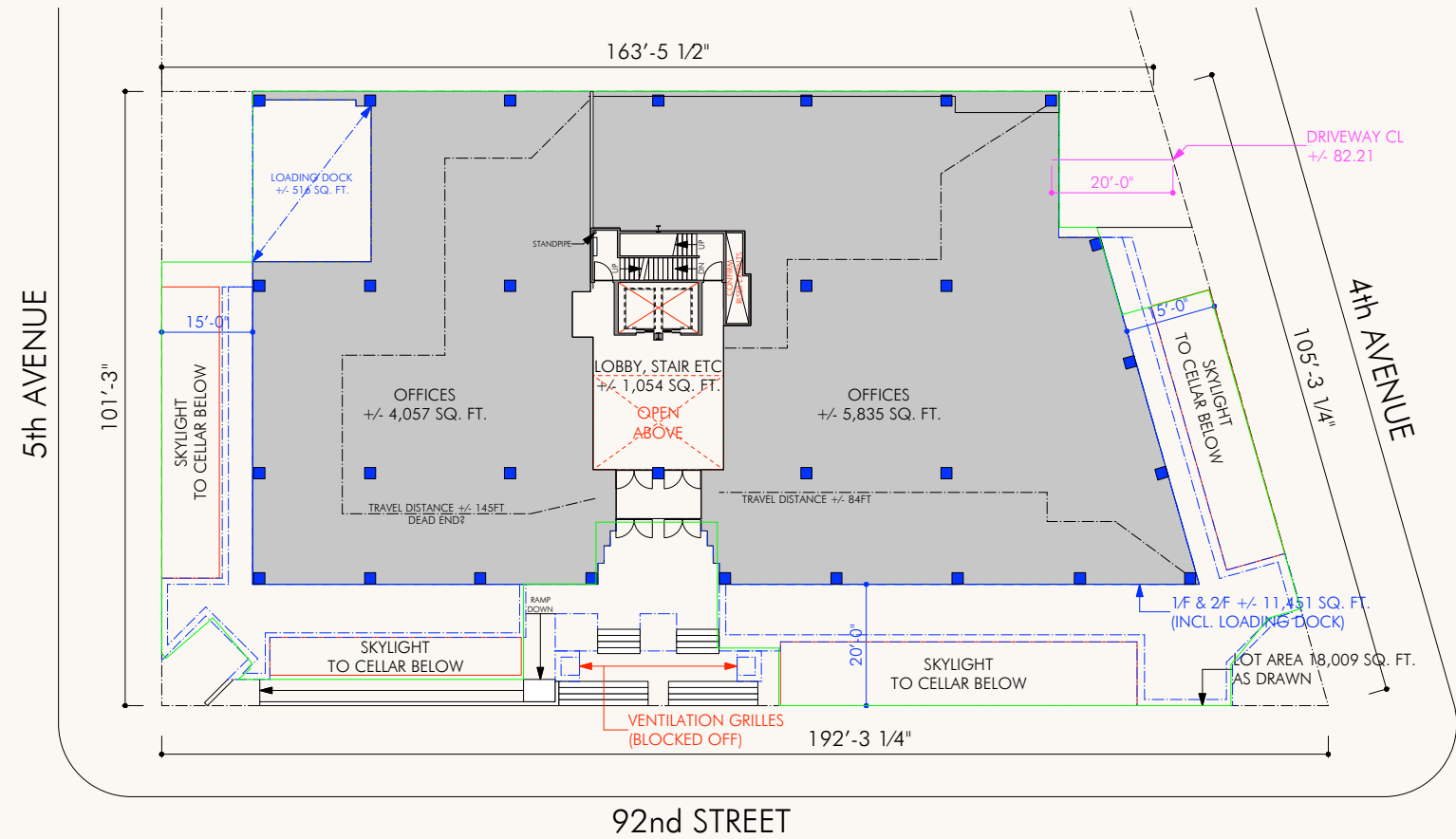


18,008 SQ. FT.
/200 PER PARKING FT.
= 90 SPACES
AS SHOWN: 80 SPACES

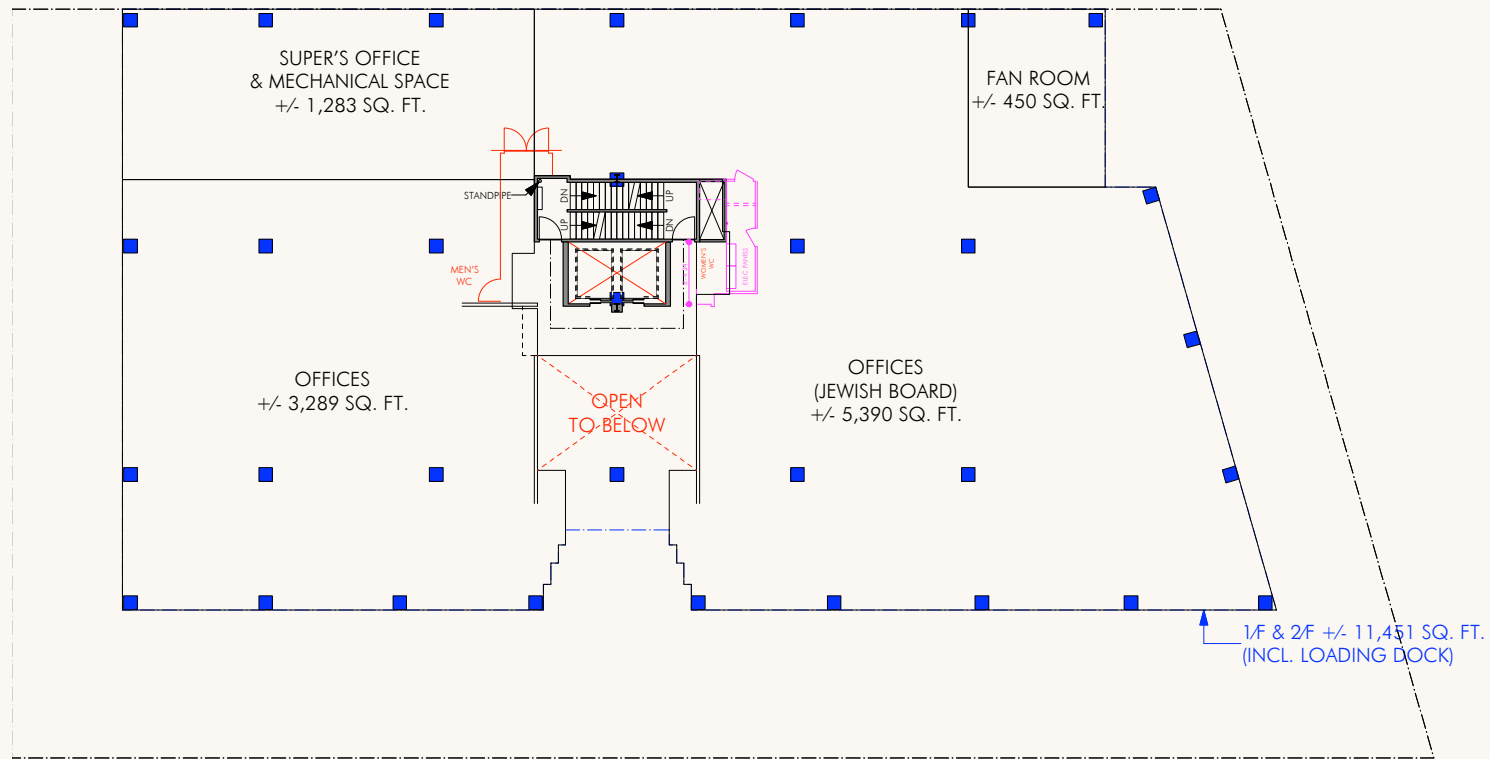
FLOOR PLANS - PLAZA LEVEL



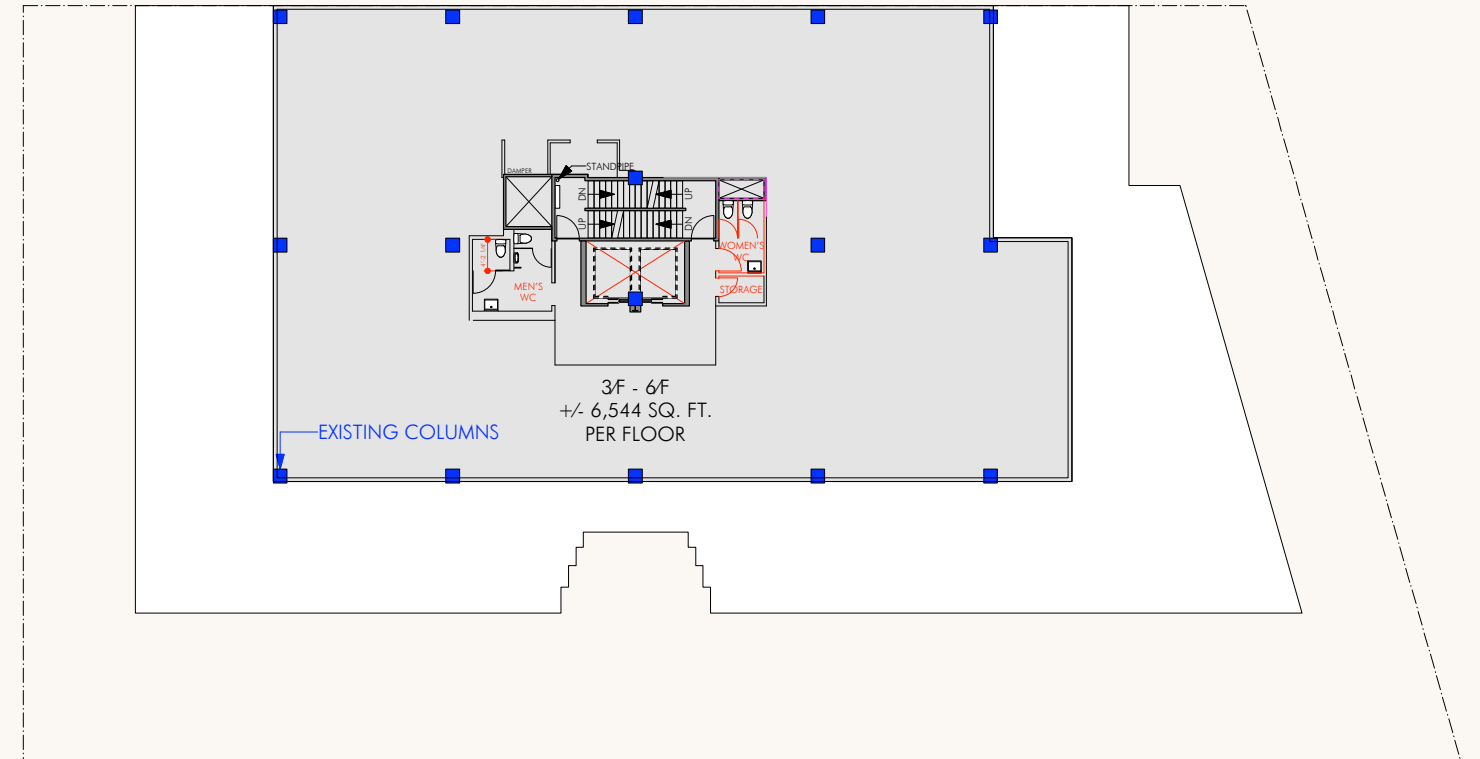
FLOOR PLANS - FIRST FLOOR



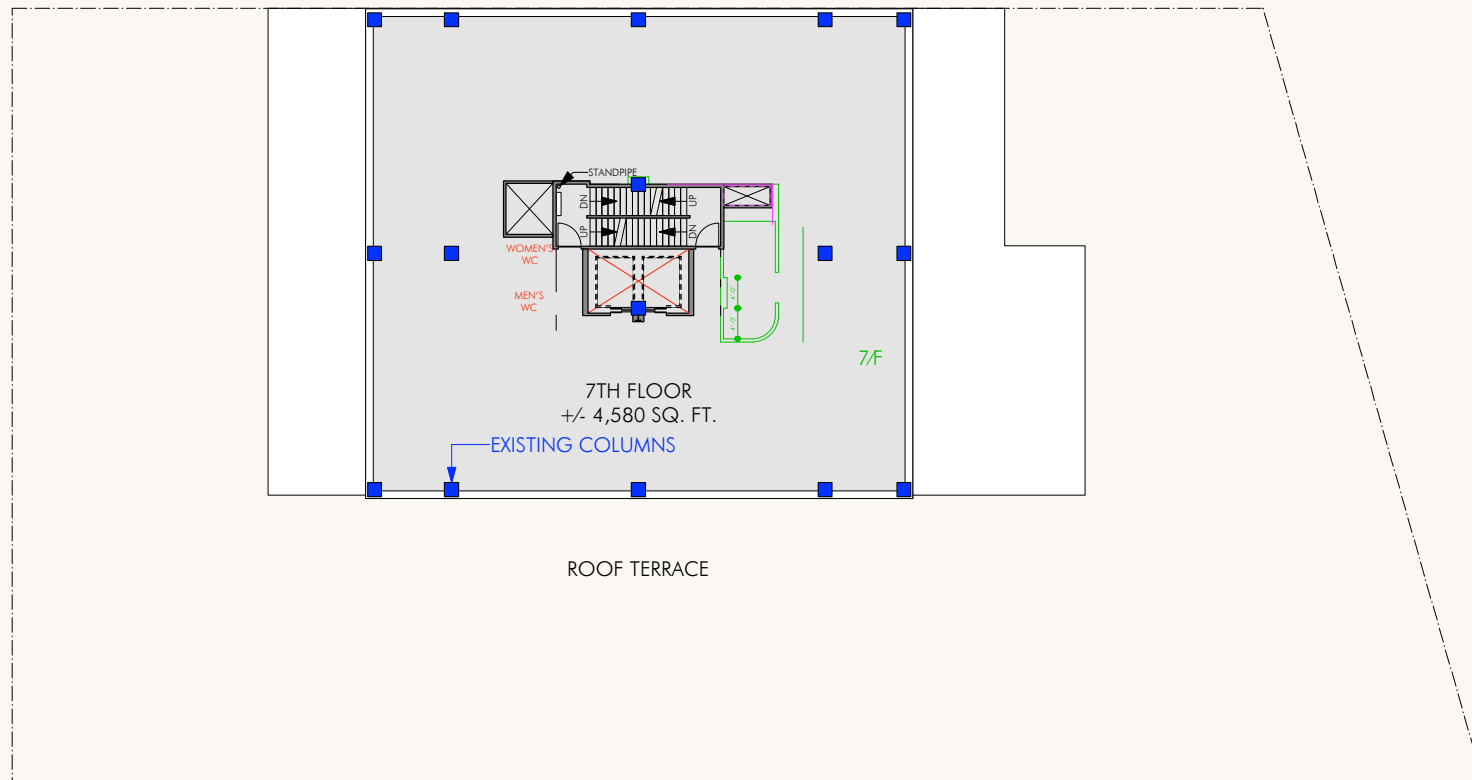
FLOOR PLANS - SECOND FLOOR



FLOOR PLANS - THIRD - SIXTH FLOOR



FLOOR PLANS - SEVENTH FLOOR



Certificate of Occupancy

CO Number: 3P0007650F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A.	Borough: Brooklyn	Block Number: 6108	Certificate Type: Final
	Address: 9201 4th AVENUE	Lot Number(s): 22	Effective Date: 08/09/2006
	Building Identification Number (BIN): 3155318	Building Type: Altered	
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1C	Number of stories: 6	
	Building Occupancy Group classification: E,C,B-2	Height in feet: 83	
	Multiple Dwelling Law Classification: NONE	Number of dwelling units: 0	
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: Parking spaces (89), Parking (35987 square feet)		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Borough Commissioner

Commissioner

◆ CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

Page 2 of 2

CO Number: 3P0007650F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL	55	OG		8		B-2	89 ATTENDED PARKING SPACES PARKING LEVEL 2
CEL	55	50		8		B-2	89 ATTENDED PARKING SPACES PARKING LEVEL 1
CEL	119	100		6		C-E	MERCANTILE, OFFICES EATING AND DRINKING ESTABLISHMENT
CEL	180			6		F-4	EATING AND DRINKING ESTABLISHMENT
MZ1	30	75		4		E	MEDICAL, OFFICES, MECHANICAL METER ROOMS
001	40	100		4		E	MEDICAL OFFICES, OFFICE, NON PROFIT INSTITUTION WITHOUT SLEEPING ACCOMODATION
002	63	50		4		E	OFFICES NON-NON PROFIT INSTITUTION WITHOUT SLEEPING ACCOMODATION
004	63	50		4		E	OFFICES NON-NON PROFIT INSTITUTION WITHOUT SLEEPING ACCOMODATION
005	63	50		4		E	OFFICES NON-NON PROFIT INSTITUTION WITHOUT SLEEPING ACCOMODATION
006	63	50		4		E	OFFICES NON-NON PROFIT INSTITUTION WITHOUT SLEEPING ACCOMODATION AS PER ZR:22-14 NON-PROFIT INSTITUTION WITHOUT SLEEPING ACCOMODATION SHALL NOT HAVE MORE THAN (50) PERSONS EMPLOYED IN CENTRAL OFFICE FUNCTIONS, AND THE FLOOR AREA USED FOR CENTRAL OFFICE PURPOSES SHALL NOT EXCEED 25,000 S.F.
END OF SECTION							

Angela Spina

Borough Commissioner

[Signature]

Commissioner

B Form 54 (Revised 03/05)

END OF DOCUMENT

3P0007650/000 8/9/2006 11:45:16 AM



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9201 4TH AVENUE

 CUSHMAN &
WAKEFIELD