

# 437 88TH STREET

BAY RIDGE, BROOKLYN, NY 11209



32,506 SF AVAILABLE FOR LEASE




CONFIDENTIAL OFFERING MEMORANDUM



# EXECUTIVE SUMMARY

Cushman & Wakefield has been retained on an exclusive basis to arrange the lease of 437 88th Street located in Bay Ridge, Brooklyn. The property is on 88th Street between 4th and 5th Avenue, just two blocks from the 86th Street corridor retail. The new construction Class A office building was completed in 2023. The 3rd and 4th floors are available in addition to the 5th floor penthouse with landscaped rooftop terrace.

**Key Building Features:**

- High ceilings with floor-to-ceiling windows
- Multi-zoned tenant controlled HVAC
- Two elevator bays
- Landscaped rooftop terrace and multiple outdoor terraces on the 3rd & 5th floors
- Adjacent to a 300-car public parking garage
- Near the 86th Street subway station serviced by the  train

All inquiries should be directed to Cushman & Wakefield.

# PROPERTY INFORMATION

## Property Information

<b>Address:</b>	437 88th St, Brooklyn, NY 11209		
<b>Submarket:</b>	Bay Ridge		
<b>Block &amp; Lot:</b>	6050-45		
<b>Lot Dimensions:</b>	100' x 125.67'		
<b>Lot SF:</b>	12,500	SF (APPROX.)	

## Building Information

<b>Property Type:</b>	Office with Commercial		
<b>Building Dimensions:</b>	100' x 125'		
<b>Stories:</b>	5		
<b>Building GSF:</b>	48,082	SF (approx.)	
<b>Zoning:</b>	C8-2, BR		

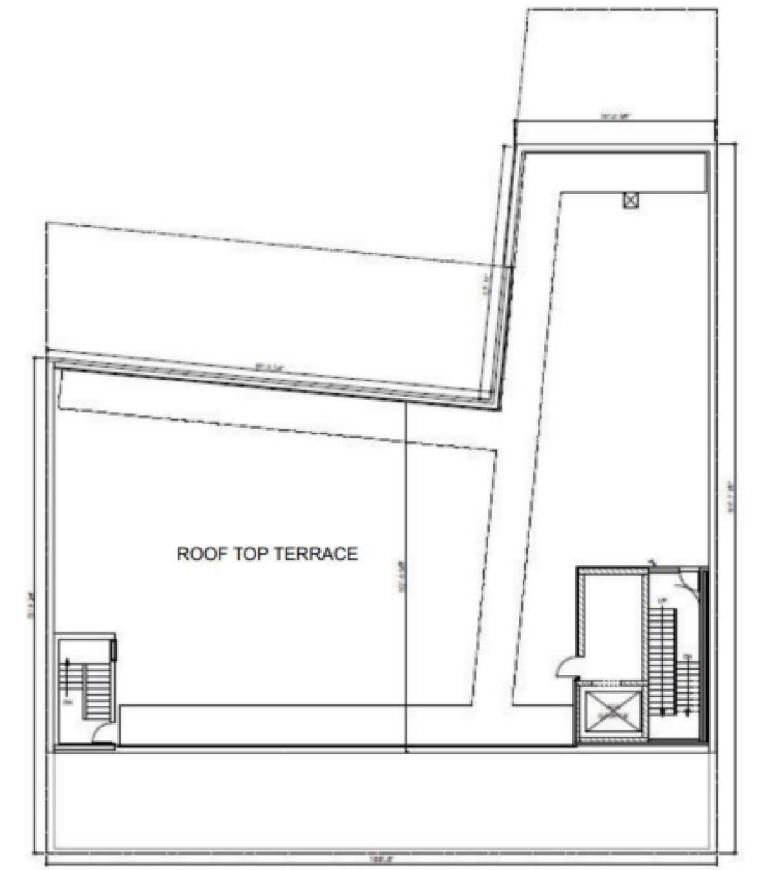
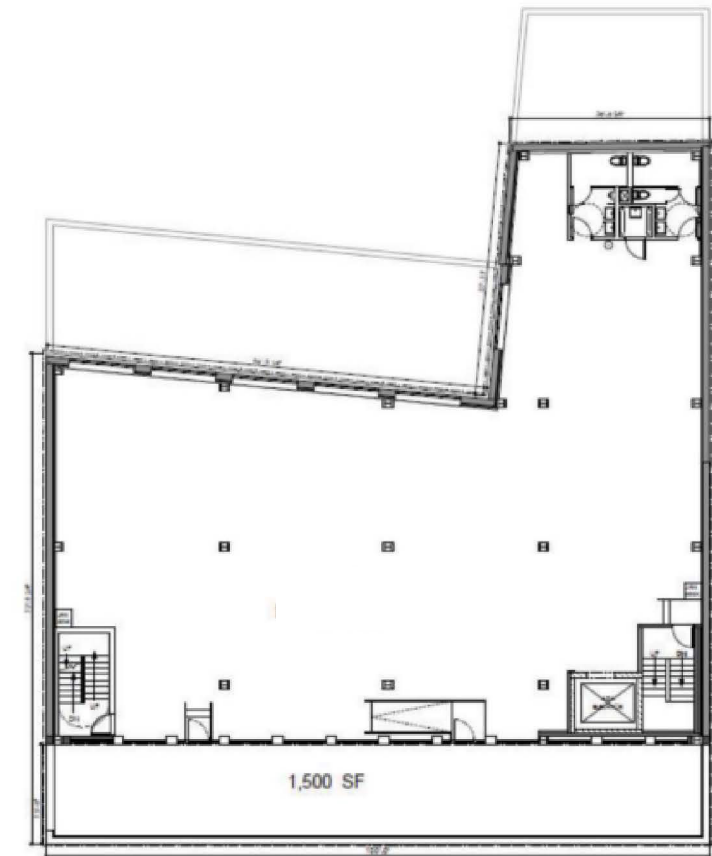
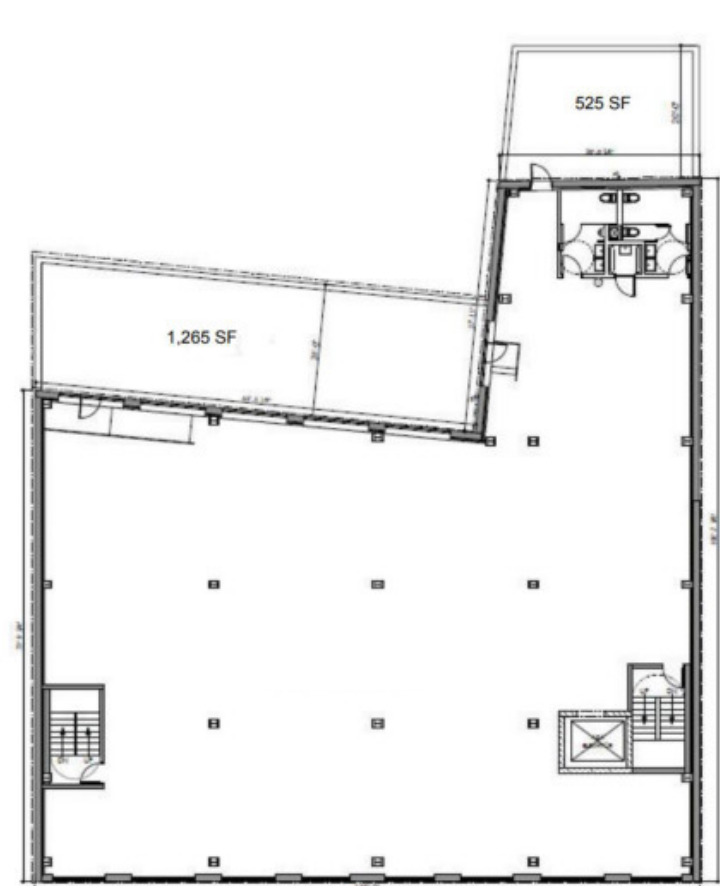
## Space Availability

<b>1st Floor:</b>	Leased - NYU Langone	8,670	SF
<b>2nd Floor:</b>	Leased - NYU Langone	10,080	SF
<b>3rd Floor:</b>	Available	9,787	SF
<b>4th Floor:</b>	Available	9,787	SF
<b>5th Floor:</b>	Available	7,932	SF
<b>Rooftop:</b>	Available - Included w 5th Fl	5,000	SF
		32,506	Total Available For Lease



# FLOOR PLANS

# FLOOR PLANS



**3<sup>rd</sup> Floor**  
 9,787 SF | \$55/SF  
 + 1,790 SF of Terrace Space

**4<sup>th</sup> Floor**  
 9,787 SF | \$50/SF

**5<sup>th</sup> Floor**  
 7,932 SF | \$65/SF  
 + 1,500 SF of Terrace Space

**Rooftop**  
 5,000 SF



FACADE



LOBBY



3RD FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR



5TH FLOOR TERRACE



ROOFTOP

# CERTIFICATE OF OCCUPANCY



## Certificate of Occupancy

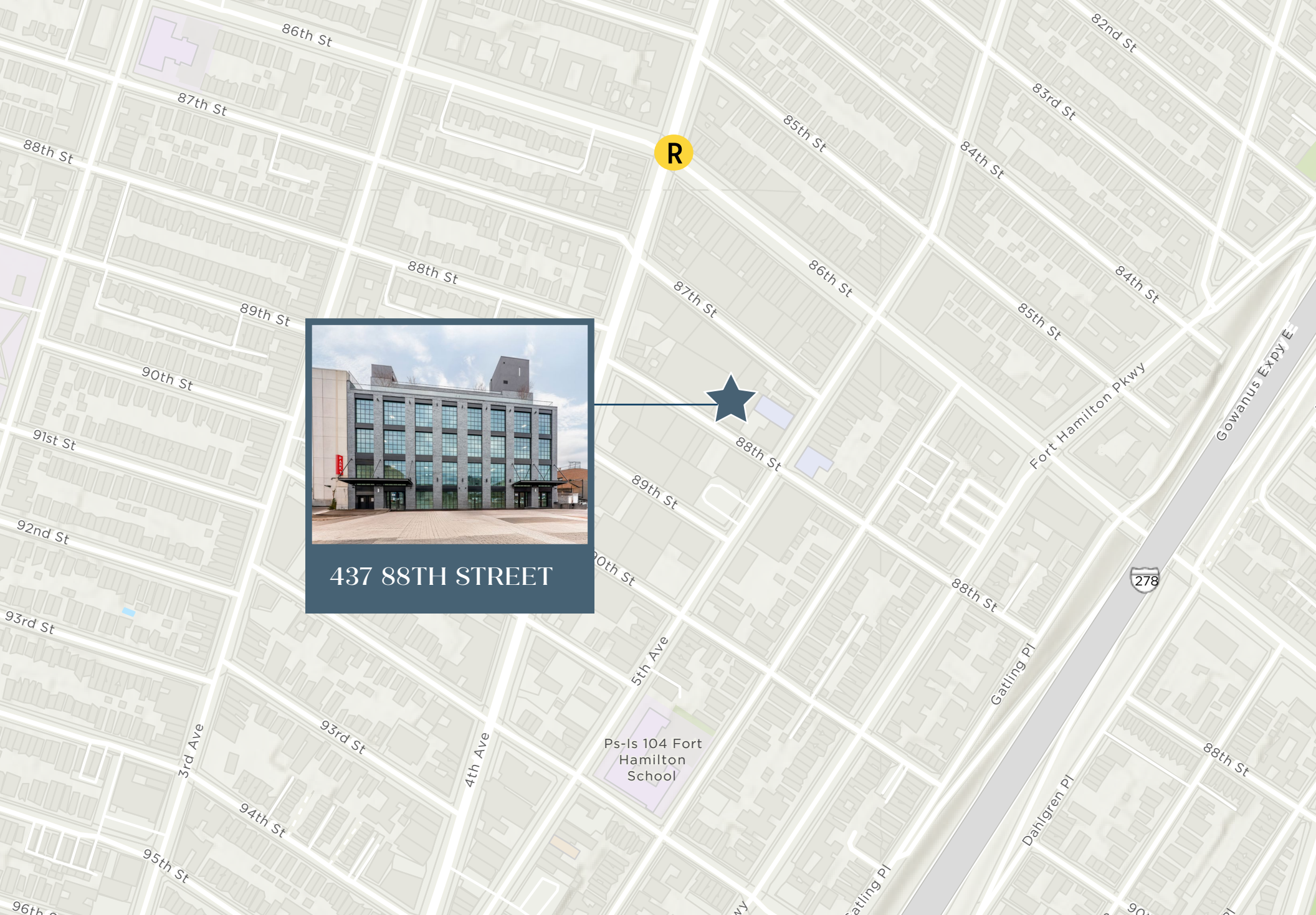
CO Number: 3153761-000002

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.	<b>Borough:</b> BROOKLYN <b>Address:</b> 437 88 STREET <b>Building Identification Number(BIN):</b> 3153761	<b>Block Number:</b> 6050 <b>Lot Number(s):</b> 45 <b>Additional Lot Number(s):</b> <b>Application Type:</b> A1 - ALTERATION TYPE 1	<b>Full Building Certificate Type:</b> Temporary <b>Date Issued:</b> 12/03/2024
This building is subject to this Building Code: Prior to 1968 This Certificate of Occupancy is associated with job# 321615365-01			
B.	<b>Construction Classification:</b> II-A: HEAVY TIMBER <b>Building Occupancy Group classification:</b> B - BUSINESS <b>Multiple Dwelling Law Classification:</b> Not Available		
	<b>No. of stories:</b> 5	<b>Height in feet:</b> 70	<b>No. of dwelling units:</b> Not Available
C.	<b>Fire Protection Equipment:</b> Sprinkler System		
D.	<b>Parking Spaces and Loading Berths:</b> Open Parking Spaces: 0 Enclosed Parking Spaces: 0 Total Loading Berths: Not available		
E.	<b>This Certificate is issued with the following legal limitations:</b> Restrictive Declaration: None      Zoning Exhibit: 2018000040137, 2018000040138 BSA Calendar Number(s): None      CPC Calendar Number(s): None		
<b>Borough Comments:</b> Amend PW1 section 18 to mark YES for FA. Use Groups (UG) indicated by numerals 1 through 18 reflect Zoning Resolution Use Group Designations since 1961 but prior to June 6, 2024. UG in Roman numerals I-X reflect Zoning Resolution Use Group Designations on or after June 6, 2024, the effective date of the Zoning Text Amendment.			

Borough Commissioner

Commissioner



# CERTIFICATE OF OCCUPANCY



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	B	5	OG	6		321615365	Temporary	03/03/2025
Description of Use: Business and Service MECHANICAL ROOM_FOR ELEVATOR, ELECTRICAL. GAS ,BICYCLE STORAGE ...ETC.						Exceptions:		
Cellar	B	72	OG	4B		321615365	Temporary	03/03/2025
Description of Use: Business and Service COMMUNITY FACILITY OFFICES						Exceptions:		
Floor 1	B	N/A	75	6B		321615365	Temporary	03/03/2025
Description of Use: Business and Service LOBBY COMMERCIAL						Exceptions:		
Floor 1	B	N/A	75	4A		321615365	Temporary	03/03/2025
Description of Use: Business and Service COMMUNITY FACILITY LOBBY						Exceptions:		
Floor 1	B	26	75	6		321615365	Temporary	03/03/2025
Description of Use: Business and Service RETAIL STORE						Exceptions:		
Floor 2	B	90	75	4A		321615365	Temporary	03/03/2025
Description of Use: Business and Service COMMUNITY FACILITY OFFICES						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 3	B	71	75	4A		321615365	Temporary	03/03/2025
Description of Use: Business and Service COMMUNITY FACILITY OFFICES						Exceptions:		
Floor 4	B	58	75	6B,6		321615365	Temporary	03/03/2025
Description of Use: Business and Service COMMERCIAL OFFICES						Exceptions:		
Floor 5	B	60	75	6B		321615365	Temporary	03/03/2025
Description of Use: Business and Service COMMERCIAL OFFICES						Exceptions:		
Roof	B	N/A	100	6		321615365	Temporary	03/03/2025
Description of Use: Business and Service MECHANICAL EQUIPMENT, ELEVATOR & STAIR BULKHEAD						Exceptions:		

**CofO Comments:** TOTAL 5 STORY+C,ZONING EXHIBIT I AND III, CRFN# 2018000040138 AND 2018000040137

Borough Commissioner

Commissioner



## CONTACTS

**JASON KROEGER**

Director

+1 347 907 3990

[jason.kroeger@cushwake.com](mailto:jason.kroeger@cushwake.com)

**MARC J. NAKLEH**

Executive Director

+1 212 698 5606

[marc.nakleh@cushwake.com](mailto:marc.nakleh@cushwake.com)

**DIMITRI P. VENEKAS**

Director

+1 212 709 0778

[dimitri.venekas@cushwake.com](mailto:dimitri.venekas@cushwake.com)

**JONATHAN SQUIRES**

Managing Director

+1 212 660 7775

[jonathan.squires@cushwake.com](mailto:jonathan.squires@cushwake.com)

**JOSH NEUSTADTER**

Director

+1 212 660 7739

[josh.neustadter@cushwake.com](mailto:josh.neustadter@cushwake.com)

**AUSTIN WEINER**

Senior Associate

+1 212 660 7786

[austin.weiner@cushwake.com](mailto:austin.weiner@cushwake.com)



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