



267 | Douglass Street BROOKLYN, NY 11217

FOR LEASE | Creative Office Space | Gowanus, NY



LEASING OPPORTUNITY

- Unique standalone office building in the heart of north Gowanus. Perfect for a Brooklyn HQ presence. Close to Downtown Brooklyn, the Atlantic Center Mall, the BAM cultural district, and the Barclays Center.
- 267 Douglass recently underwent a complete, high end renovation. The building can be taken as a full 20,000 SF or alternatively it sets up to divide down to 5,000 SF on each floor and taken separately.
- It is surrounded by the top retail amenities, bars, restaurants, hotels, music and event venues that Gowanus has to offer.
- Situated in between 5 of the most exciting Brooklyn neighborhoods - Carroll Gardens, Cobble Hill, Boerum Hill, Prospect Heights and Park Slope.
- Across from Thomas Greene Playground and Douglass & Degraw Pool with basketball and handball courts.
- Open plan floors, high ceilings, creative loft office space with excellent light and low loss factor.

PROPERTY INFORMATION

| | |
|------------------------|--|
| Location: | Between Nevins Street and 3 rd Avenue |
| Block_Lot: | 412_29 |
| Zoning: | M1-2 |
| Building Class: | F5 |
| Occupancy: | Immediate |
| Term: | 5-10 years |
| Lease Type | NNN |

| | |
|-------------------------|--|
| Available Space: | 5,000-20,000 SF Available 20,000 Total SF 1 st Floor- 5,000 SF 2 nd Floor- 5,000 SF 3 rd Floor- 5,000 SF 4 th Floor- 5,000 SF |
|-------------------------|--|

TRANSPORTATION

- Four blocks from the **R** train at the Union Street stop, and walking distance the **B D N R Q 2 3 4** and **5** trains and the Long Island Railroad at the Atlantic Avenue Station.
- The B63, B37 and B103 buses service the area.

ASKING RENT: \$40PSF

For Further Information, Please Contact Exclusive Leasing Team

Richard Novak
718.687.4217
rnovak@cpexre.com

Gina Damond
718.687.4216
gdamond@cpexre.com

CPEX REAL ESTATE | 81 WILLOUGHBY STREET, 8TH FL | BROOKLYN, NY 11201 | TEL: (718) 935-1800 | FAX: (718) 935-1822 | WWW.CPEXRE.COM

All Information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed.

IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.

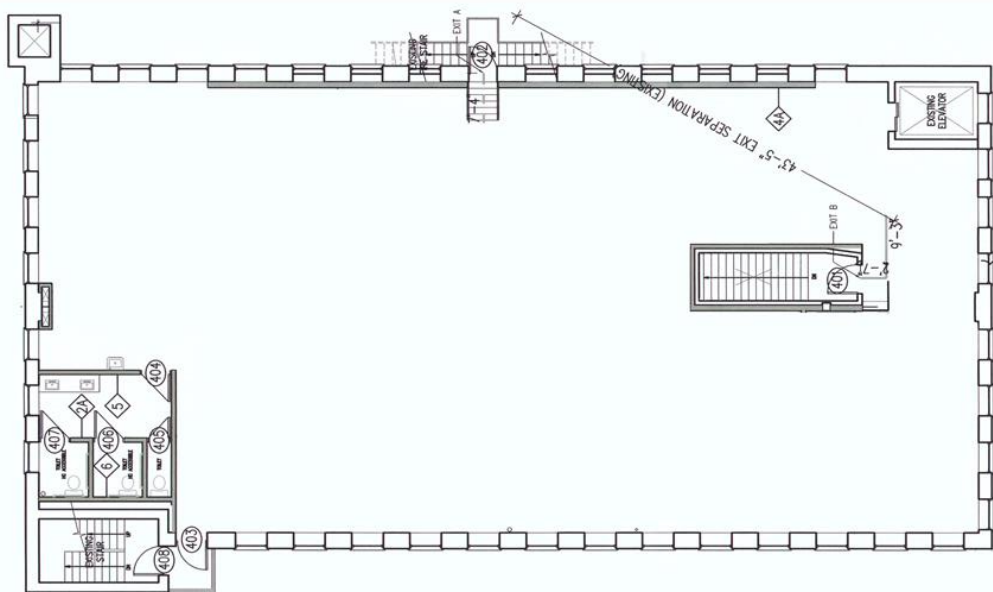


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ADDITIONAL PROPERTY FEATURES

- One of the only Gowanus buildings wired with Verizon Fios and dedicated Cogent T1 line
- Full security key card and camera system in place
- New elevator, ADA compliant, fully sprinklered, full fire alarm
- 3 unisex bathrooms and a Brita filtered hydration station per floor
- Off street on site loading
- Full kitchenette/break room on the 1st floor
- Ample power in building to accommodate all types of uses, each floor fully wired for internet
- New Mitsubishi split system HVACs servicing each floor



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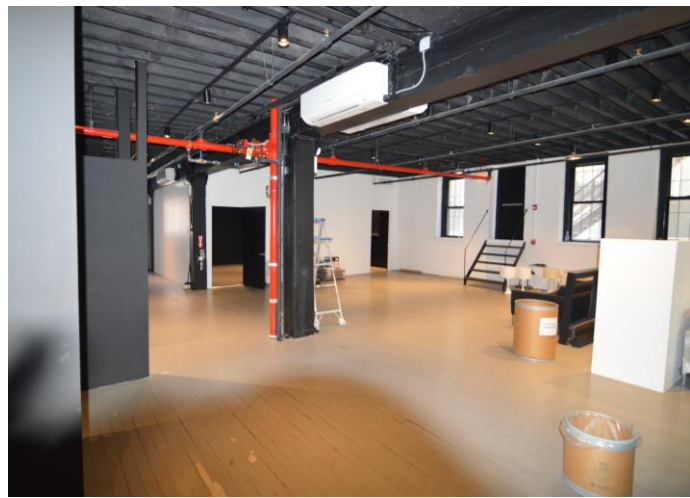
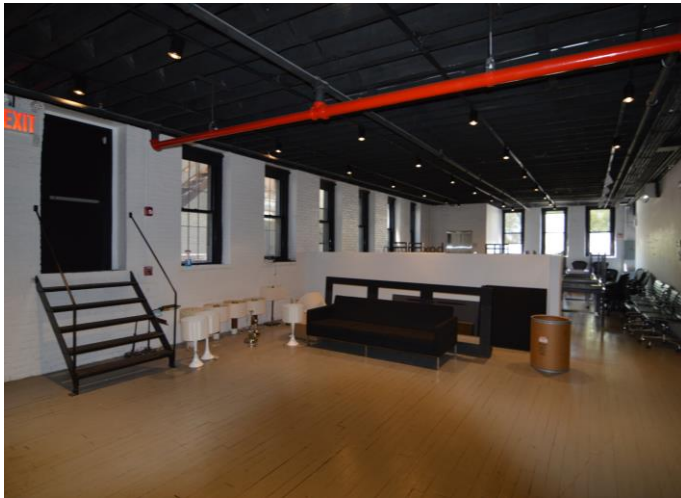
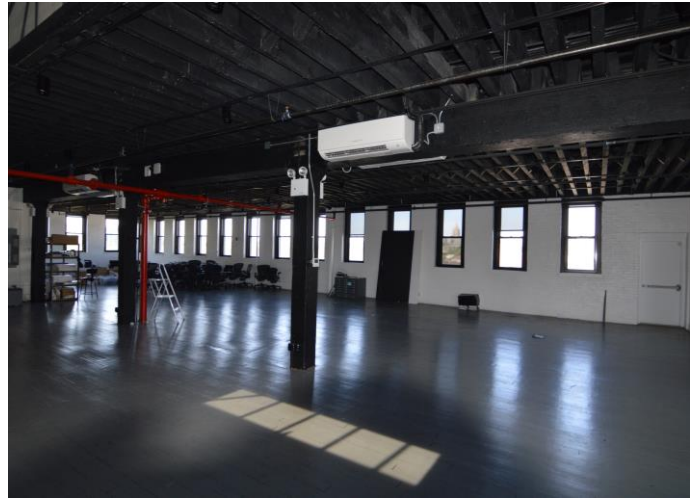
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