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## THIRD STREET GOWANUS BROOKLYN

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## THIRD STREET GOWANUS, BROOKLYN

### FLOORS / AREA

<b>GROUND:</b>	20,901 Square Feet
<b>1<sup>st</sup> FLOOR:</b>	12,411 Square Feet
<b>2<sup>nd</sup> FLOOR:</b>	11,506 Square Feet
<b>TOTAL:</b>	<b>44,818 Square Feet</b>

### POTENTIAL TO ADD

<b>3<sup>rd</sup> FLOOR:</b>	9,270 Square Feet
<b>4<sup>th</sup> FLOOR:</b>	9,270 Square Feet
<b>TOTAL:</b>	<b>63,368 Square Feet</b>

\*\*\* Potential to make entire 95,000 SF building available for lease or purchase \*\*\*

### POSSESSION

**GROUND, 1<sup>st</sup> FLOOR, 2<sup>nd</sup> FLOOR**

Immediately Available

**3<sup>rd</sup> FLOOR, 4<sup>th</sup> FLOOR**

60 - 90 Days

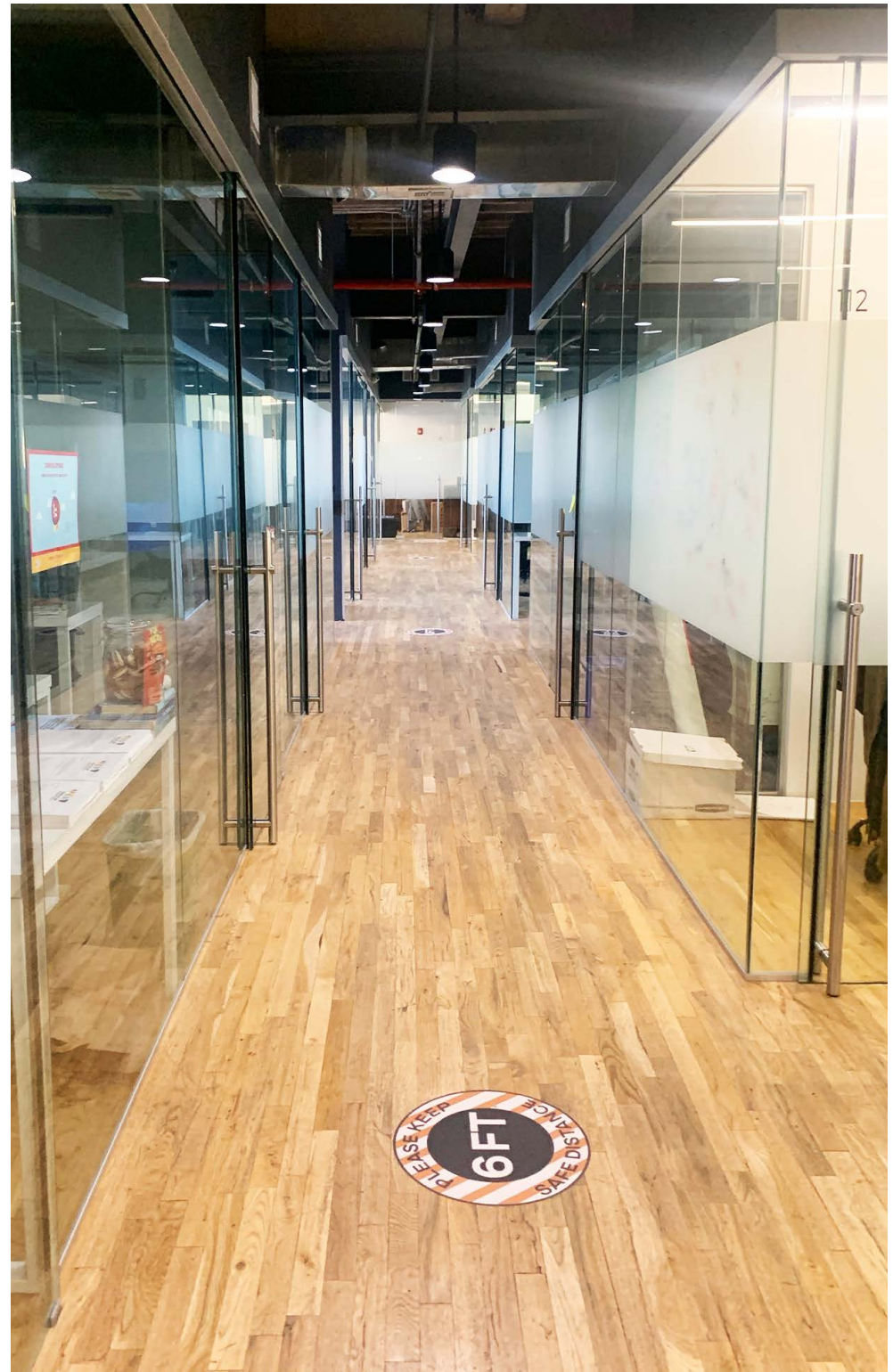
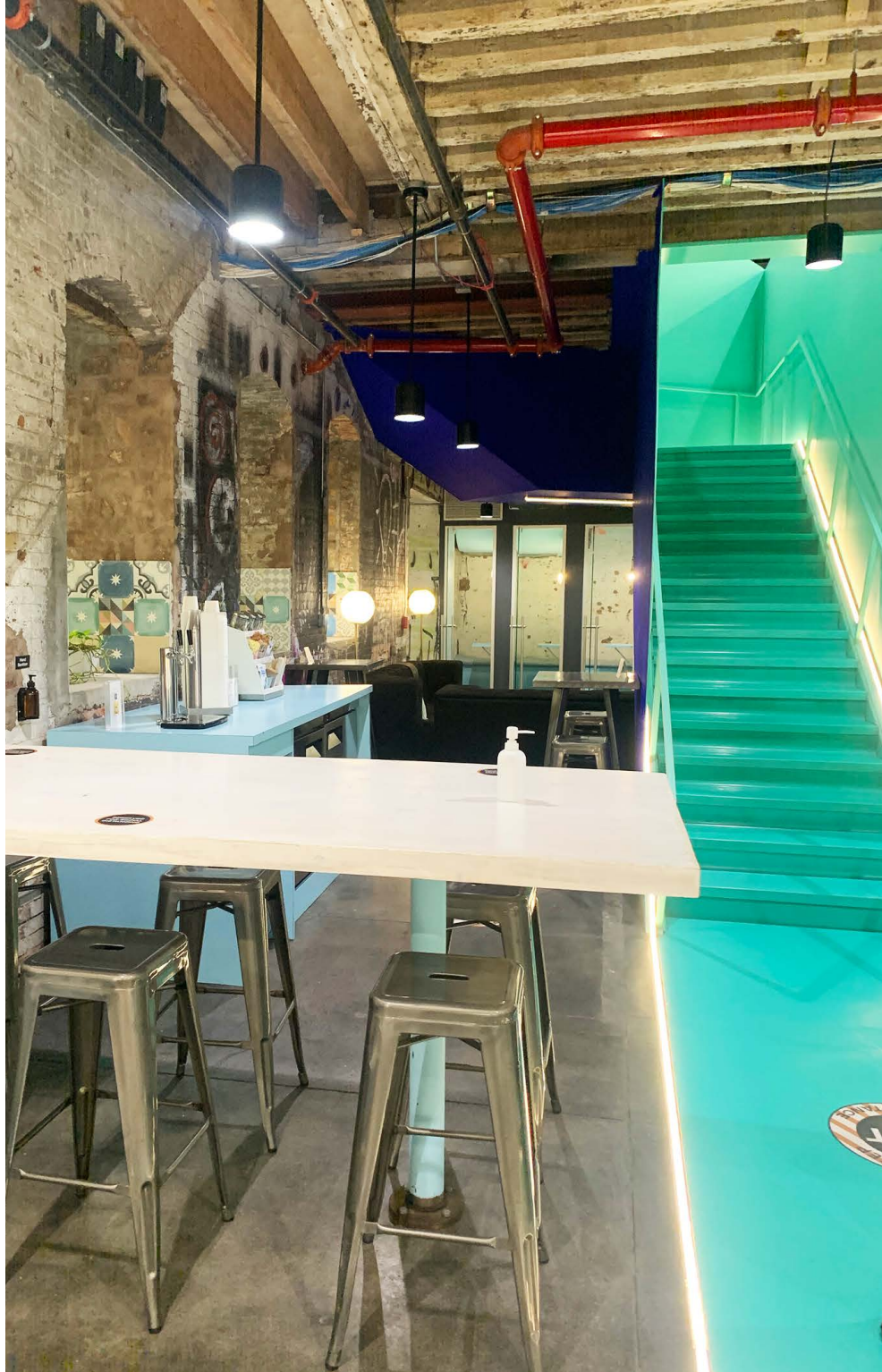
### COMMENTS

- Ability to add the 3rd and 4th Floor for a total of 63,000 square feet
- Exquisitely built creative installation in place with 12 ft. ceilings, exposed columns and beamed ceilings
- Can be delivered built and wired
- Outstanding natural light and several windows throughout. Partial city views from the upper floors
- Fully built out 3,000 square foot building roof deck that can potentially be made exclusive
- Offices, meeting rooms, café/bistro and collaboration areas spaced throughout
- Excellent location with close access to the Carol Gardens Subway line

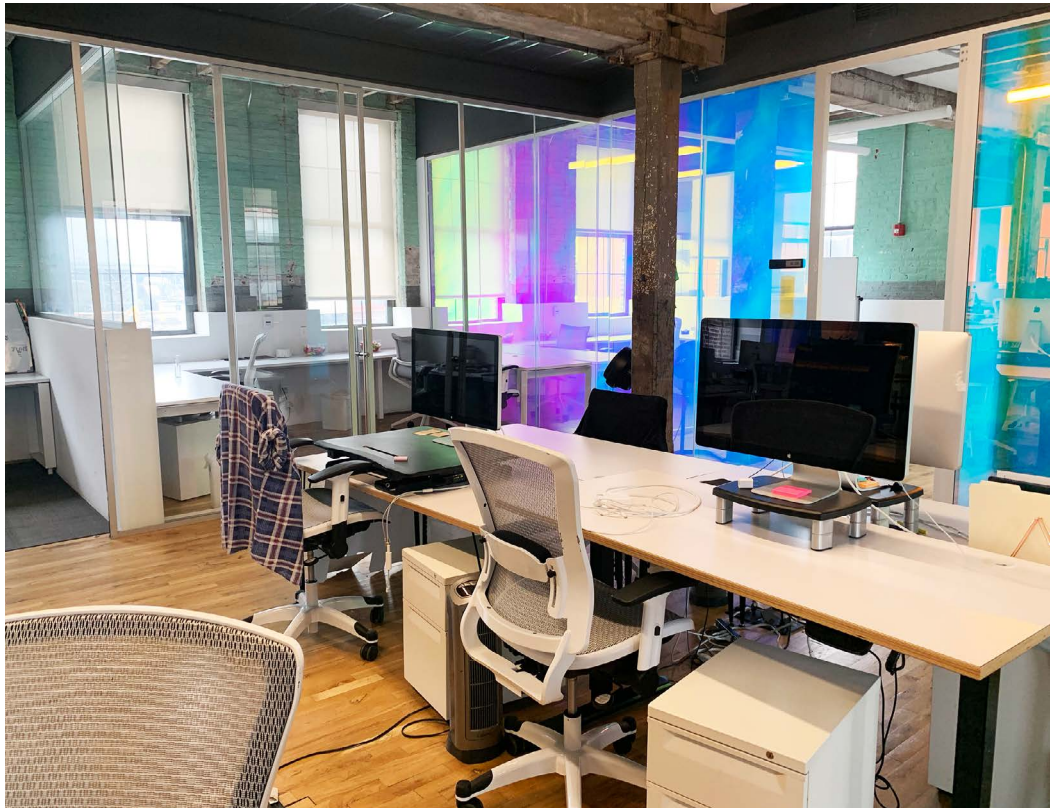
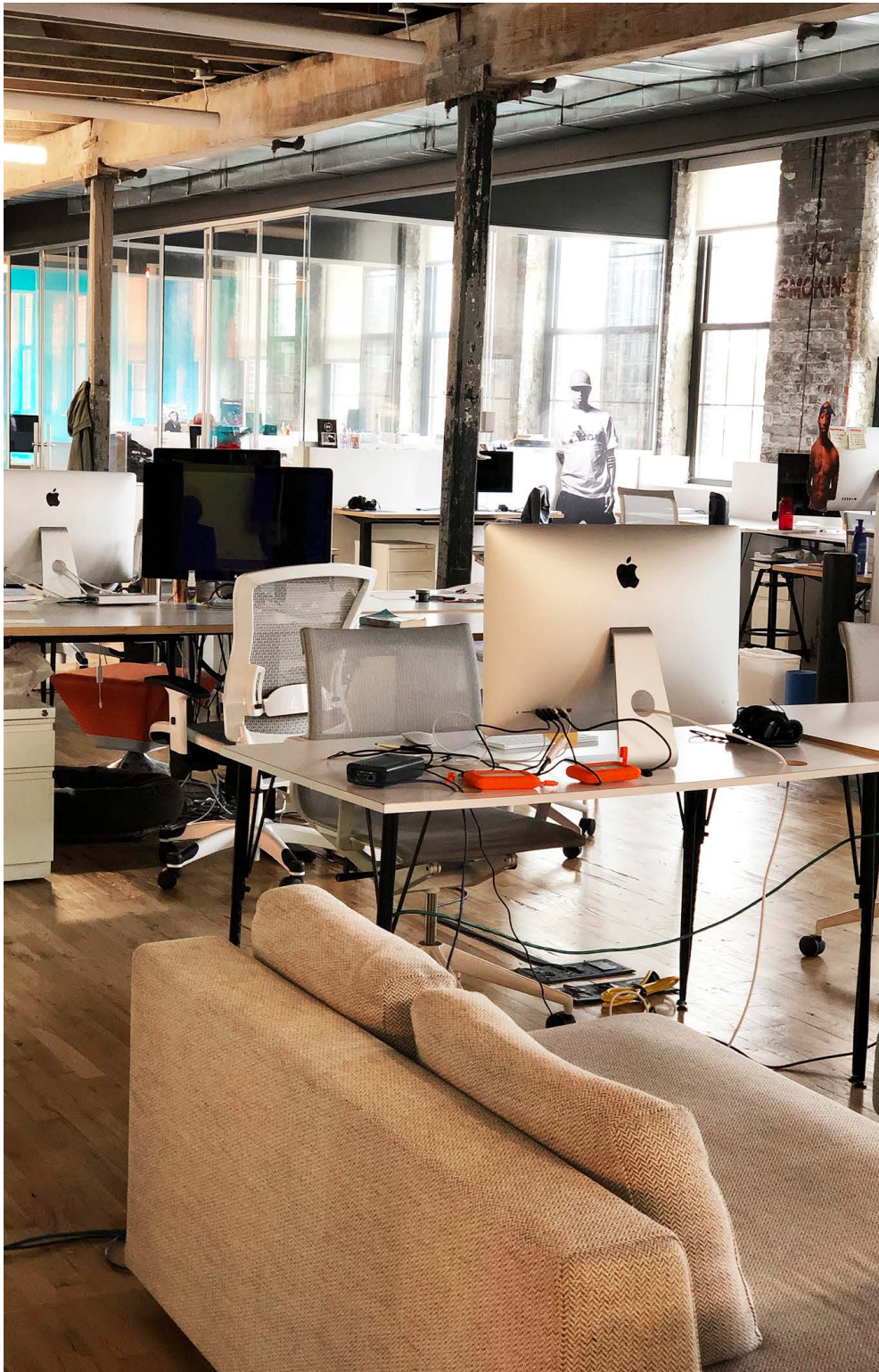














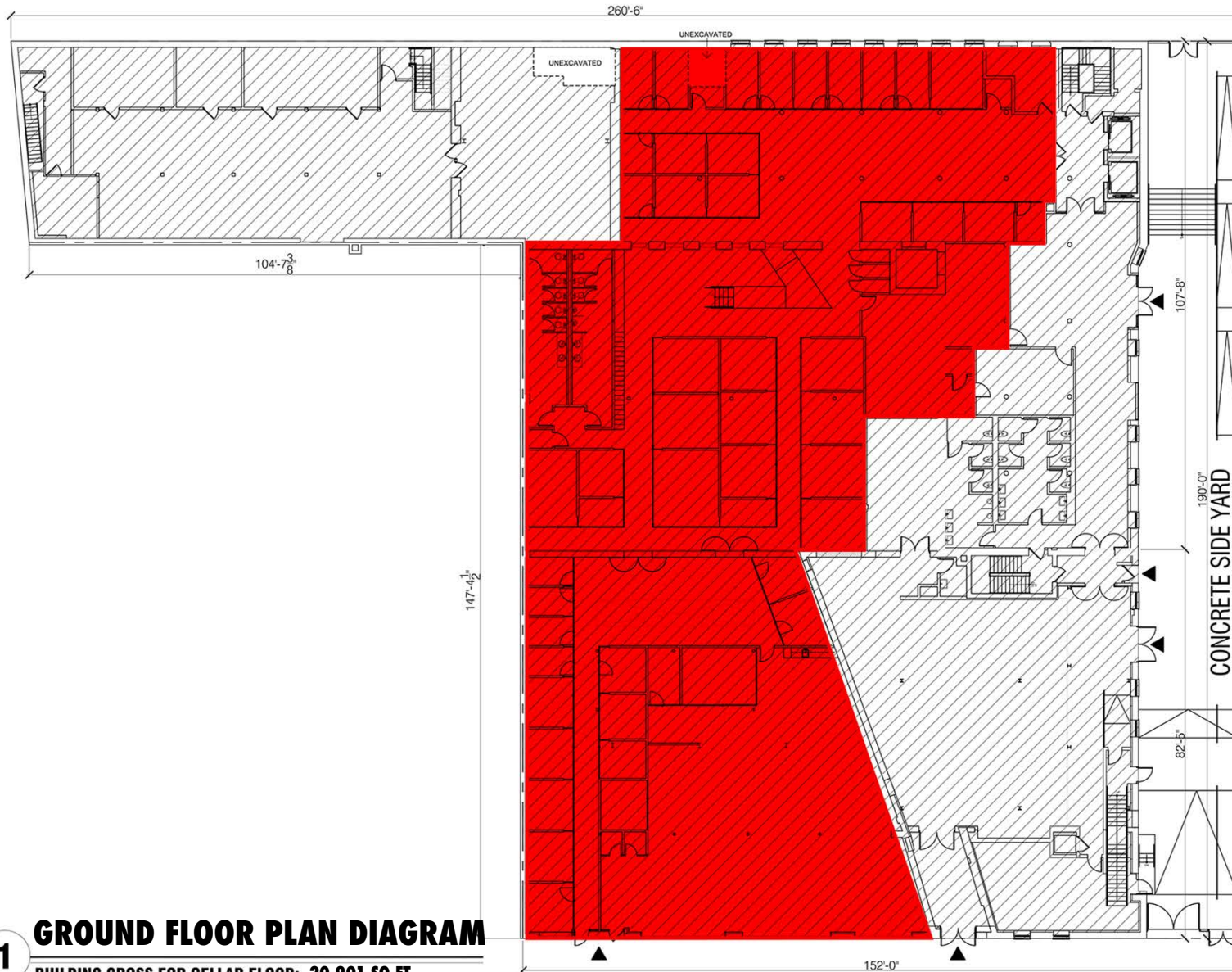








3RD STREET



1

## GROUND FLOOR PLAN DIAGRAM

BUILDING GROSS FOR CELLAR FLOOR: 20,901 SQ.FT.

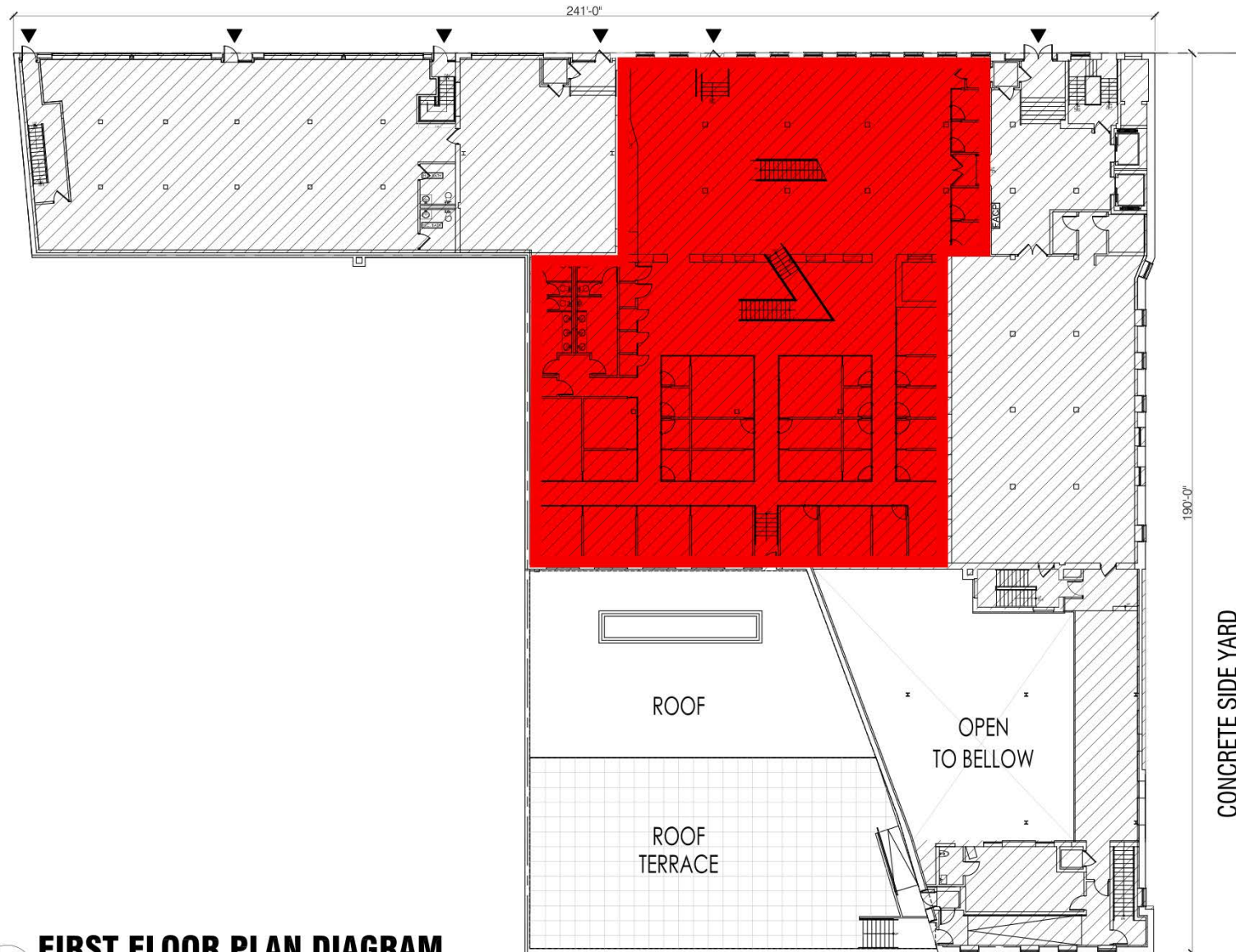
SCALE: 3/32"=1'-0"

4TH STREET

GRAPHICAL SCALE:



3RD STREET



190'-0"

CONCRETE SIDE YARD

ROOF

OPEN  
TO BELOW

ROOF  
TERRACE

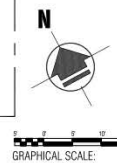
4TH STREET

1

## FIRST FLOOR PLAN DIAGRAM

**BUILDING GROSS FOR FIRST FLOOR: 12,411 SQ.FT.**

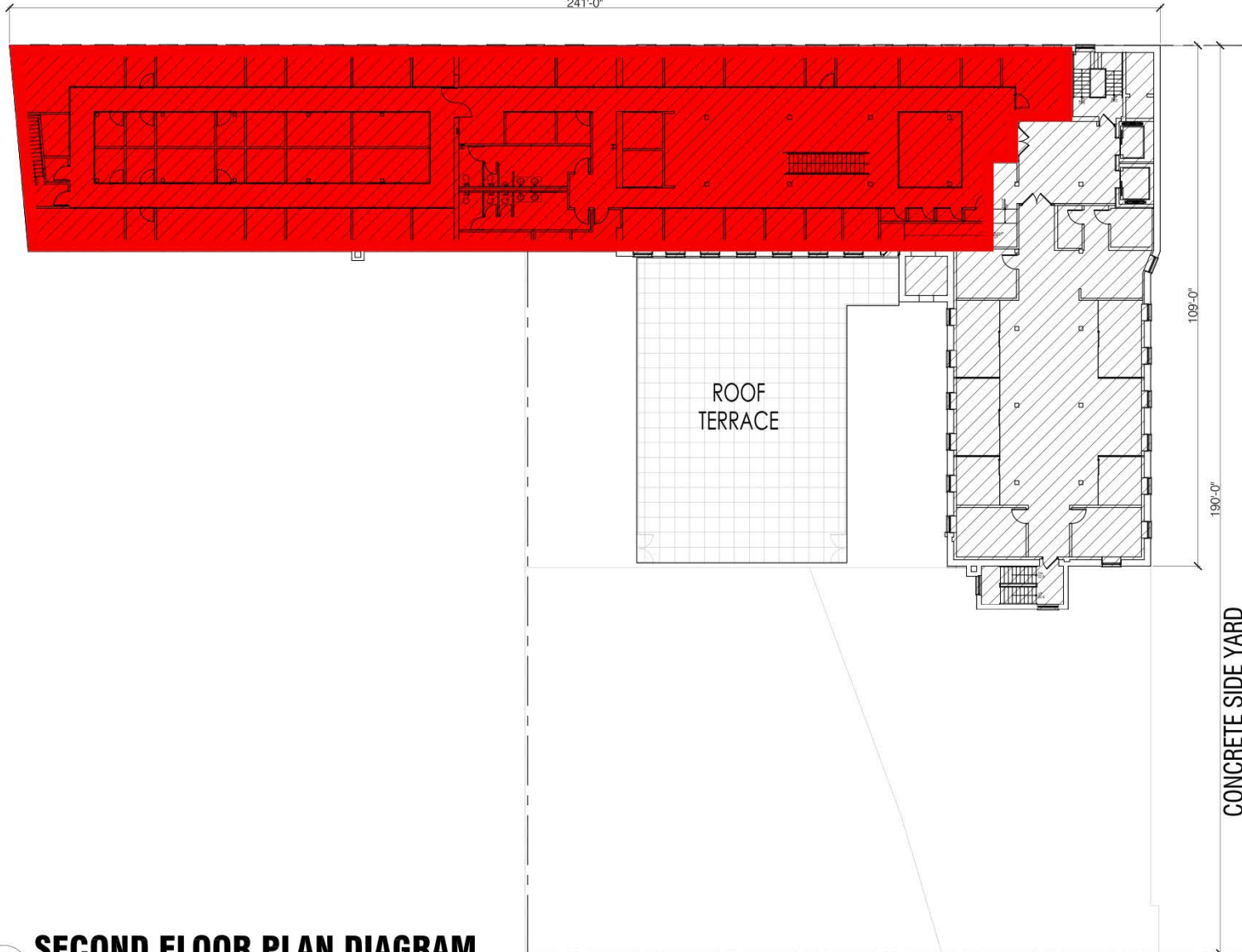
SCALE: 3/32"=1'-0"





3RD STREET

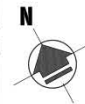
241'-0"



109'-0"

190'-0"

CONCRETE SIDE YARD



GRAPHICAL SCALE:  
0 5 10 15

1

## SECOND FLOOR PLAN DIAGRAM

**BUILDING GROSS FOR SECOND FLOOR: 11,506 SQ.FT.**

SCALE: 3/32"=1'-0"

4TH STREET



3RD STREET

127'-1"

113'-11"

109'-0"

190'-0"

CONCRETE SIDE YARD



GRAPHICAL SCALE:  
0 5 10 15

1

## THIRD FLOOR PLAN DIAGRAM

**BUILDING GROSS FOR THIRD FLOOR: 9,270 SQ.FT.**

SCALE: 3/32"=1'-0"

4TH STREET



3RD STREET

127'-1"

113'-11"

109'-0"

190'-0"

CONCRETE SIDE YARD



GRAPHICAL SCALE:  
0 5 10 15

4TH STREET

1

## FOURTH FLOOR PLAN DIAGRAM

**BUILDING GROSS FOR FOURTH FLOOR: 9,270 SQ.FT.**

SCALE: 3/32"=1'-0"



The background image shows a room with a brick wall. A large window in the center shows a view of the ocean under a blue sky. Below the window is a wooden bookshelf filled with books. To the left of the bookshelf is a potted plant. To the right is another potted plant. In the foreground, there are two white Eames-style chairs. A red pipe runs vertically on the left side of the wall.

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