



RED HOOK
PLACE

CREATIVE INDUSTRIAL BUILDING

SUITES RANGING FROM
1,275-15,000 SF



185 VAN DYKE ST. RED HOOK, BROOKLYN, NY

BUILDING SPECIFICATIONS



RED HOOK PLACE

Building Size:
112,300 SF

Available SF:
**Suites ranging from
1,275 - 15,000 SF**

Acres:
2.6 acres

Clear Height:
9'-13' clear

Amenities

- Parking Lot for Tenants
- Freight elevator to second floor
- Fire Sprinklers
- Outdoor Sitting Areas
- Views of the Statue of Liberty
- Historical Building

Capital Improvements are Underway

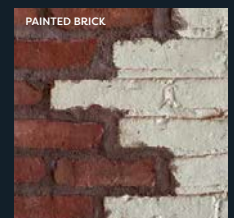
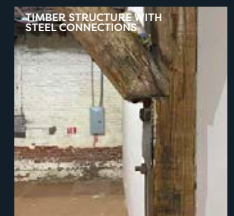
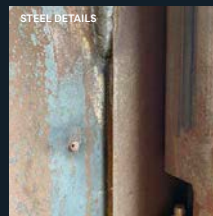
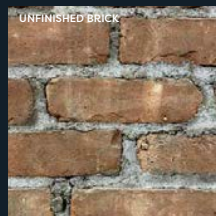
- Lobby area addition
- New pavement in the parking lot and drive aisles
- New hallways
- Upgraded common bathrooms
- Upgraded security systems
- Building signage opportunity
- Updated paint of interiors
- New LED Lighting
- New Floors



Building is institutionally owned



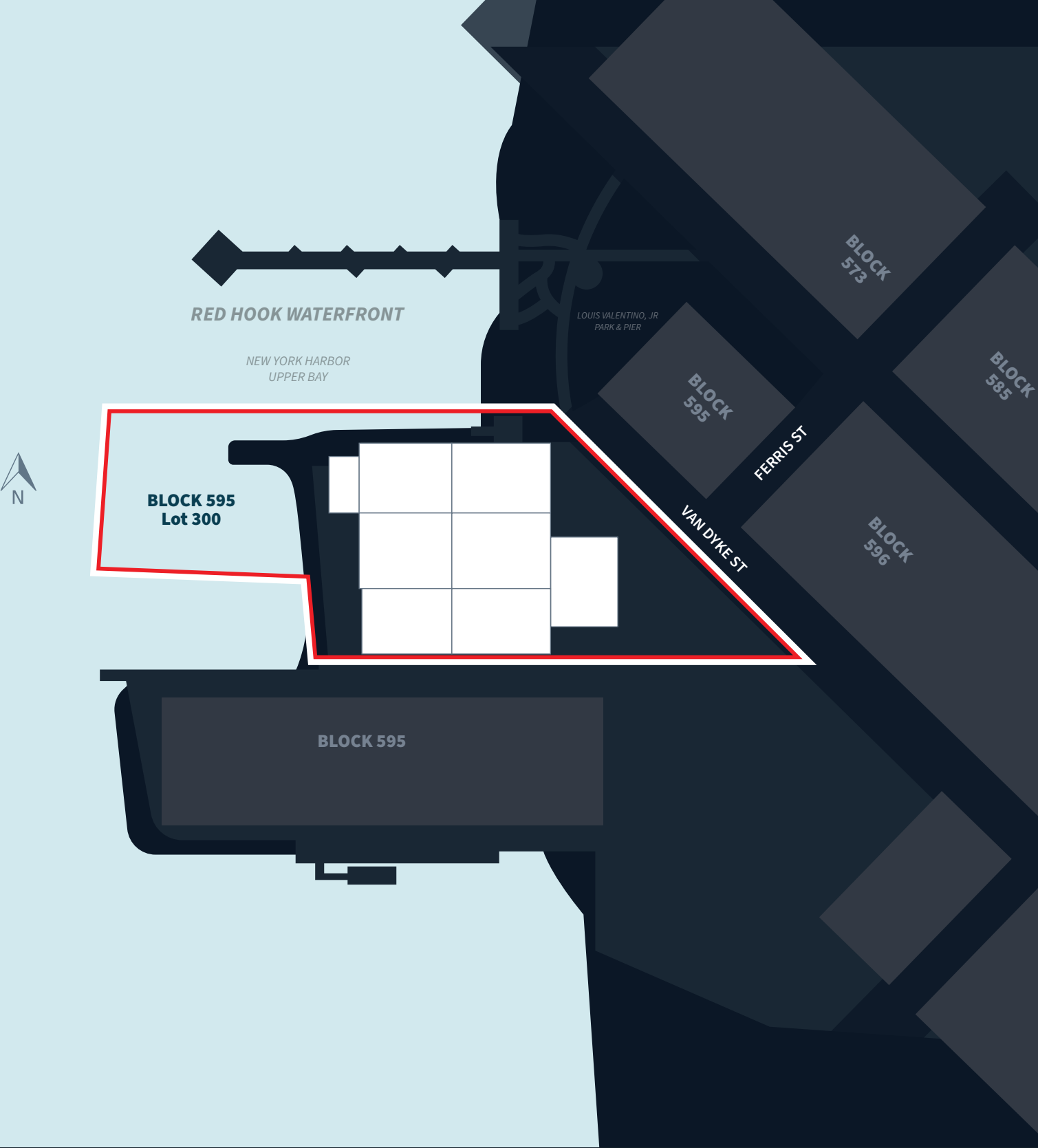
Ownership is paying full fee's to procuring brokers



BLOCK AND LOT INFORMATION



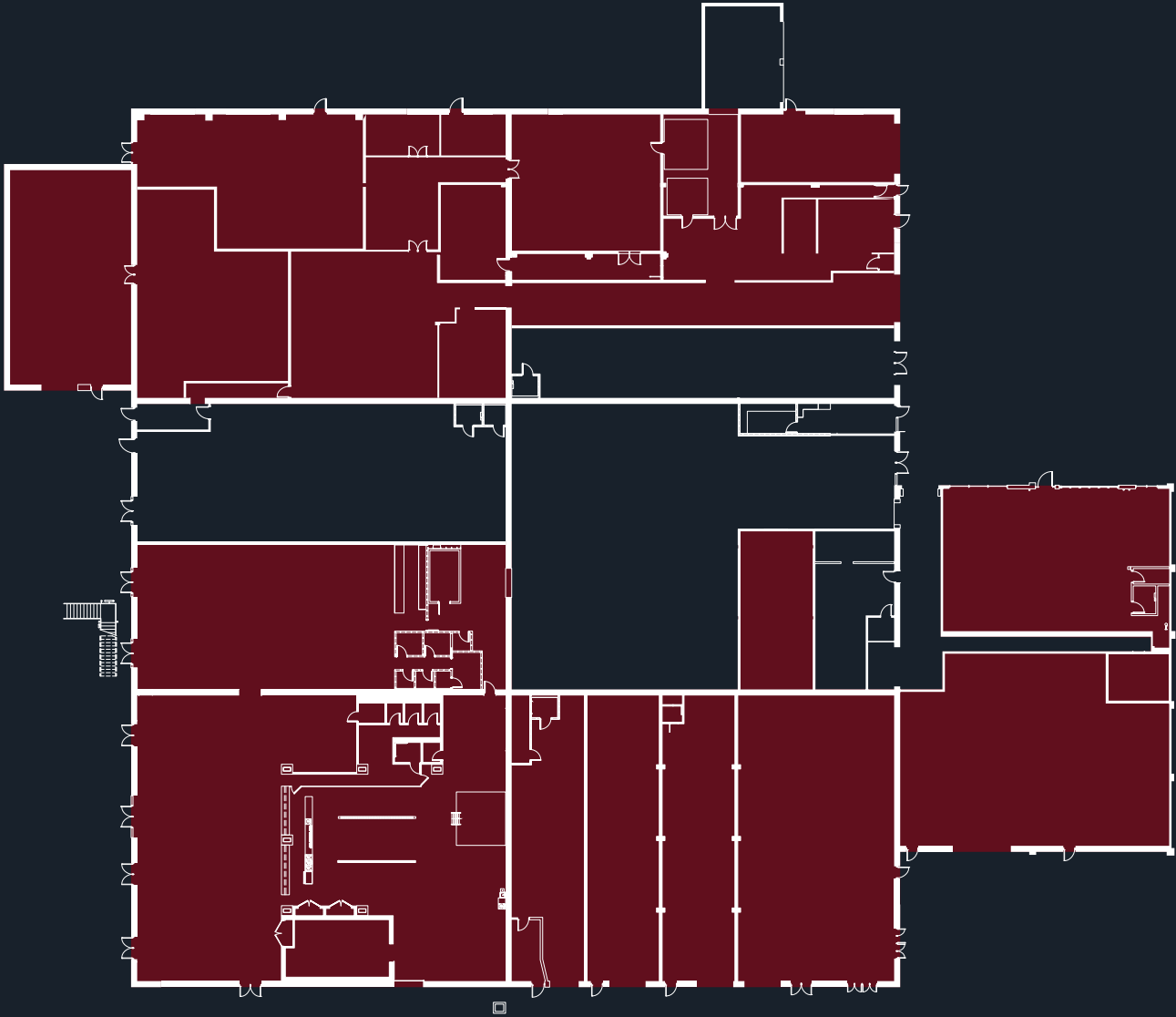
RED HOOK PLACE



FLOOR PLANS



1ST FLOOR

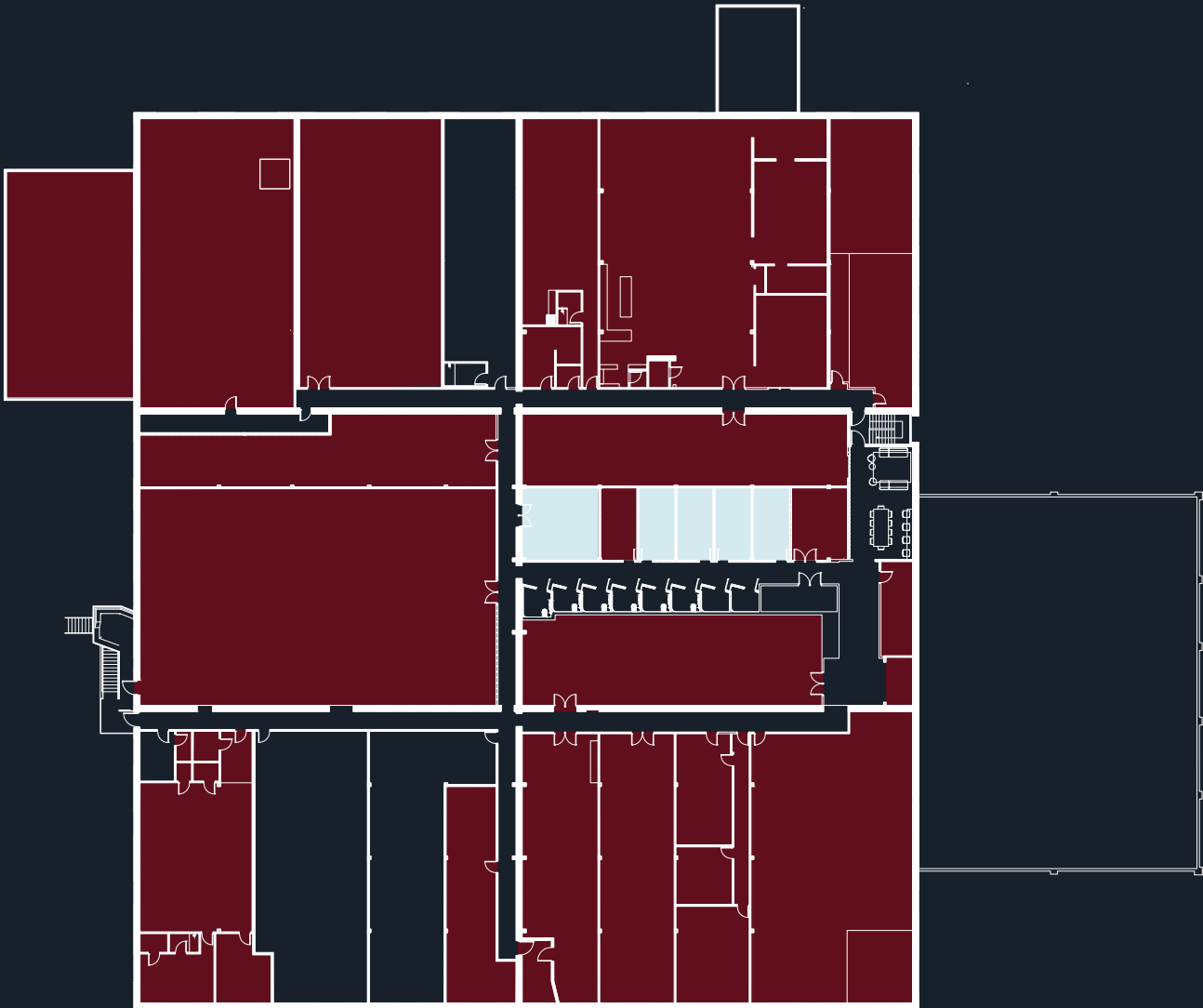


■ VACANT
■ LEASED

FLOOR PLANS



2ND FLOOR



- VACANT
- LEASED
- STORAGE UNITS AVAILABLE FOR RENT

SUITE AMENITIES



SUITE/UNIT 105

± 2,000 SF

1st Floor

Van Dyke Street frontage

Private Bathroom

Original Brick Walls

Original Wood Beams

Excellent Retail Location



SUITE/UNIT 106

± 5,200 SF

1st Floor

Natural light / double glass doors

Van Dyke Street frontage

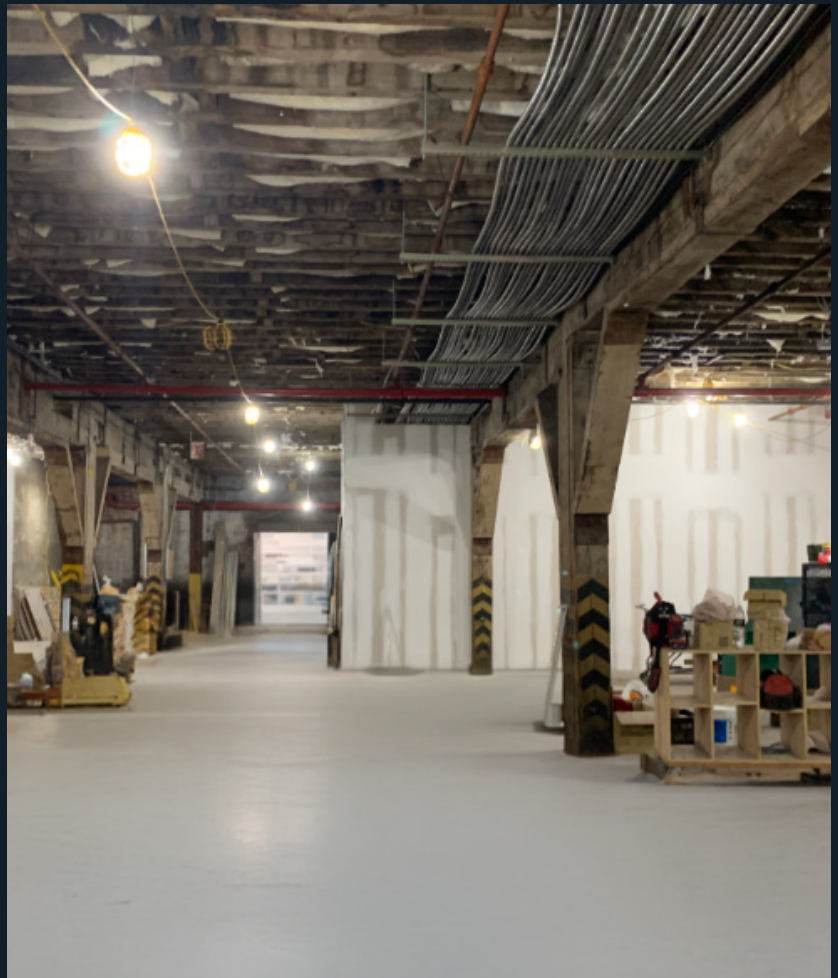
Grade Level Loading Door

Private Bathrooms

Original Brick Walls

Original Wood Beams

Excellent Retail Location



SUITE AMENITIES



SUITE/UNIT 113

± 4,000 SF

1st Floor

Waterfront Unit

View of the Statue of Liberty

Back Patio Area

Private Bathrooms

Original Brick Walls

Original Wood Beams

Excellent Retail Location



SUITE/UNIT 205 A

2,143 SF

2nd Floor

Original Brick Walls

Original Wood Beams

Freight Elevator Access

Excellent for Creative Office/
Industrial Loft Uses



SUITE AMENITIES



SUITE/UNIT 205 B

1,673 SF

2nd Floor

Original Brick Walls

Original Wood Beams

Freight Elevator Access

Excellent for Creative Office/
Industrial Loft Uses



SUITE/UNIT 211

± 1,600 SF

2nd Floor

View of the Statue of Liberty

View of Lower Manhattan

Private Bathroom with Shower

Original Brick Walls

Original Wood Beams

Freight Elevator Access

Excellent for Creative Office/
Industrial Loft Uses





TENANT PROFILES



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Strong Hope Brewery is a family owned brewery showcasing New York ingredients. With spectacular views of the Statue of Liberty, Strong Hope Brewery curates a feel of Upstate New York, the North Fork of Long Island and Brooklyn making it a neighborhood hot spot for all boroughs.



Home to several different types of tenants:

- Artists
- Media Production
- Architects
- Food and Beverage
- Wood workers
- Event studio
- Glass fabrication
- Office Users

STEVES AUTHENTIC KEY LIME PIE

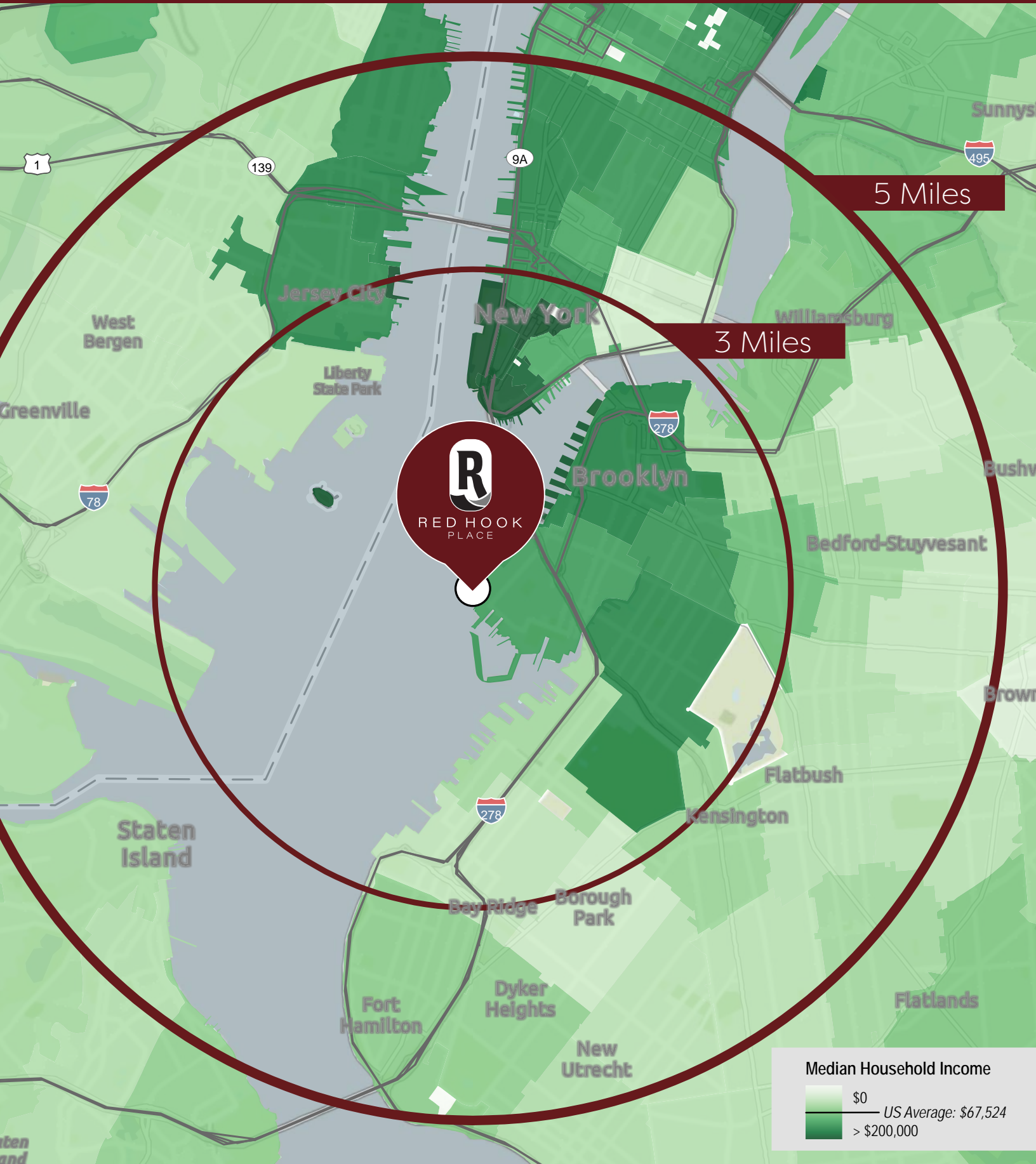
Steve's Key Lime Pie is a unique family operated bakery specializing in key lime pies using quality ingredients and fresh squeezed limes. Steve's Key Lime is a main attraction for those coming to Red Hook.



MEDIUM HOUSEHOLD INCOME



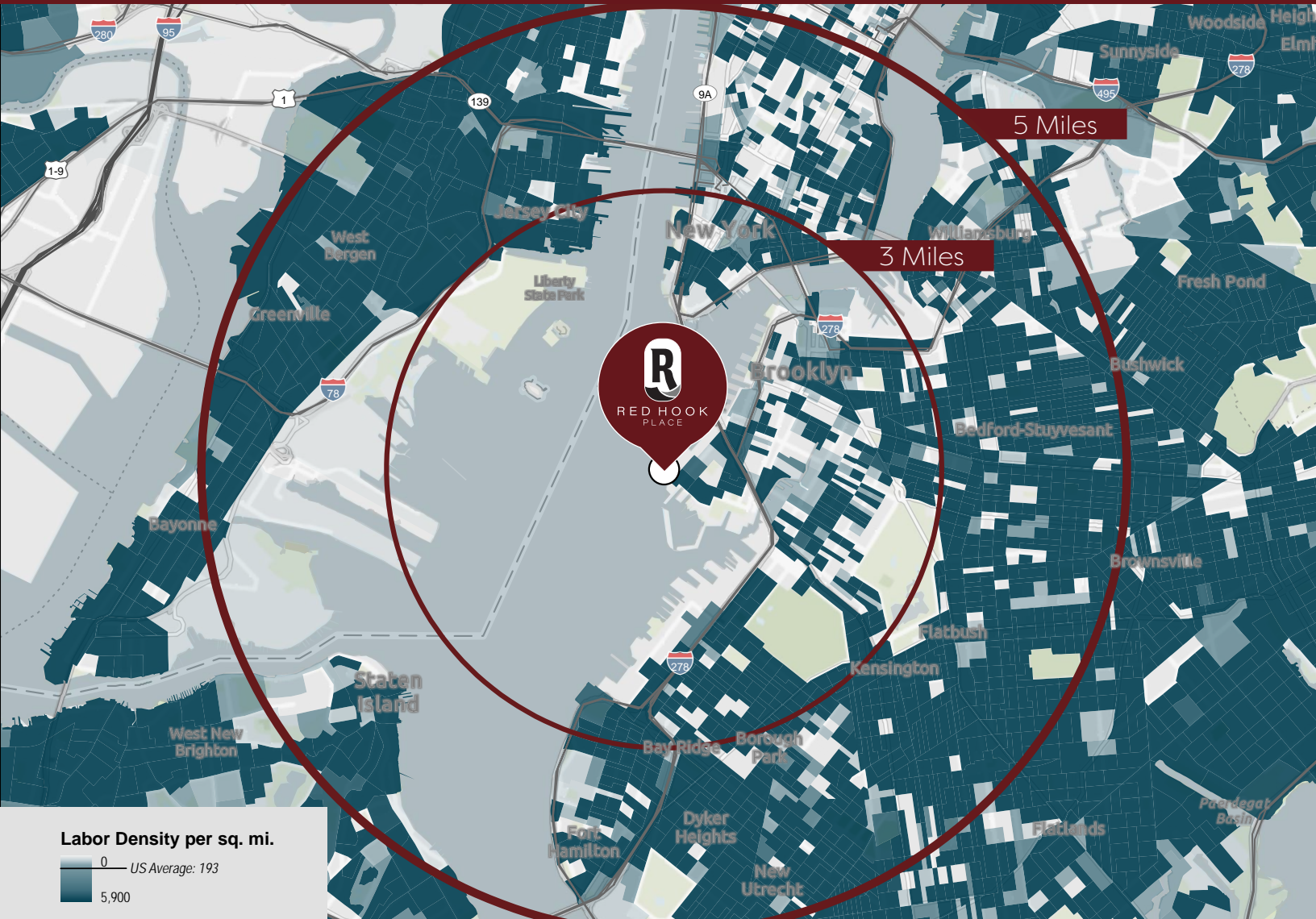
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LABOR DENSITY & DEMOGRAPHICS



RED HOOK PLACE



	3 MILES	5 MILES
Total population	583,338	2,445,259
Transportation warehouse labor	9,234	59,379
Total labor force	335,585	1,325,456
Median hourly warehouse salary	\$20.20	\$20.40
Unemployment rate	5.4%	5.4%
Blue-collar workforce	8%	10%
Median household income	\$109,871	\$84,959
Median disposable income	\$85,225	\$66,008

TRANSPORTATION & LOCAL ACCESS



RED HOOK PLACE



QUICK ACCESS TO: EWR LGA JFK

185 Van Dyke Street is located at the west end of Red Hook's redevelopment activity, within walking distance of the neighborhood's best restaurants and shops, and in the best location for transportation in the neighborhood.

Express Buses

- Manhattan: 1-2 blocks includes X27, X37, X28, X38, BM1, BM2, BM3 and BM4
- Van Brunt Street: B61, B57

The East River Ferry

- South Brooklyn Branch: .5 miles

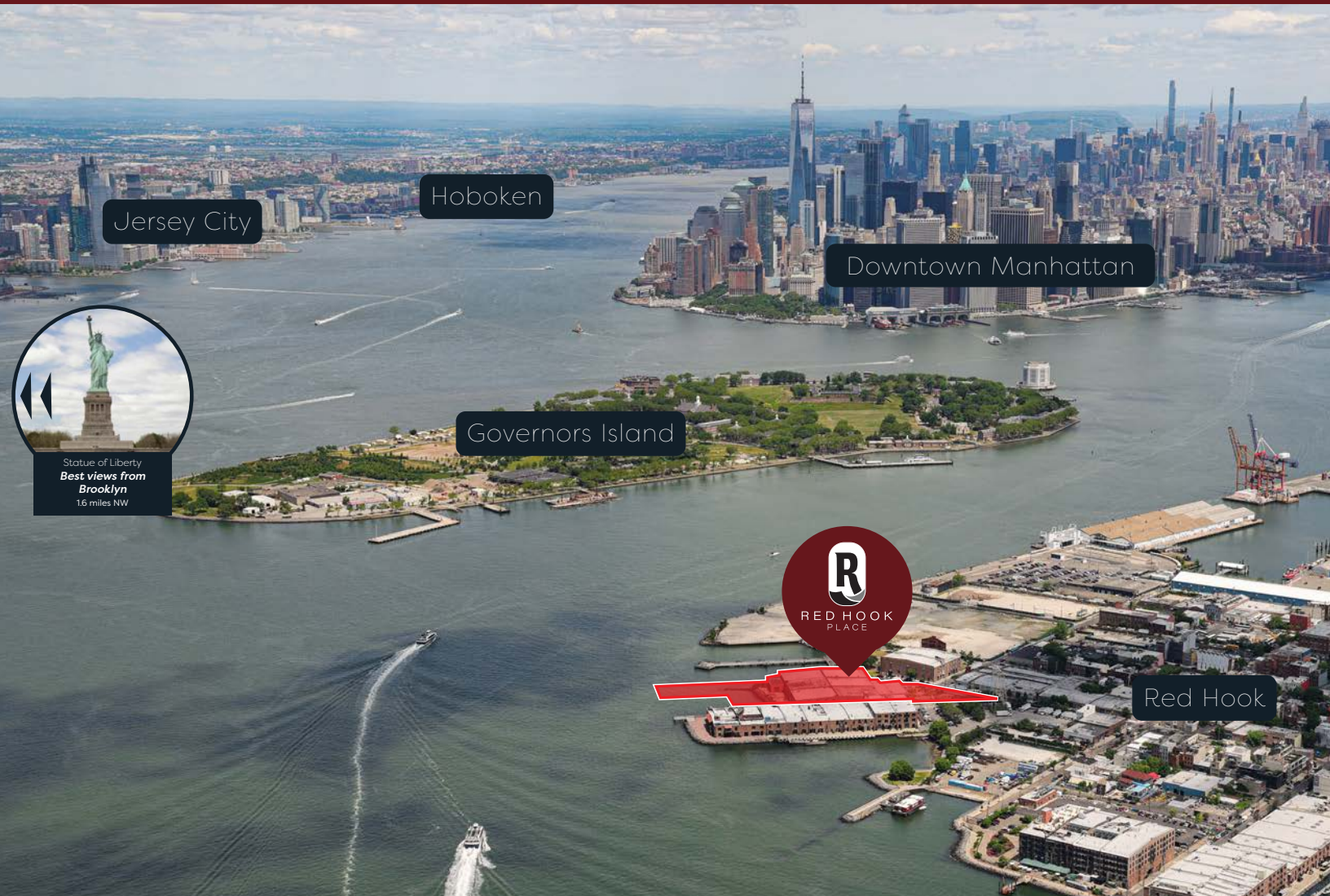
*Ferry provides access to Wall Street/Pier 11 in Manhattan in 21 minutes

The Carroll Street Subway

- connections throughout Brooklyn & Manhattan

Major Airports

- Newark Airport: 22 miles
- LaGuardia International Airport: 12.4 miles
- JFK Airport: 24 miles



Jersey City

Hoboken

Downtown Manhattan

Governors Island

Red Hook



Statue of Liberty
Best views from
Brooklyn
1.6 miles NW

For more information and to arrange a tour, contact:

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