



PROPERTY OFFERING

THE FORRAY TEAM AT CORCORAN

corcoran



RETAIL SUBLET • GROUND FLOOR

85 Livingston Street

Retail Sublet • Downtown Brooklyn

496 – 2,721

SQ FT AVAILABLE

WEB ID 23817093

PRICE UPON REQUEST

PROPERTY HIGHLIGHTS

- 01** Sublease featuring Gym NYC co-tenancy
- 02** Natural synergy for beauty, cosmetic, personal care, wellness, and grooming operators
- 03** Turnkey opportunities for professional, medical, wellness, or service-oriented tenants
- 04** Multiple opportunities available — including a space with own entrance and signage

DONALD LAI

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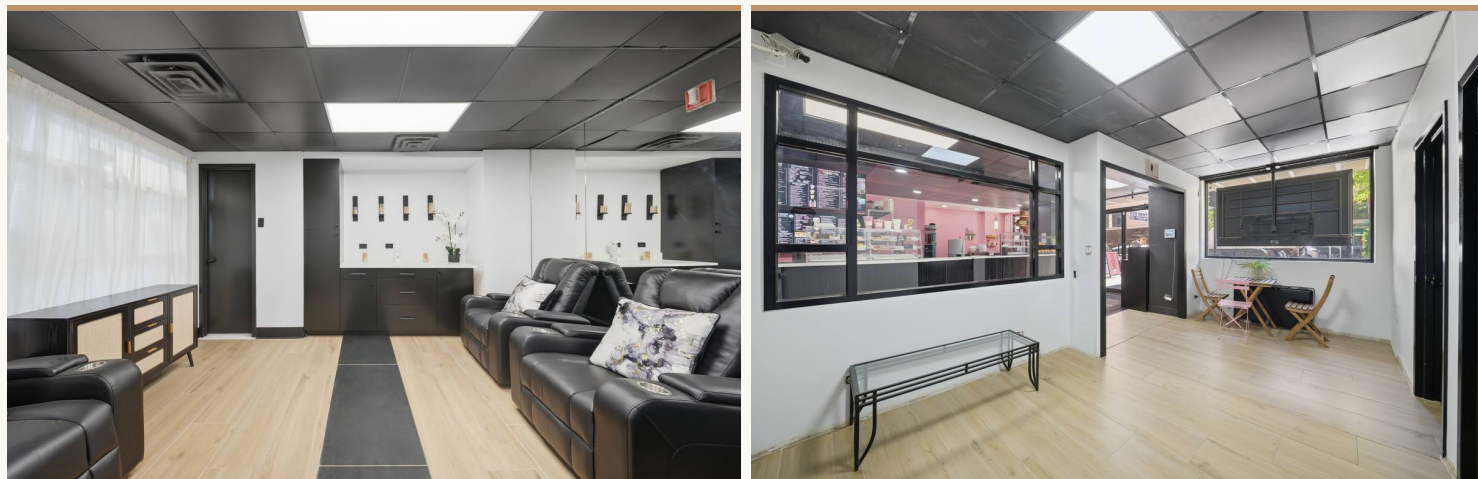
GALLERY • NEIGHBORHOOD
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Downtown Brooklyn

SPACE GALLERY



ABOUT DOWNTOWN BROOKLYN

Brooklyn has a skyline, too. It's a beacon signaling the location of Downtown Brooklyn, a civic and commercial center enduring since before the borough was ever a borough. Today it blends iconic courthouses and municipal buildings with a vibrant residential scene — vintage rowhouses met by condominiums and skyscrapers. The area's rise mirrors neighboring Brooklyn Heights, with East River waterfront access, scenic Manhattan vistas, and unmatched transit connectivity just steps away.

NEARBY TRANSIT SUBWAY



at Borough Hall / Court St — under 500 ft



at Jay St-MetroTech — 0.17 mi



at Hoyt St — 0.27 mi



at Hoyt & Schermerhorn — 0.3 mi



at Bergen St — 0.33 mi

BUS

B45 B57 B103

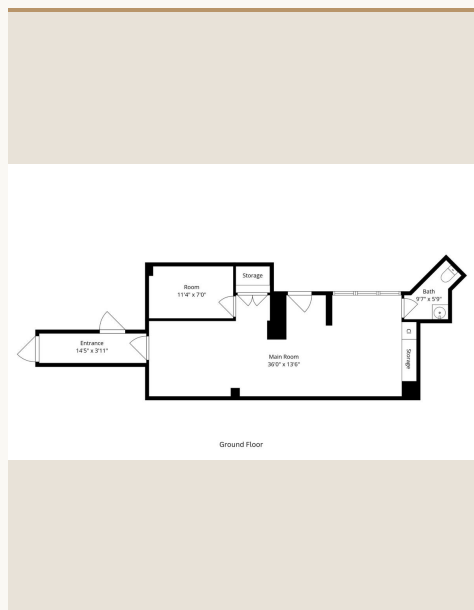
on Livingston / Court St



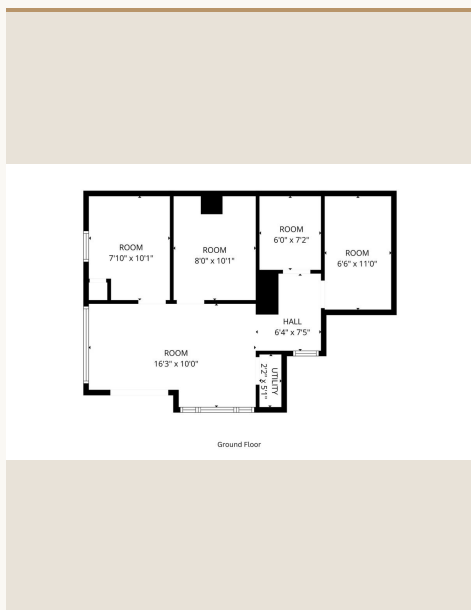
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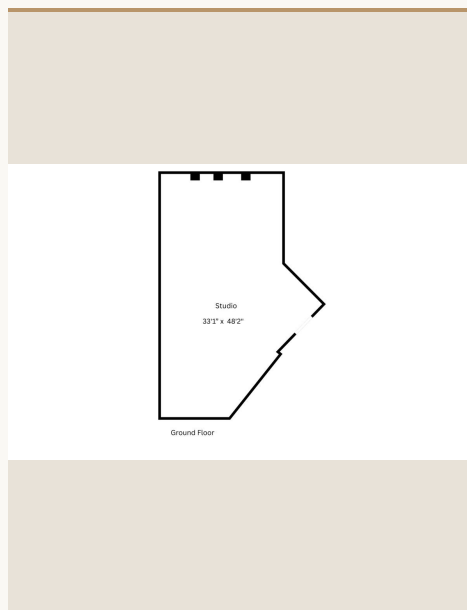
FLOOR PLANS



GROUND FLOOR • MAIN SPACE



GROUND FLOOR • TREATMENT ROOMS



GROUND FLOOR • STUDIO

AVAILABLE SUITES

630 RSF suite with private street entrance and dedicated signage opportunity

RSF

496 RSF suite — flexible layout for wellness, beauty, or service operator

RSF

1,595 RSF gym studio — existing Gym NYC co-tenancy with built-out fitness infrastructure

RSF

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Real estate with results.

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#1 IN WILLIAMSBURG SINCE 2014 • \$1.2 BILLION+ SOLD

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