

5TH FLOOR COMMERCIAL CONDO FOR SALE

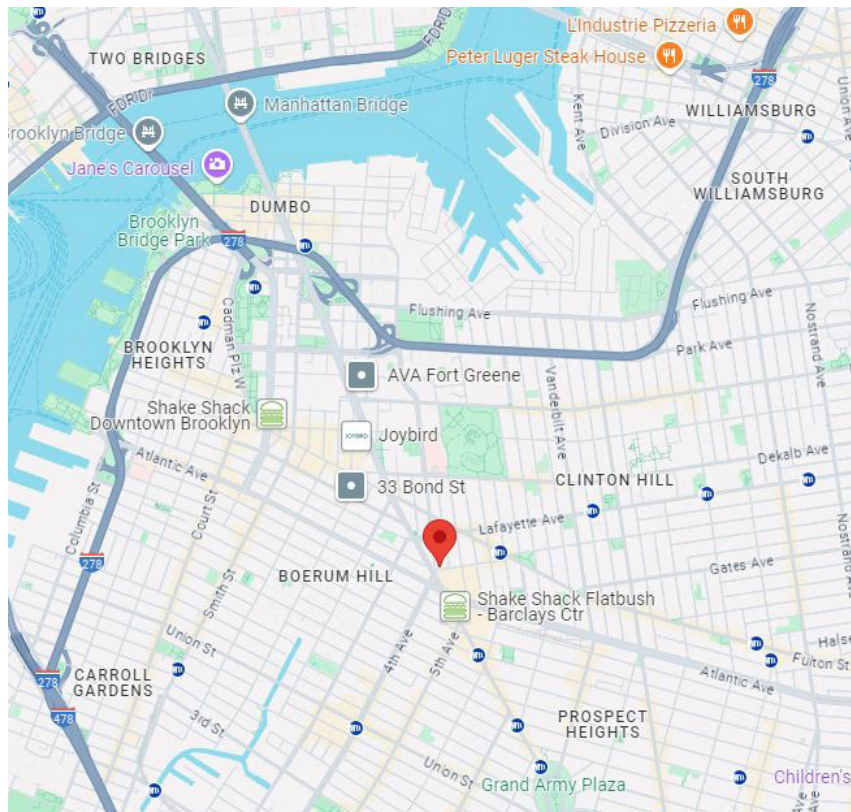
PRICE: \$1,900,000

ADDRESS: 1 HANSON PLACE, 501 & 502,
BROOKLYN, NY 11243

AVAILABLE RENTABLE SQ FT: 4,100 SF W/ 25% LOSS FACTOR

ANNUAL COMMON CHARGES: \$76,415 ANNUALLY
\$6,368 BILLED MONTHLY

REAL ESTATE TAX: \$18,804 ANNUALLY
\$1,567 MONTHLY



SERHANT.
COMMERCIAL

1 HANSON PLACE, 501 & 502, BROOKLYN, NY 11243

PROPERTY HIGHLIGHTS

IDEAL FOR PROFESSIONAL, MEDICAL AND GENERAL USE OFFICES, STUDIO SPACE, AND VARIETY OF OTHER COMMERCIAL APPLICATIONS

ICONIC BUILDING WITH TREMENDOUS CACHET

4,100 SQ FT, FULL FLOOR OFFERING

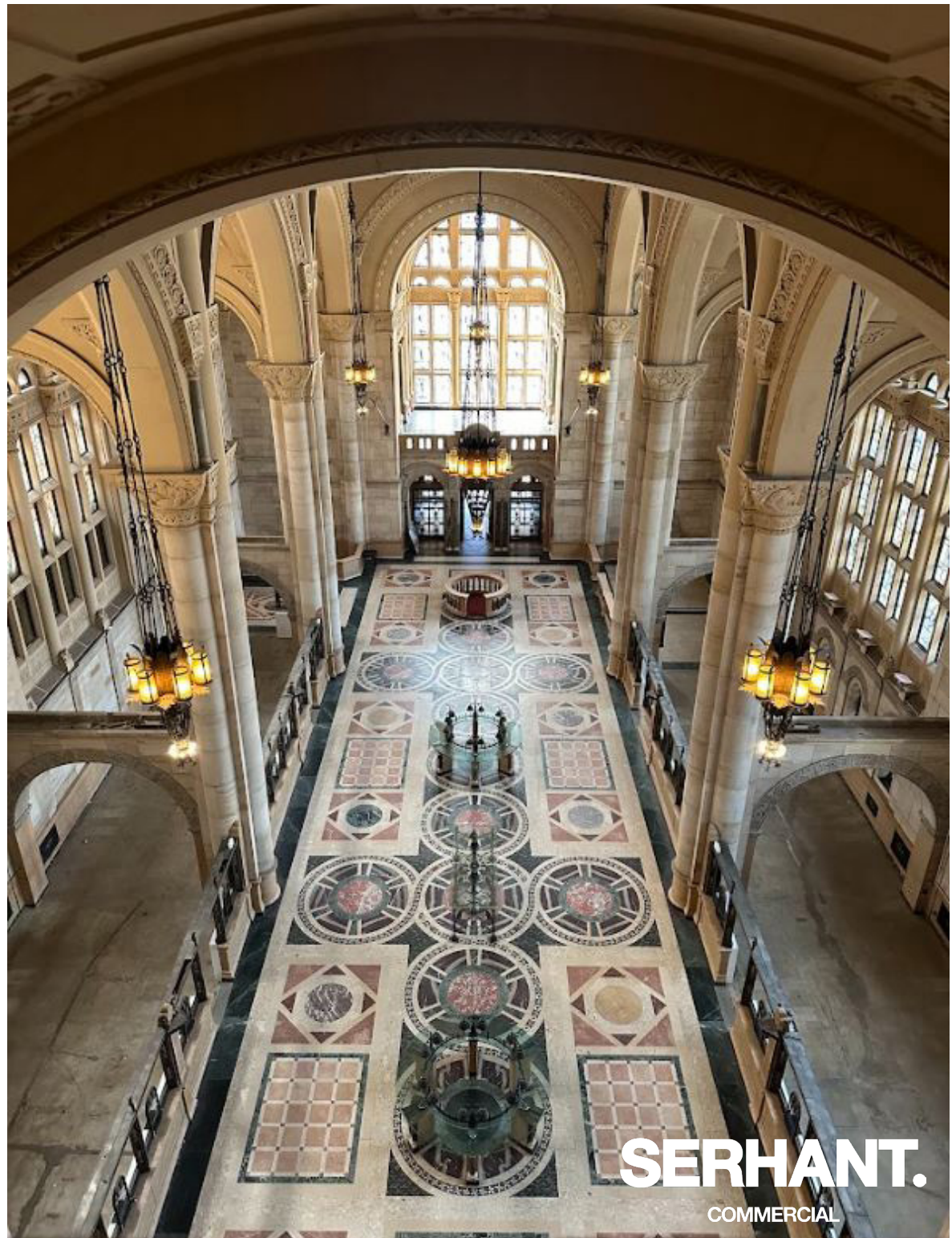
LARGE LOFT WINDOWS

NORTHERN & EASTERN EXPOSURES ALLOWING GENEROUS NATURAL LIGHT

UNIT OWNER-CONTROLLED HVAC

24/7 LOBBY ATTENDED WITH NEW ELEVATORS

LOCATED IN THRIVING COMMERCIAL HUB AT BARCLAYS CENTER



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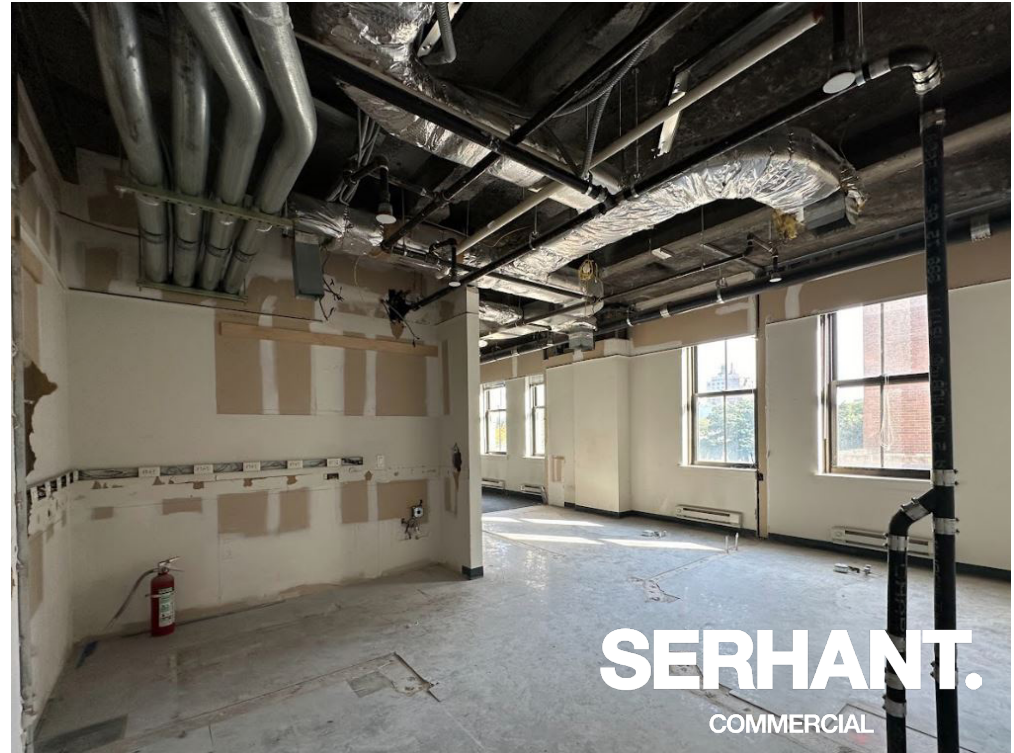
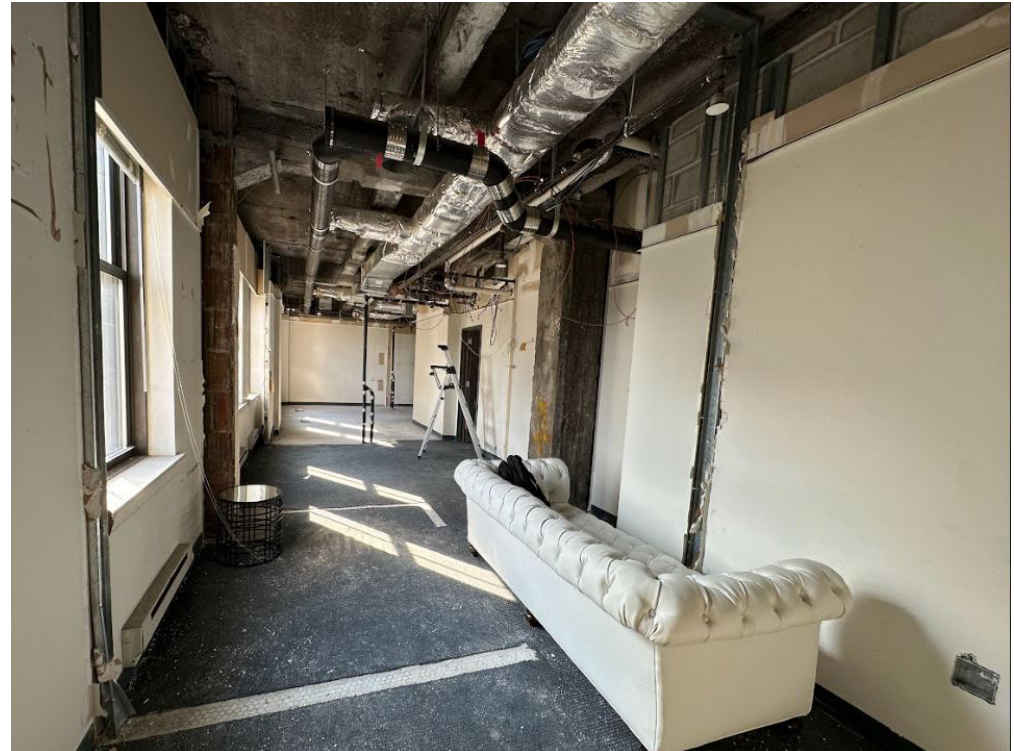
DESCRIPTION

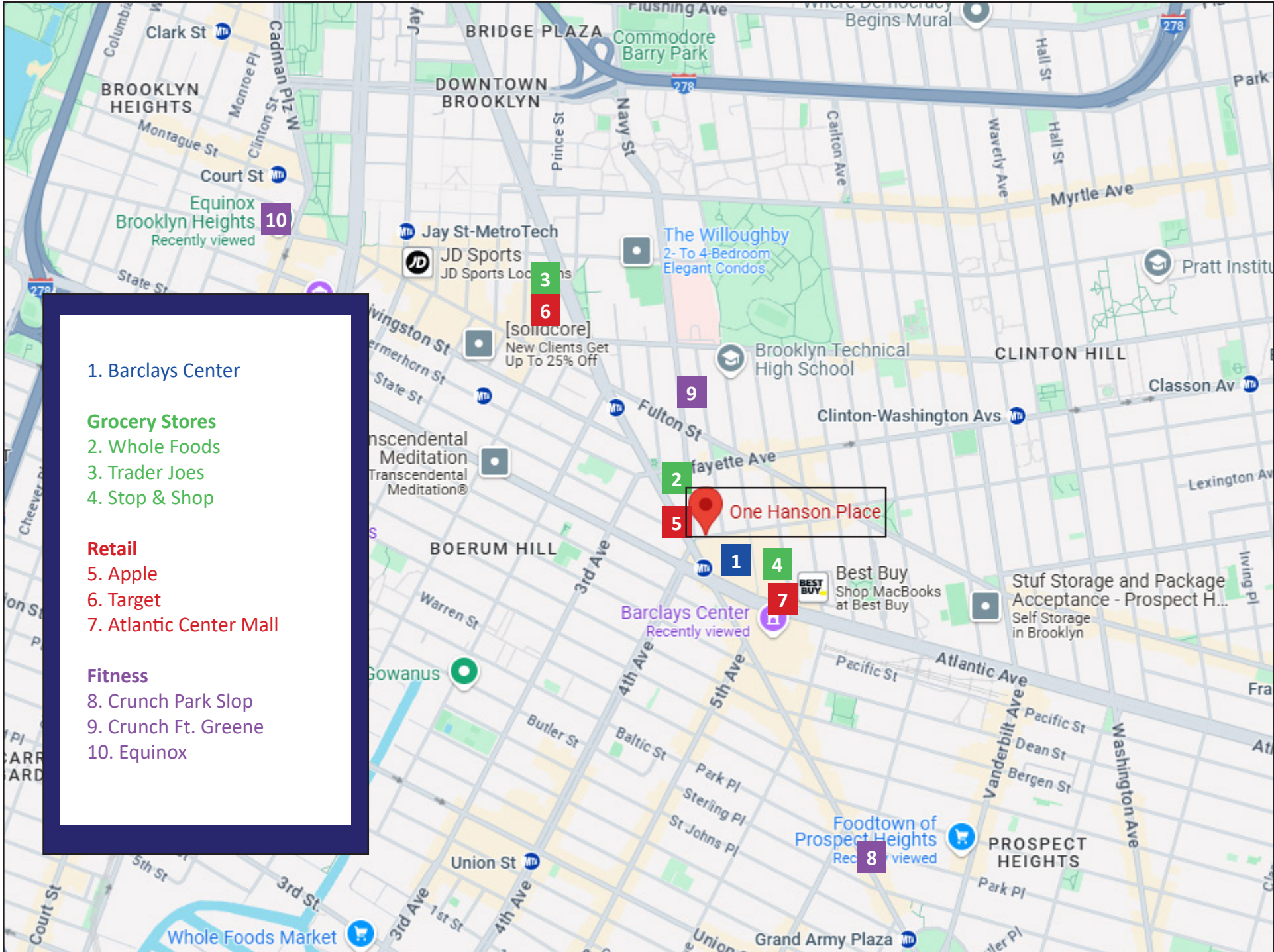
1 Hanson Place - Units 501 & 502 offer a combined 4,100 sq. ft. of vacant, floor-through commercial condo space in Brooklyn's premier pre-war condo building, providing an exceptional opportunity for owner-users or investors. This prime location allows for flexible customization to suit your business needs, or the potential to reposition and lease the space for strong cash flow. Located in a thriving commercial hub of Downtown Brooklyn, these two units are ideal for a range of business uses including professional, medical and general use offices, studio space, and a variety of other commercial applications. The floor boasts 10 large loft windows, high ceilings and 45' of east and west exposures. Each unit is designated its own tax lot offering optionality in how to reposition this full-floor offering. Whether you're looking to expand your business or make a strategic investment in a high-demand market, Units 501 & 502 at 1 Hanson Place present a prime opportunity in one of Brooklyn's most desirable areas.



LOCATION

The location of One Hanson Place is unmatched, sitting at the intersection of some of Brooklyn's most dynamic and sought-after neighborhoods: Fort Greene, Prospect Heights, Park Slope, Boerum Hill, and Downtown Brooklyn. This iconic landmark building, originally the Williamsburgh Bank, boasts its signature gilded clock tower and offers residents luxury living with pre-war elegance. Nestled in the heart of the BAM Cultural District, it is surrounded by cultural institutions, restaurants, cafes, and shopping, offering a vibrant and artistic lifestyle. With direct access to nine subway lines and the LIRR, commuting to Manhattan, JFK Airport, or Long Island is effortless. Nearby attractions include the Barclays Center, Fort Greene Park, and an array of artisanal boutiques and restaurants, making it one of the most desirable locations for both residents and businesses. This neighborhood is rapidly evolving into one of New York's most dynamic areas, with over 4,000 new apartments expected to bring high-end retail, green spaces, and world-class amenities, further enhancing its reputation as a vibrant, hip destination.





1. Barclays Center

Grocery Stores

- 2. Whole Foods
- 3. Trader Joes
- 4. Stop & Shop

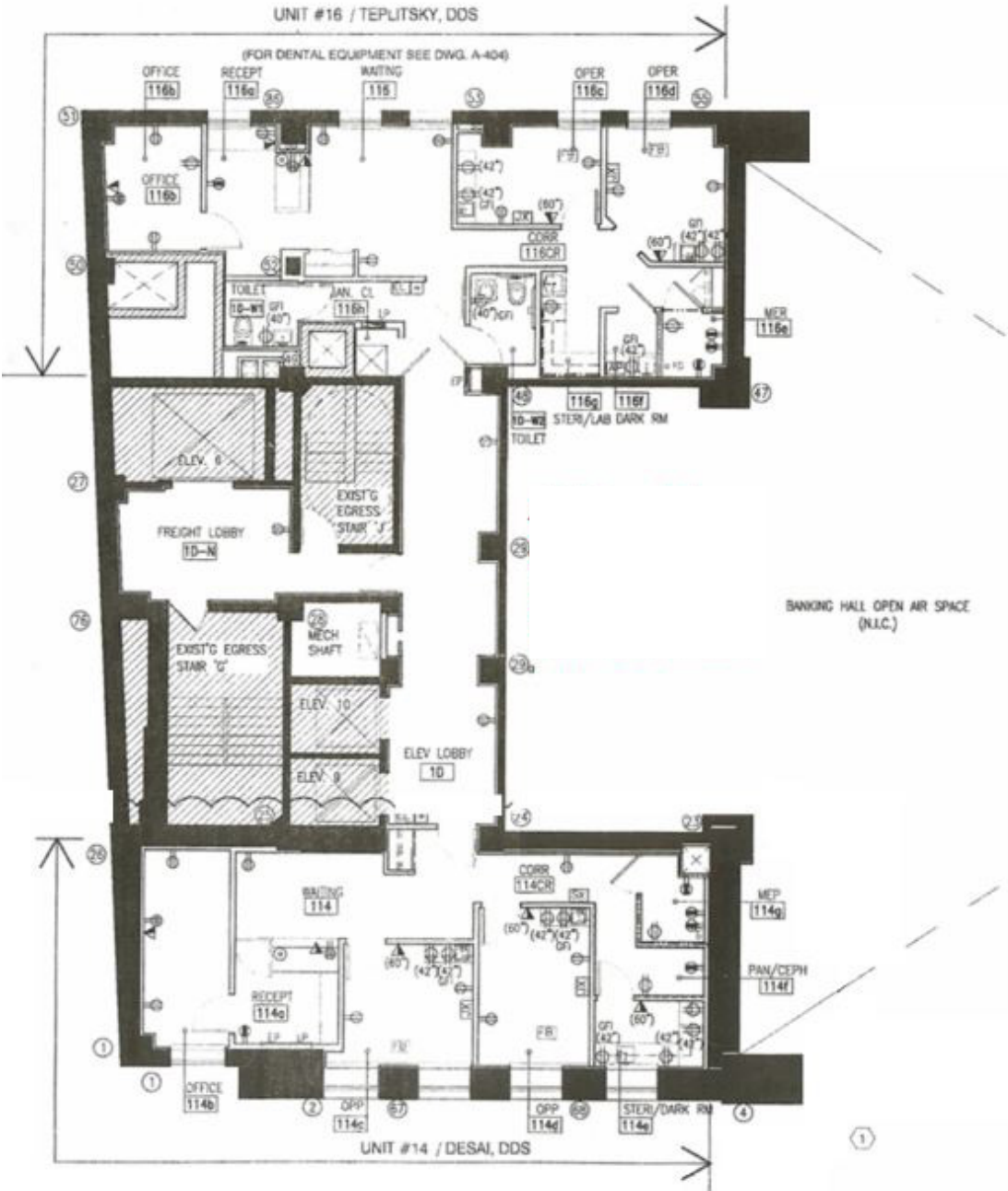
Retail

- 5. Apple
- 6. Target
- 7. Atlantic Center Mall

Fitness

- 8. Crunch Park Slop
- 9. Crunch Ft. Greene
- 10. Equinox

LISTING AGENTS



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