



825
39TH
STREET

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COMMERCIAL**



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REALTY SERVICES
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MEDICAL & HEALTH SERVICES
BRAND NEW CLASS & BUILDING
THE BRISTOL MOA

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825
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STREET

FOR SALE

\$13,000,000

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder’s fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@expreatly.net. The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner’s obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

EXECUTIVE SUMMARY

THE OPPORTUNITY

Imperial Tower at 825 39th Street presents a rare opportunity to acquire or lease space within a newly developed, Class A office condominium in the heart of Sunset Park, Brooklyn—one of New York City's fastest-growing and most dynamic commercial districts.

This modern 8-story mixed-use development spans approximately 47,470 square feet and is thoughtfully designed to accommodate a wide range of users, including medical practices, educational institutions, non-profit organizations, community facilities, and professional office users. Units range from approximately 629 to 24,395 square feet, offering exceptional flexibility for both owner-users and investors.

Strategically positioned within a thriving neighborhood of over 200,000 residents, the property benefits from strong population growth, ongoing multi-billion-dollar redevelopment, and increasing demand for commercial space. The location is surrounded by key economic drivers such as Industry City and the Brooklyn Army Terminal—major hubs for technology, manufacturing, and creative industries—further enhancing long-term value and tenant demand.

Imperial Tower offers outstanding accessibility, located just steps from multiple subway lines (D, N, R), with a direct commute to Downtown Manhattan in approximately 25 minutes, and convenient access to the BQE for regional connectivity.

The building features a full suite of modern amenities, including a professionally designed lobby, 24-hour security with smart intercom, high-speed elevators, energy-efficient systems, and abundant natural light through its full-glass façade. Additional highlights include 95 on-site parking spaces, multiple restrooms on each floor, and flexible layouts to support a variety of commercial uses.

With its prime Sunset Park location, institutional-quality construction, and versatile unit configurations, Imperial Tower represents a compelling opportunity for businesses seeking a long-term home, as well as investors looking to capitalize on Brooklyn's continued commercial growth.



825 39TH STREET

PROPERTY INFORMATION

ADDRESS:	825 39th Street Brooklyn NY
LOCATION:	Located on the North side of 39th Street between 8th Avenue and 9th Avenue
BLOCK/LOT	908/164
LOT DIMENSIONS:	50' x 105'
LOT SIZE:	5,250 Square Feet
STORY:	8
ABOVE GRADE GROSS SF:	24,395 Square Feet
BELOW GRADE GROSS SF:	23,075 Square Feet
TOTAL GROSS SF:	47,470 Square Feet
COMMERCIAL UNITS:	12
ZONING:	M1-2
MAX. FAR:	4.8
BUILDABLE:	25,200 Square Feet
ASSESSMENT(26/27):	\$3,824,280
RE TAX (26/27):	\$414,858
TAX CLASS:	4



BAO DY
LAW OFFICE
(718) 770-7474



825
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STREET

THE NEIGHBORHOOD

Welcome to Sunset Park — Brooklyn's Next Commercial Powerhouse!

Sunset Park is no longer just a neighborhood—it's one of New York City's most compelling growth stories.

Located along Brooklyn's western waterfront, Sunset Park has rapidly transformed into a diverse, high-density, and economically evolving hub, home to over 117,000 residents and counting.

A Dense, Growing, and Underserved Market

This is a neighborhood driven by real demand—not speculation.

- Population: ~120,000 residents
- Median household income: ~\$90,000+ and rising
- Strong middle-income base with growing purchasing power

Sunset Park is uniquely positioned with a high concentration of families, workers, and entrepreneurs, creating consistent demand for:

- Medical offices
- Community facilities
- Education & daycare services
- Professional office space

Translation for investors: built-in tenant demand across multiple sectors

One of NYC's Most Diverse and Dynamic Communities

Sunset Park is one of the most culturally vibrant neighborhoods in New York City:

- ~36-49% Hispanic
- ~25-31% Asian (rapidly growing Chinese business community)
- Strong immigrant base driving entrepreneurship

This diversity fuels:

- High small business formation
- Strong retail and service demand
- Constant foot traffic and economic activity

This is not a “seasonal” market—this is a 24/7 neighborhood economy

Major Economic Drivers: Industry City & Waterfront Redevelopment

Sunset Park is anchored by two of Brooklyn's most powerful economic engines:

Industry City + Brooklyn Army Terminal

- Over 10 million square feet of commercial space
- Hub for technology, media, manufacturing, and creative industries

These developments are:

- Attracting startups, creatives, and institutional tenants
- Driving job growth and daytime population
- Increasing long-term commercial demand

This is the same pattern seen in DUMBO, Williamsburg, and Long Island City—before massive appreciation

Exceptional Accessibility = Strong Tenant Retention

Sunset Park offers true logistical convenience:

- D, N, R subway lines nearby
- ~25 minutes to Downtown Manhattan
- Immediate access to BQE / I-278
- High reliance on public transit (~47% of commuters)

For tenants, this means:

- Easy workforce access
- Strong client reach
- Long-term operational efficiency

A True “Live-Work-Build” Ecosystem

Sunset Park is not just residential—it’s a complete ecosystem:

- Dense residential population
- Active retail corridors (8th Ave Chinatown & 5th Ave Latino corridor)
- Strong healthcare and education presence
- Growing office and mixed-use development

This creates organic demand for commercial space, especially:

- Medical & wellness
- Professional services
- Community and institutional uses

Why Investors and Users Are Paying Attention

Sunset Park sits at the intersection of:

Population growth

Infrastructure accessibility

Economic redevelopment

Cultural and business density

Yet compared to neighborhoods like:

- Williamsburg
- Downtown Brooklyn
- Long Island City

Pricing is still relatively accessible — but rising

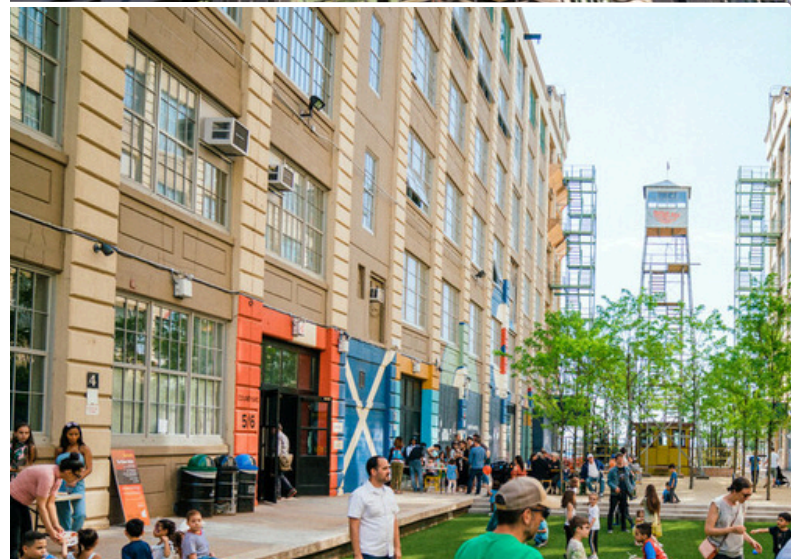
825 39th Street is not just a building—it’s a strategic foothold in one of Brooklyn’s fastest-growing commercial corridors.

With:

- **Strong demographic fundamentals**
- **Proven economic drivers**
- **Transit connectivity**
- **And increasing institutional attention**

This is where smart capital and smart businesses are moving next.

SUNSET PARK - BUSINESS



825
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STREET

FOR MORE INFORMATION
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