



**27 Smith Street -2nd Floor**  
Downtown Brooklyn







COMMERCIAL SPACE  
FULL FLOOR

**PROPERTY OVERVIEW**

Discover the potential of this 2,050 SF full-floor space in a boutique elevator building in Downtown Brooklyn. Currently an unfinished, open shell, this floor offers a blank canvas ready to be customized or built out to meet a tenant's specific vision. With large west-facing windows, and two private restrooms, the space provides a bright, adaptable environment ideal for creative, tech, or professional users seeking to design their own layout. Situated on a high-visibility block just two blocks from major subway lines, it combines accessibility with the freedom to create a truly bespoke workspace.

**Property Overview:**

- 2,050 SF full-floor office
- High-visibility corner location
- Open, flexible layout for custom buildout
- West-facing windows
- Two private restrooms
- Secure lobby and elevator access
- Steps from 2, 3, A, C & F subway lines
- Prime Downtown Brooklyn business district

<p>SQUARE FT.</p>  <p><b>2,050<sup>SF</sup></b></p>	<p>ZONING</p>  <p><b>C5-4</b></p>
<p>PRICE PER SQ FT</p>  <p><b>\$42/SF</b> (open raw space/SF)</p>	<p>YEAR BUILT</p>  <p><b>1940</b></p>
<p>BUILDING CLASS</p>  <p><b>O5</b></p>	<p>BLOCK AND LOT</p>  <p><b>155-3</b></p>

MONTHLY  
RENT

**\$7,175.00**

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### Property Description

Spacious 2,050 Rentable SF Office in Downtown Brooklyn

High-Visibility | Full Floor | Turnkey Space

Discover the ideal workspace in a boutique elevator building located in the heart of Downtown Brooklyn. This full-floor office spans 2,050 square feet and features an open, flexible layout – perfect for a custom buildout. The recently renovated space offers soaring ceilings, abundant natural light from large west-facing windows, and two private restrooms for convenience.



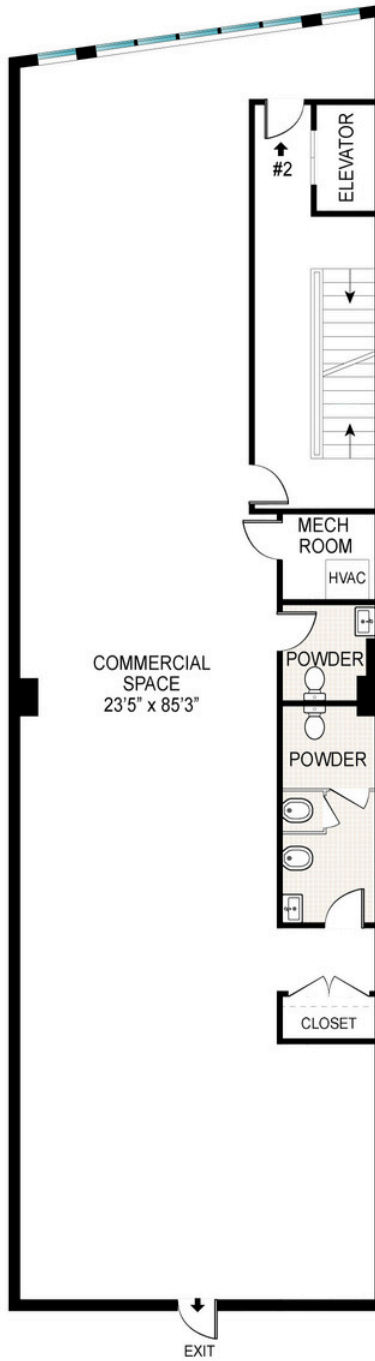
Positioned on a high-visibility corner just two blocks from the 2, 3, A, C, and F trains – with a bus stop right out front – the location provides unmatched accessibility. The secure lobby and elevator access create a professional environment suitable for a variety of businesses, including tech, media, legal, finance, medical, health, wellness, and creative industries.

This 2,050 SF full-floor office combines visibility, convenience, and functionality in one of Brooklyn's most dynamic business districts. Work where opportunity meets accessibility – in the center of Downtown Brooklyn.

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**SECOND FLOOR**  
CEILING HEIGHT: 7'5"-8'2"

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