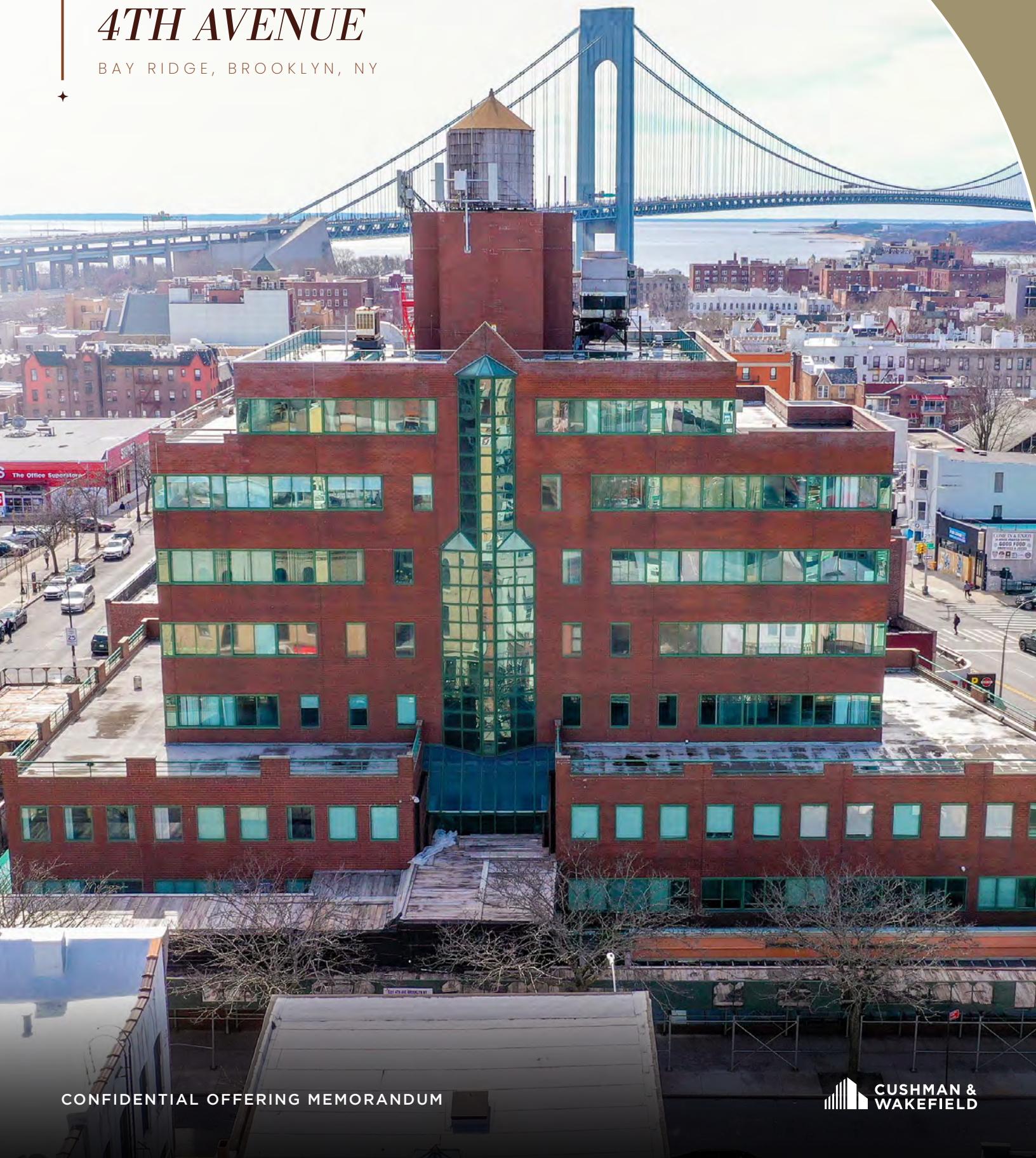


9201  
4TH AVENUE

BAY RIDGE, BROOKLYN, NY



CONFIDENTIAL OFFERING MEMORANDUM

 CUSHMAN &  
WAKEFIELD



## ◆ PROPERTY OVERVIEW

### Property Information

Address:	9201 4th Avenue, Brooklyn, NY 11209	
Submarket:	Bay Ridge	
Block & Lot:	6108-22	
Lot Dimensions:	105.25' x 192.25'	Irregular
Lot SF:	18,008	SF (approx.)

### Building Information

Property Type:	Office/Retail	
Building Dimensions:	85' x 152'	Irregular (approx.)
Stories:	8	
Below Grade 2:	18,008	100 Parking Spots
Below Grade 1:	18,008	100 Parking Spots
Total Below Grade SF:	36,016	
Plaza Level:	11,450	Retail
1st Floor:	11,450	Retail
2nd Floor:	11,450	Retail
3rd Floor:	6,540	Retail
4th Floor:	6,540	Office
5th Floor:	6,540	Office
6th Floor:	6,540	Office
7th Floor:	4,580	Office
Total Above Grade SF:	65,090	SF (approx.)
Total Square Footage:	101,106	
Ceiling Heights:	9 - 11 ft (slab to slab)	

### Zoning Information

Zoning:	C8-2, BR
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### NOPV (25/26)

Total Assessment:	\$4,938,300
Annual Property Tax:	\$531,460
Tax Class:	4
Tax Rate:	10.762%

\*Property Tax Rate for Tax Year 2025

## ◆ EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present on an exclusive basis 9201 4th Avenue, located in the Bay Ridge neighborhood of Brooklyn. 9201 4th Avenue is a 8-story steel-frame building that sits on an expansive 18,008 SF block-through lot with frontage on 4th Avenue, 5th Avenue, and 92nd Street. The building is undergoing a comprehensive redevelopment which will transform the existing structure into a state-of-the-art, 148,000+ SF Class A mixed-use facility.

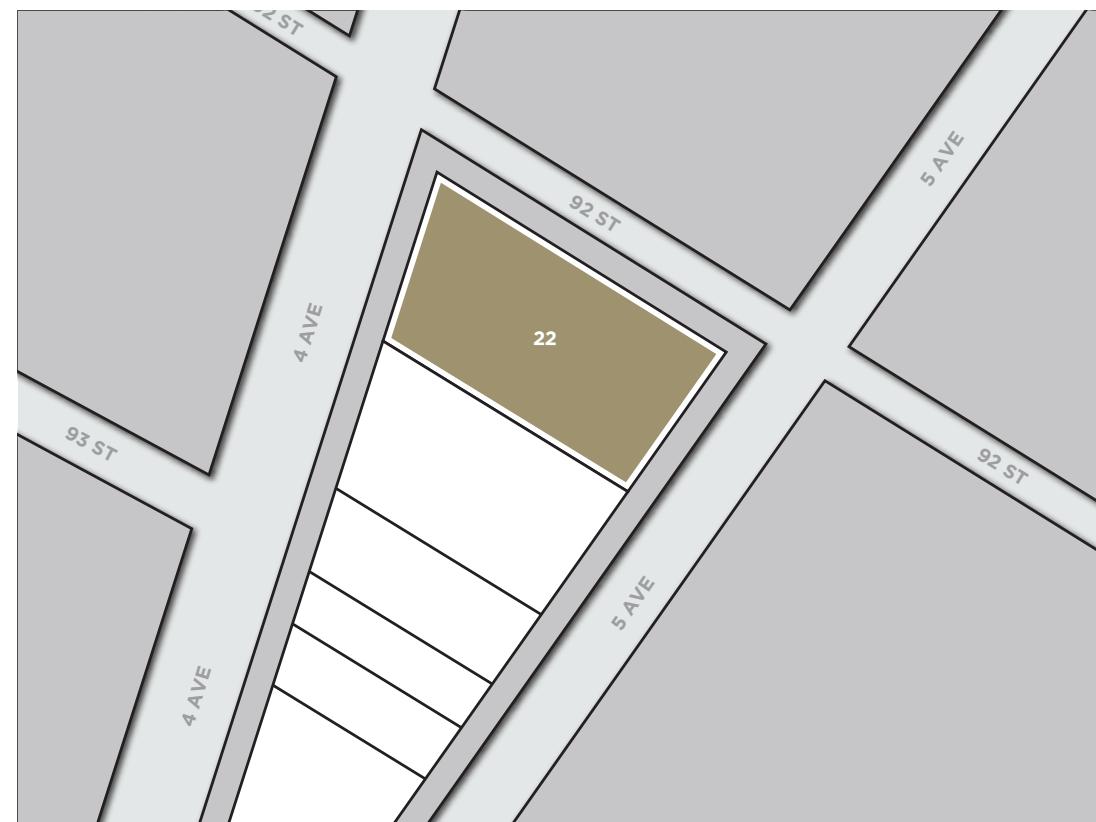
Upon redevelopment completion, 9201 4th Avenue will offer three fully autonomous uses, each with dedicated entrances, lobbies, elevators, and infrastructure:

1. Parking Garage (Cellars 1 & 2): A 36,000 SF subterranean parking facility accommodating up to 200 vehicles.
2. Retail Space (Plaza Level, Floors 1-2): Approximately 48,000 SF of high-visibility, ground-level retail with corner exposure, ideal for flagship tenants.
3. Institutional / Medical / School Use (Floors 3-7): A newly reconfigured 64,000 SF of Class A office or institutional space, ideal for medical groups, educational institutions, or nonprofits.

9201 4th Avenue is an exceptional opportunity with long-term upside in a high-demand market, owner-users in healthcare, education or retail and retailers in search of large-format space with strong foot traffic and regional visibility.

For more information, please contact Cushman & Wakefield.

## ◆ PROPERTY TAX MAP



## ◆ NEIGHBORHOOD OVERVIEW

Bay Ridge is a well-established and highly desirable neighborhood located in the southwest corner of Brooklyn. Overlooking the New York Harbor and framed by the Verrazzano-Narrows Bridge, Bay Ridge offers a unique combination of waterfront charm, strong demographics, and commercial vitality, making it a premier destination for both residents and investors.

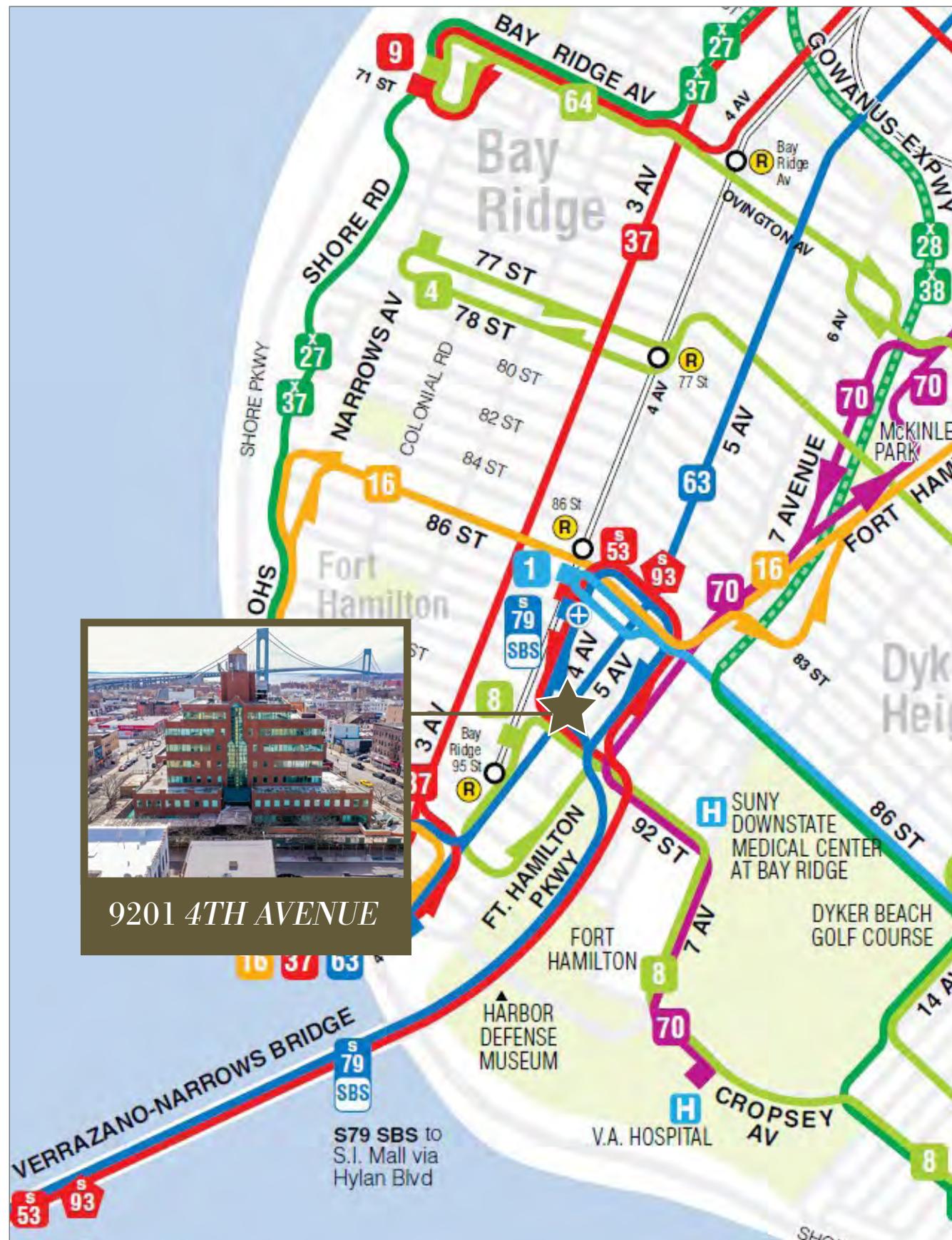
The subject property is situated near 86th Street, one of Brooklyn's most prominent retail corridors. This area serves as a major shopping destination, home to top-tier national tenants such as Banana Republic, Sephora, Snipes, Aldo, and Victoria's Secret.

Bay Ridge boasts a median household income significantly above the Brooklyn average, supported by a stable population of longtime residents, young professionals, and families. The area's economic resilience and community character create a solid foundation for both retail and residential investment.

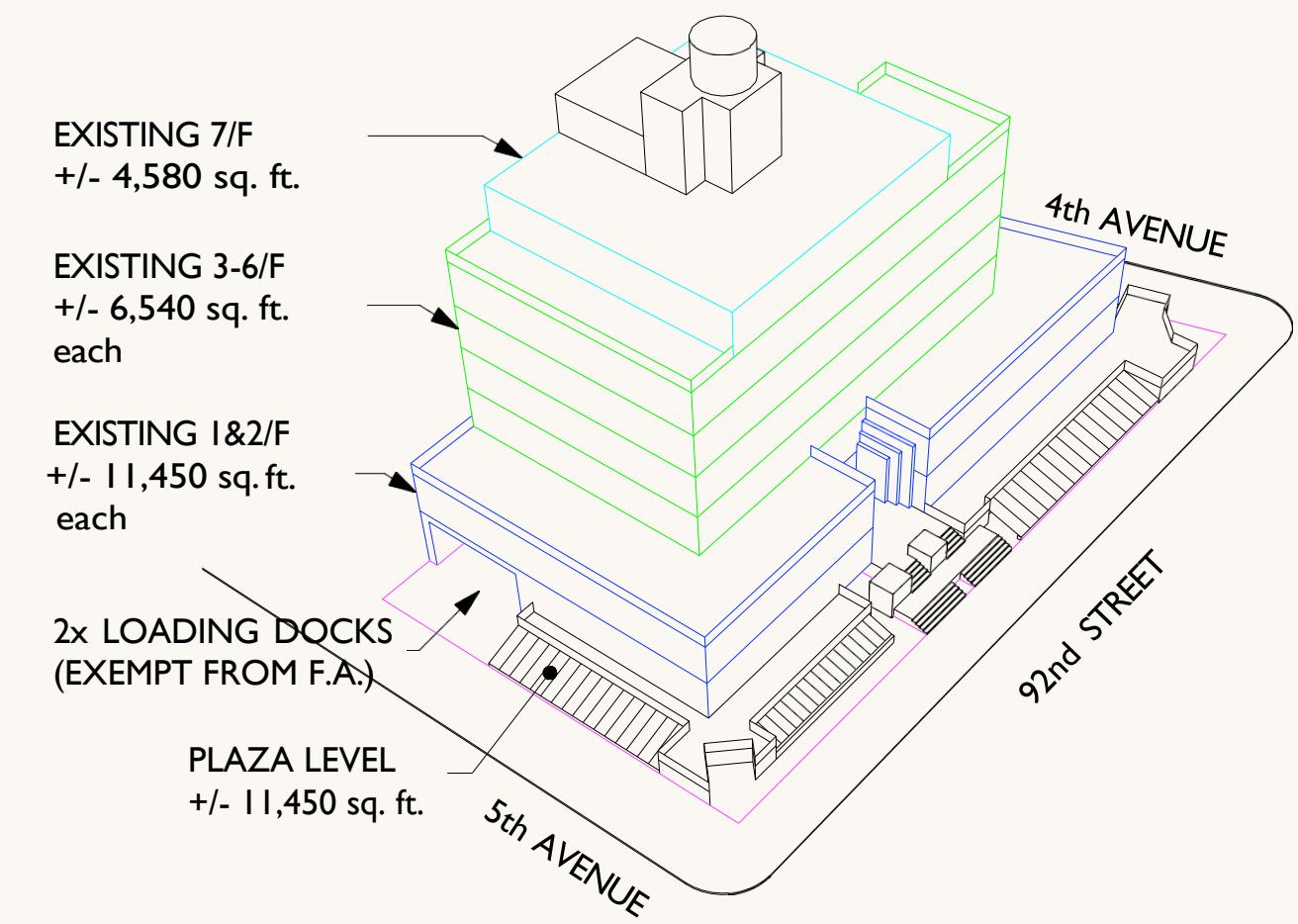
Bay Ridge offers comprehensive public transportation access, ensuring easy connectivity across the boroughs. The R train at 92nd Street Station provides direct service to Downtown Brooklyn and Manhattan.



◆ TRANSPORTATION MAP

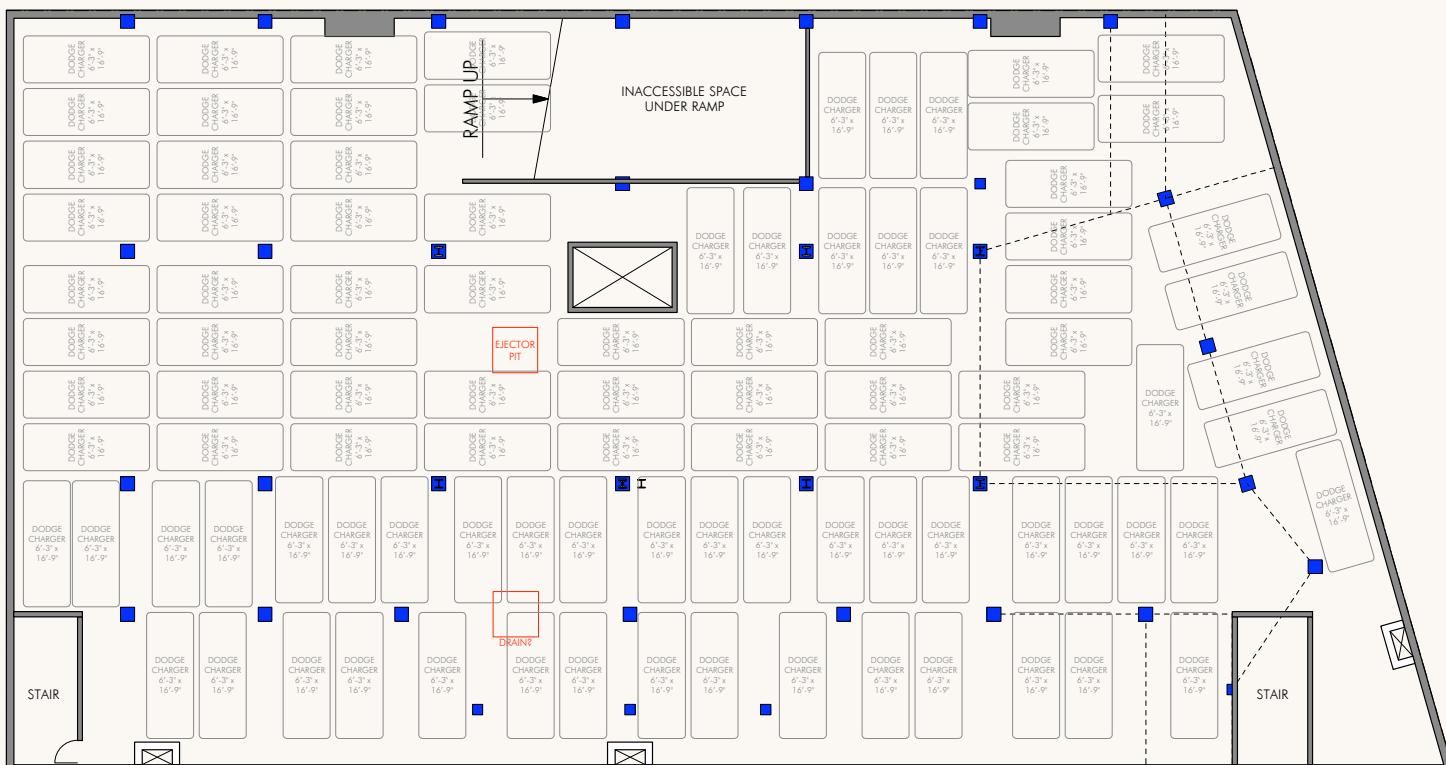


EXISTING BUILDING - PERSPECTIVE FROM NORTH-EAST

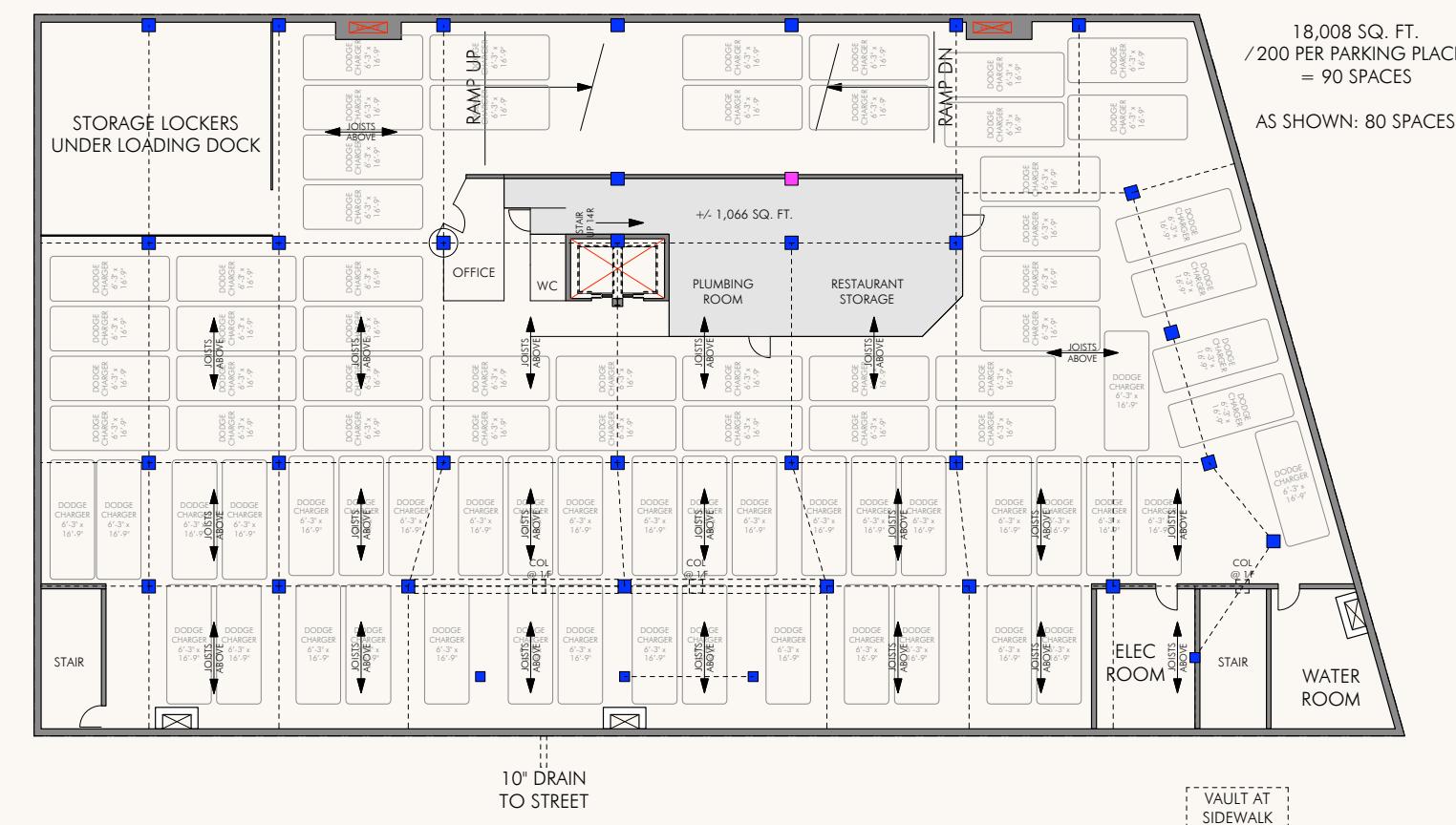


## FLOOR PLANS -PARKING 2

## FLOOR PLANS - PARKING 1



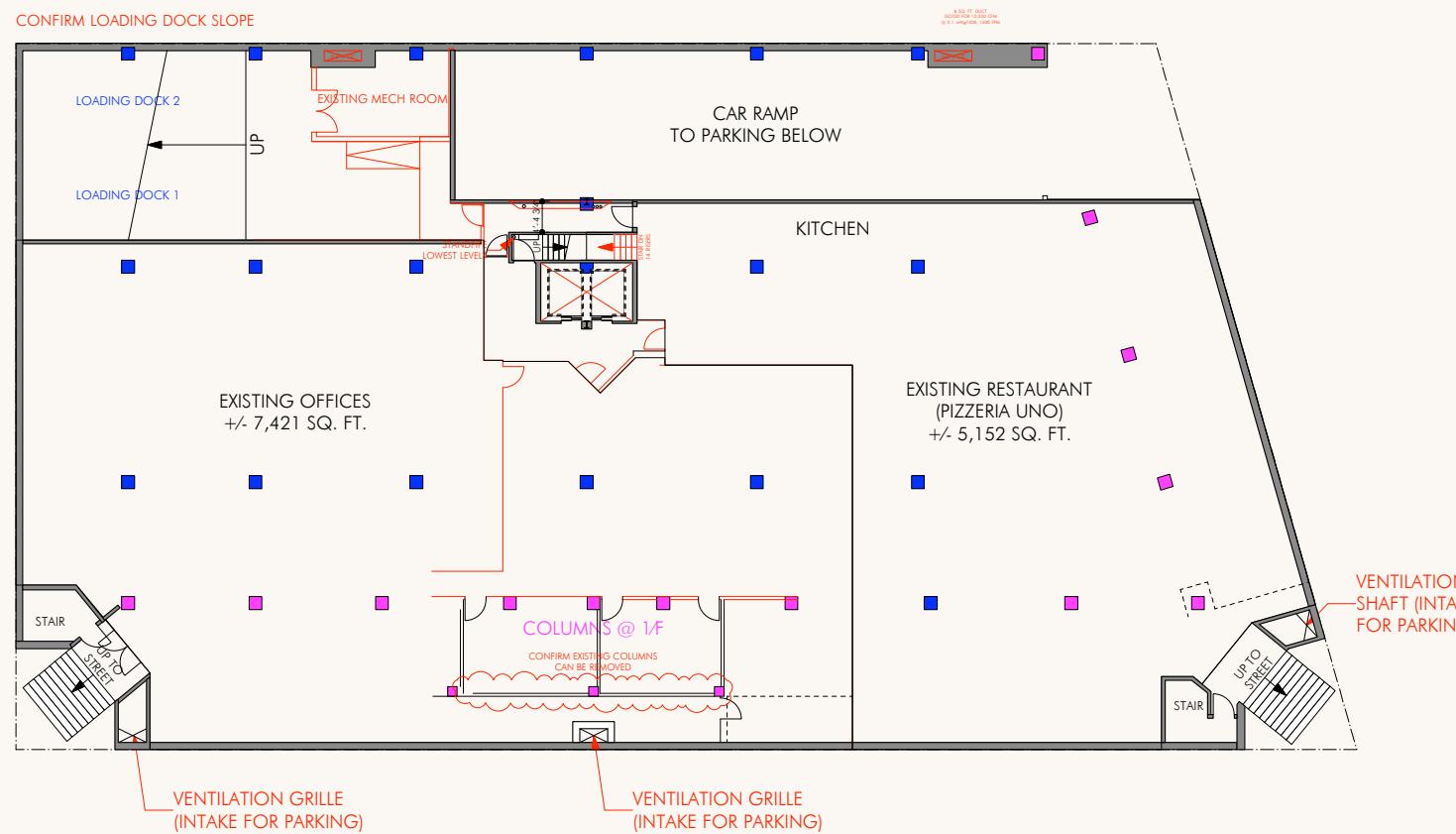
98 PARKING SPACES SHOWN



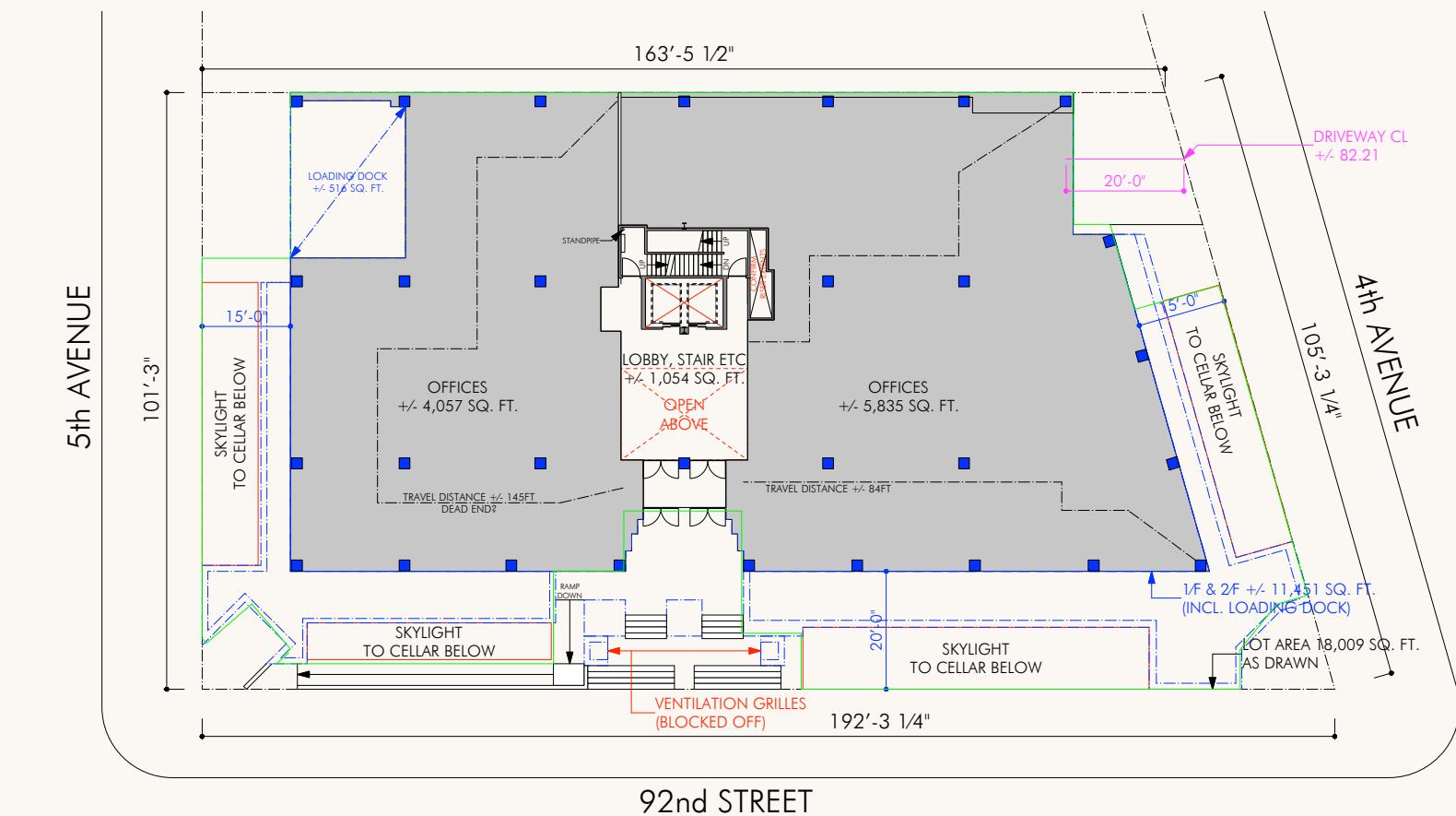
10" DRAIN  
TO STREET

# ◆ 9201 4TH AVENUE

## FLOOR PLANS - PLAZA LEVEL

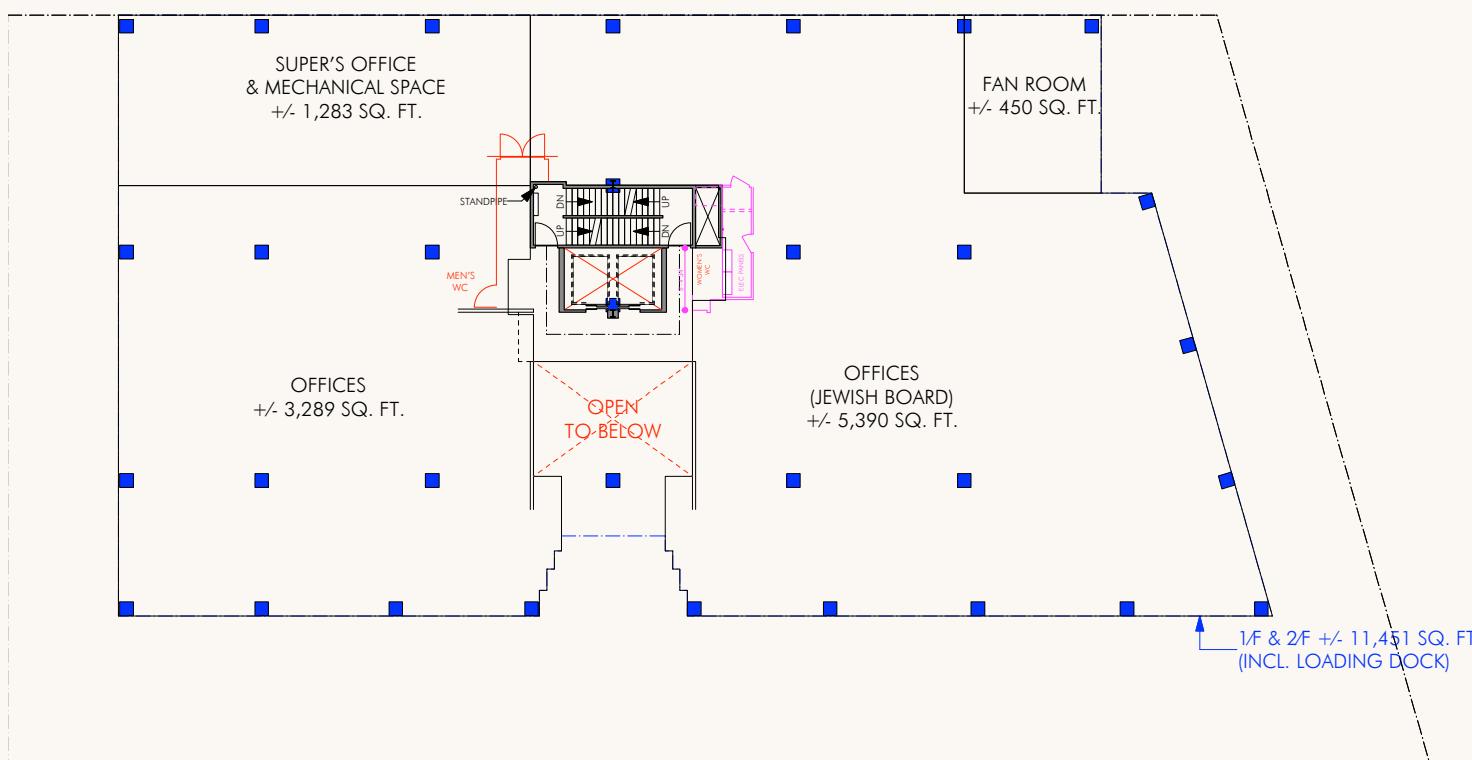


## FLOOR PLANS - FIRST FLOOR

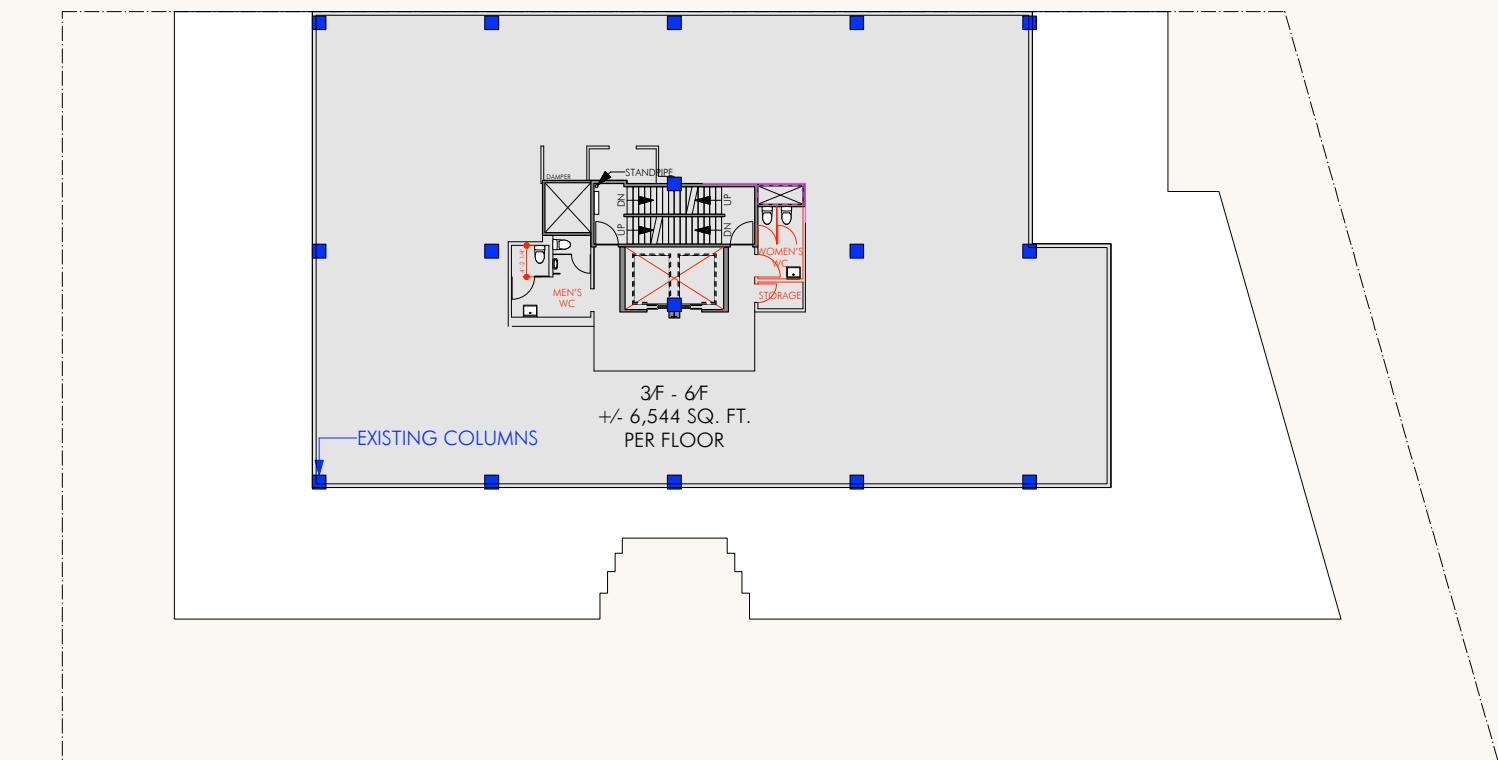


# ◆ 9201 4TH AVENUE

## FLOOR PLANS - SECOND FLOOR



## FLOOR PLANS - THIRD - SIXTH FLOOR



## FLOOR PLANS - SEVENTH FLOOR

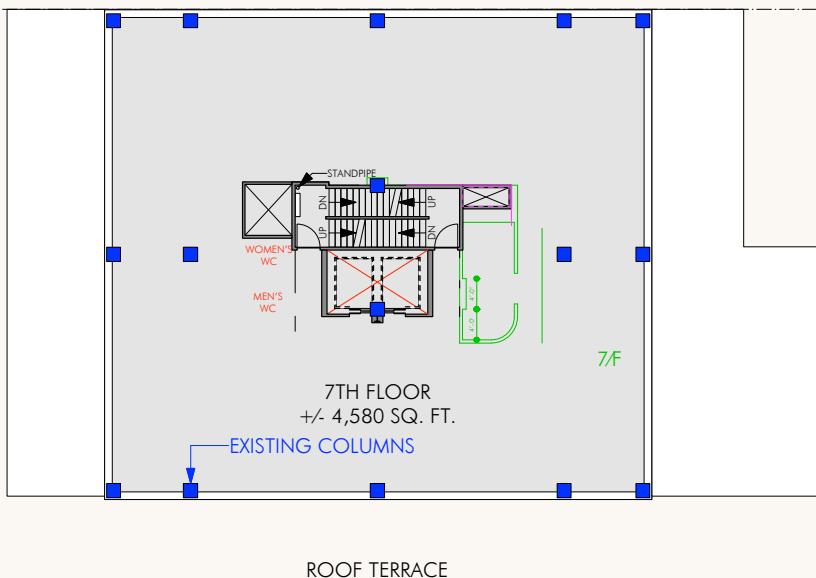
Page 1 of 2

*Certificate of Occupancy*

CO Number: 3P0007650F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Brooklyn Address: 9201 4th AVENUE Building Identification Number (BIN): 3155318	Block Number: 6108 Lot Number(s): 22 Building Type: Altered	Certificate Type: Final Effective Date: 08/09/2006
<b>For zoning lot metes &amp; bounds, please see BISWeb.</b>			
B.	Construction classification: 1C Building Occupancy Group classification: E,C,B-2 Multiple Dwelling Law Classification: NONE	Number of stories: 8 Height in feet: 83 Number of dwelling units: 0	
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system.		
D.	Type and number of open spaces: Parking spaces (89), Parking (35087 square feet)		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



Borough Commissioner

Commissioner

# ◆ CERTIFICATE OF OCCUPANCY



## *Certificate of Occupancy*

Page 2 of 2

CO Number: 3P0007650F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL	55	OG	8	B-2	89 ATTENDED PARKING SPACES PARKING LEVEL 2		
CEL	55	50	8	B-2	89 ATTENDED PARKING SPACES PARKING LEVEL 1		
CEL	119	100	6	C-E	MERCANTILE,OFFICES EATING AND DRINKING ESTABLISHMENT		
CEL	180		6	F-4	EATING AND DRINKING ESTABLISHMENT		
MZ1	30	75	4	E	MEDICAL,OFFICES,MECHANICAL METER ROOMS		
001	40	100	4	E	MEDICAL OFFICES,OFFICE,NON PROFIT INSTITUTION WITHOUT SLEEPING ACCOMODATION		
002	63	50	4	E	OFFICES NON-NON PROFIT INSTITUTION WITHOUT SLEEPING ACCOMODATION		
004	63	50	4	E	OFFICES NON-NON PROFIT INSTITUTION WITHOUT SLEEPING ACCOMODATION		
005	63	50	4	E	OFFICES NON-NON PROFIT INSTITUTION WITHOUT SLEEPING ACCOMODATION		
006	63	50	4	E	OFFICES NON-NON PROFIT INSTITUTION WITHOUT SLEEPING ACCOMODATION AS PER ZR:22-14 NON-PROFIT INSTITUTION WITHOUT SLEEPING ACCOMODATION SHALL NOT HAVE MORE THAN (50) PERSONS EMPLOYED IN CENTRAL OFFICE FUNCTIONS,AND THE FLOOR AREA USED FOR CENTRAL OFFICE PURPOSES SHALL NOT EXCEED 25,000 S.F.		
END OF SECTION							

Borough Commissioner

Commissioner

B Form 54 (Revised 03/05)

END OF DOCUMENT

3P0007650/000 8/9/2006 11:45:16 AM



