

437 88TH STREET

BAY RIDGE, BROOKLYN, NY 11209



32,506 SF AVAILABLE FOR LEASE




CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Cushman & Wakefield has been retained on an exclusive basis to arrange the lease of 437 88th Street located in Bay Ridge, Brooklyn. The property is on 88th Street between 4th and 5th Avenue, just two blocks from the 86th Street retail corridor. The new construction Class A office building was completed in 2023. The 3rd and 4th floors are available in addition to the 5th floor penthouse with landscaped rooftop terrace.

Key Building Features:

- High ceilings with floor-to-ceiling windows
- Multi-zoned tenant controlled HVAC
- Two elevator bays
- Landscaped rooftop terrace and multiple outdoor terraces on the 3rd & 5th floors
- Adjacent to a 300-car public parking garage
- Near the 86th Street subway station serviced by the  train

All inquiries should be directed to Cushman & Wakefield.

PROPERTY INFORMATION

Property Information			
Address:	437 88th St, Brooklyn, NY 11209		
Submarket:	Bay Ridge		
Block & Lot:	6050-45		
Lot Dimensions:	100' x 125.67'		
Lot SF:	12,500	SF (APPROX.)	
Building Information			
Property Type:	Office with Commercial		
Building Dimensions:	100' x 125'		
Stories:	5		
Building GSF:	48,082	SF (approx.)	
Zoning:	C8-2, BR		
Space Availability			
1st Floor:	Leased - NYU Langone	8,670	SF
2nd Floor:	Leased - NYU Langone	10,080	SF
3rd Floor:	Available	9,787	SF
4th Floor:	Available	9,787	SF
5th Floor:	Available	7,932	SF
Rooftop:	Available - Included w 5th Fl	5,000	SF
		32,506	Total Available For Lease



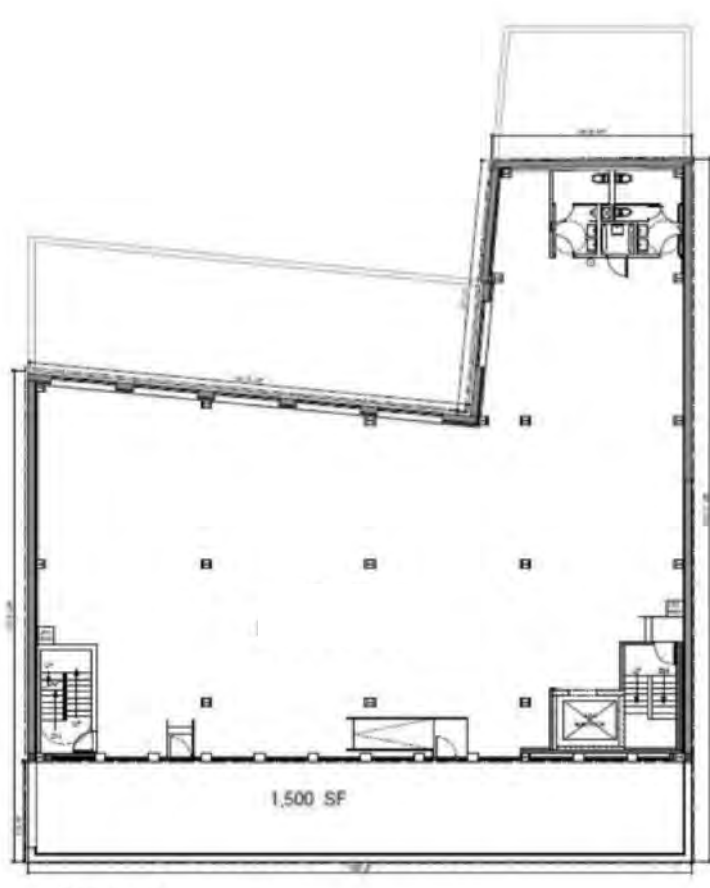
FLOOR PLANS - PRICE AVAILABLE UPON REQUEST



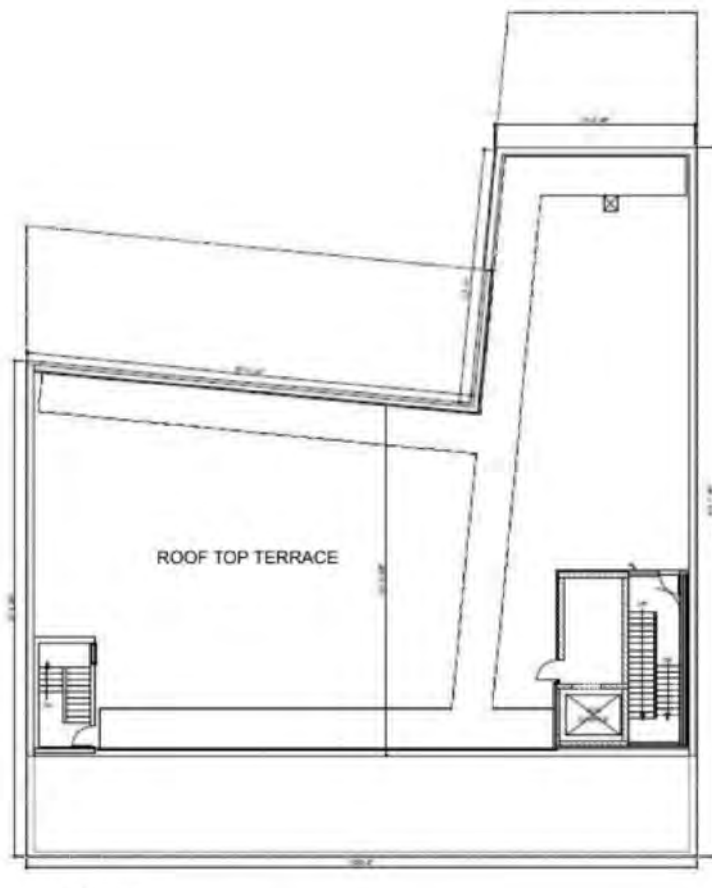
3rd Floor
9,787 SF
+ 1,790 SF of Terrace Space



4th Floor
9,787 SF



5th Floor
7,932 SF
+ 1,500 SF of Terrace Space



Rooftop
5,000 SF



FACADE



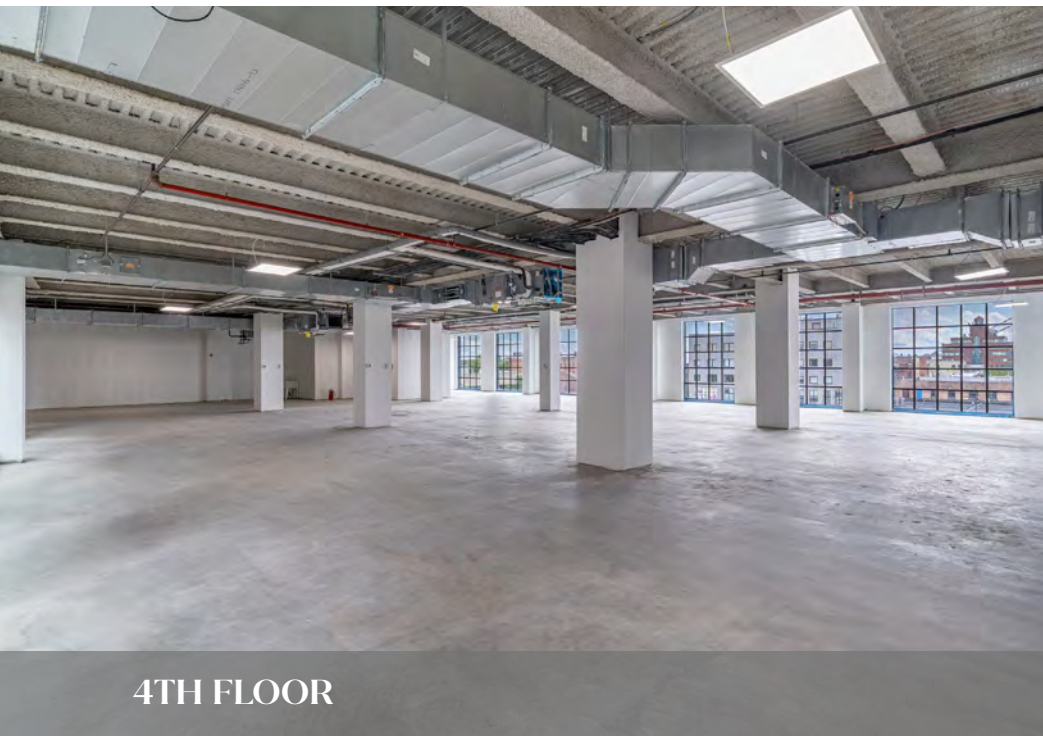
LOBBY



3RD FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR



5TH FLOOR TERRACE



ROOFTOP

CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

CO Number:3153761-0000002

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: 437 88 STREET

Building Identification

Number(BIN): 3153761

Block Number: 6050

Lot Number(s): 45

Additional Lot Number(s):

Application Type: A1 - ALTERATION TYPE 1

Full Building Certificate Type:

Temporary

Date Issued: 12/03/2024

This building is subject to this Building Code: Prior to 1968

This Certificate of Occupancy is associated with job# 321615365-01

B.

Construction Classification: II-A: HEAVY TIMBER

Building Occupancy Group classification: B - BUSINESS

Multiple Dwelling Law Classification: Not Available

No.of stories: 5

Height in feet: 70

No.of dwelling units: Not Available

C

Fire Protection Equipment: Sprinkler System

D

Parking Spaces and Loading Berths:

Open Parking Spaces: 0

Enclosed Parking Spaces: 0

Total Loading Berths: Not available

E.

This Certificate is issued with the following legal limitations:

Restrictive Declaration: None

Zoning Exhibit: 2018000040137, 2018000040138

BSA Calendar Number(s): None

CPC Calendar Number(s): None

Borough Comments: Amend PW1 section 18 to mark YES for FA.

Use Groups (UG) indicated by numerals 1 through 18 reflect Zoning Resolution Use Group Designations since 1961 but prior to June 6, 2024. UG in Roman numerals I-X reflect Zoning Resolution Use Group Designations on or after June 6, 2024, the effective date of the Zoning Text Amendment.

Borough Commissioner

Commissioner

10 Cushman & Wakefield

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	B	5	OG	6		321615365	Temporary	03/03/2025
Description of Use:	Business and Service MECHANICAL ROOM_FOR ELEVATOR, ELECTRICAL. GAS ,BICYCLE STORAGE ...ETC.					Exceptions:		
Cellar	B	72	OG	4B		321615365	Temporary	03/03/2025
Description of Use:	Business and Service COMMUNITY FACILITY OFFICES					Exceptions:		
Floor 1	B	N/A	75	6B		321615365	Temporary	03/03/2025
Description of Use:	Business and Service LOBBY COMMERCIAL					Exceptions:		
Floor 1	B	N/A	75	4A		321615365	Temporary	03/03/2025
Description of Use:	Business and Service COMMUNITY FACILITY LOBBY					Exceptions:		
Floor 1	B	26	75	6		321615365	Temporary	03/03/2025
Description of Use:	Business and Service RETAIL STORE					Exceptions:		
Floor 2	B	90	75	4A		321615365	Temporary	03/03/2025
Description of Use:	Business and Service COMMUNITY FACILITY OFFICES					Exceptions:		
Floor 3	B	71	75	4A		321615365	Temporary	03/03/2025
Description of Use:	Business and Service COMMUNITY FACILITY OFFICES					Exceptions:		
Floor 4	B	58	75	6B,6		321615365	Temporary	03/03/2025
Description of Use:	Business and Service COMMERCIAL OFFICES					Exceptions:		
Floor 5	B	60	75	6B		321615365	Temporary	03/03/2025
Description of Use:	Business and Service COMMERCIAL OFFICES					Exceptions:		
Roof	B	N/A	100	6		321615365	Temporary	03/03/2025
Description of Use:	Business and Service MECHANICAL EQUIPMENT, ELEVATOR & STAIR BULKHEAD					Exceptions:		

CofO Comments: TOTAL 5 STORY+C,ZONING EXHIBIT I AND III, CRFN# 2018000040138 AND 2018000040137

Borough Commissioner

Commissioner

437 88th Street 11



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