



# FOR LEASE

## 437 88TH STREET

BROOKLYN, NY 11209

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## OFFERING SUMMARY

Lease Rate:	\$50.00-55.00 SF
Building Size:	48,082 SF
Available SF:	19,574 RSF
1st floor:	LEASED
2nd floor:	LEASED
3rd floor 9,787 RSF:	\$50.00 SF
4th floor 9,787 RSF:	\$50.00 SF
Penthouse 7,932 RSF:	\$98.00 SF
Rooftop 5,000 RSF:	Incl. w. P/H

## PROPERTY OVERVIEW

SVN CPEX Real Estate has been exclusively hired to LEASE 437 88th Street in Bay Ridge, Brooklyn, NY 11209. This newly built CLASS A office building was designed by Edward I. Mills, a renowned architect, and was built by local real estate owner and developer Tim Ziss of Allied Properties.

This CLASS A building features high ceilings with floor to ceiling windows, multi-zoned tenant-controlled HVAC, two lobbies and two elevator bays. This magnificent building also offers a 5th floor penthouse, a landscaped roof and multiple terraces on the 3rd & 5th floors.

The Bay Ridge area offers a full array of shopping and dining opportunities. Its nearby waterfront location, vibrant streets, and rich history make it a desirable place to work in.

# Property Information

Lease Rate

**\$50.00-\$55.00 SF/YR**

## LOCATION INFORMATION

Building Name

88

Street Address

437 88th Street

City, State, Zip

Brooklyn, NY 11209

County

Kings

Sub-market

Bay Ridge

Cross-Streets

4th Ave & 5th Avenues

## BUILDING INFORMATION

Building Size

48,082 SF

## PROPERTY INFORMATION

Property Type

Office

Property Subtype

Office Building

Zoning

C8-2

Lot Size

12,500 SF

APN #

6050-45



# Location Description



## LOCATION DESCRIPTION

Property is located in the heart of Bay Ridge and readily accessible by car to the Belt Parkway, Gowanus Expressway, and the Verrazzano Bridge.

Conveniently located just two blocks from the R subway station at 86th Street & 4th Avenue.

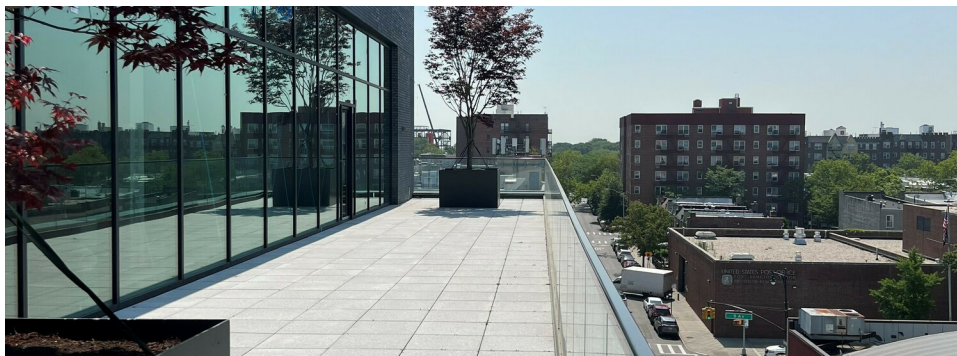
Additionally, B1, B8, B16, B63, and B70 bus lines service the area.

Parking is available at the adjacent parking lot which features 300 parking spaces.

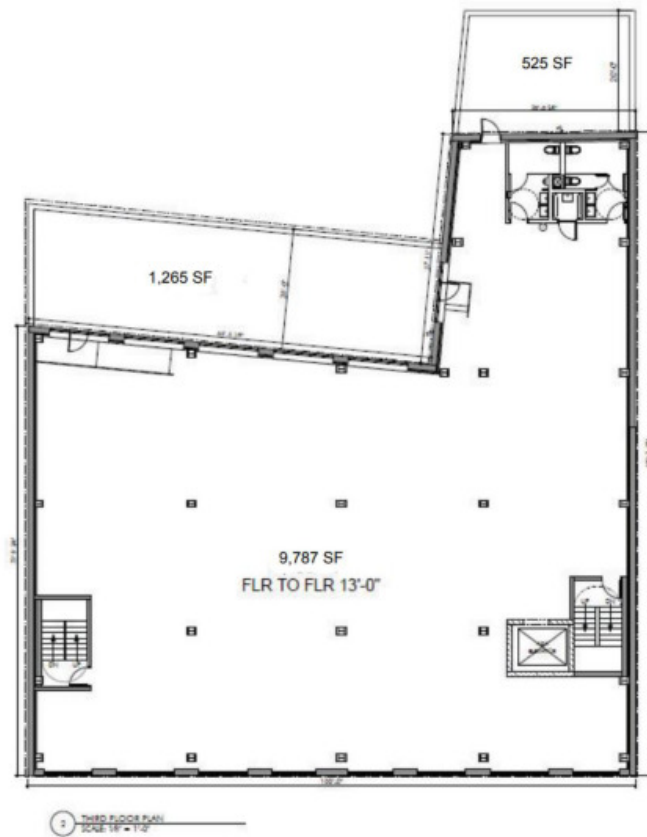


## LOCATION DETAILS

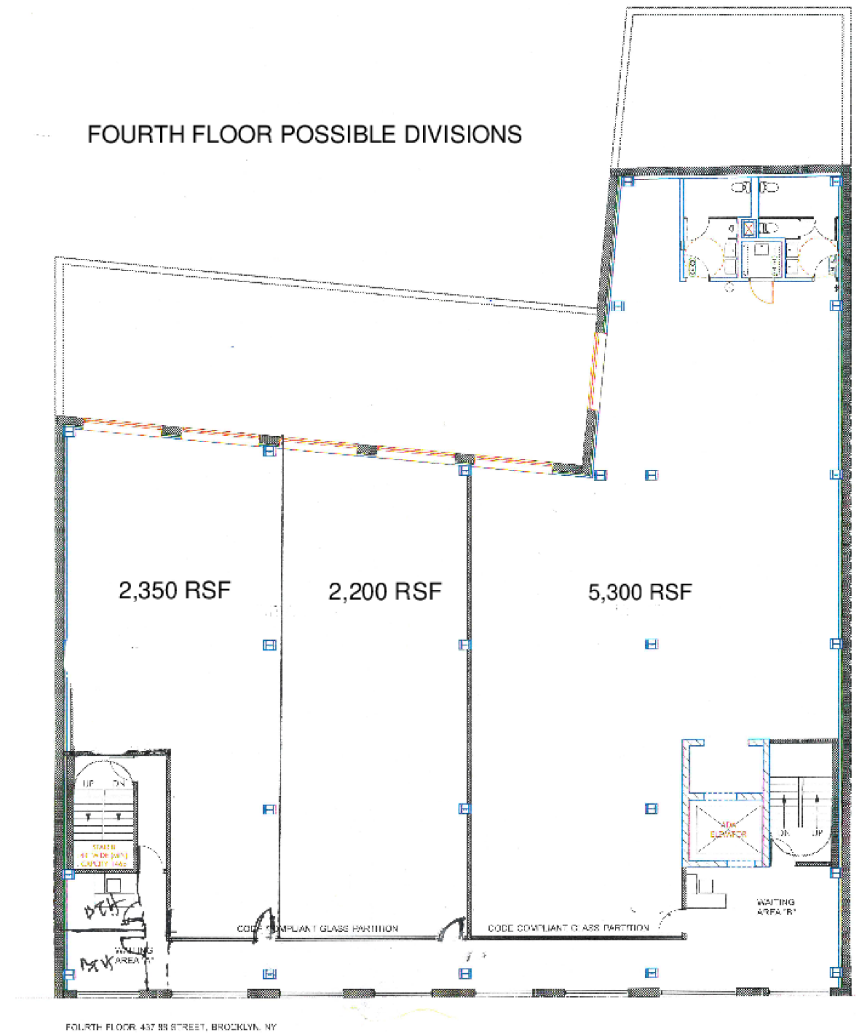
Sub Market	Bay Ridge
County	Kings
Cross Streets	4th Ave & 5th Avenues



# 3rd And 4th Floor Floorplans

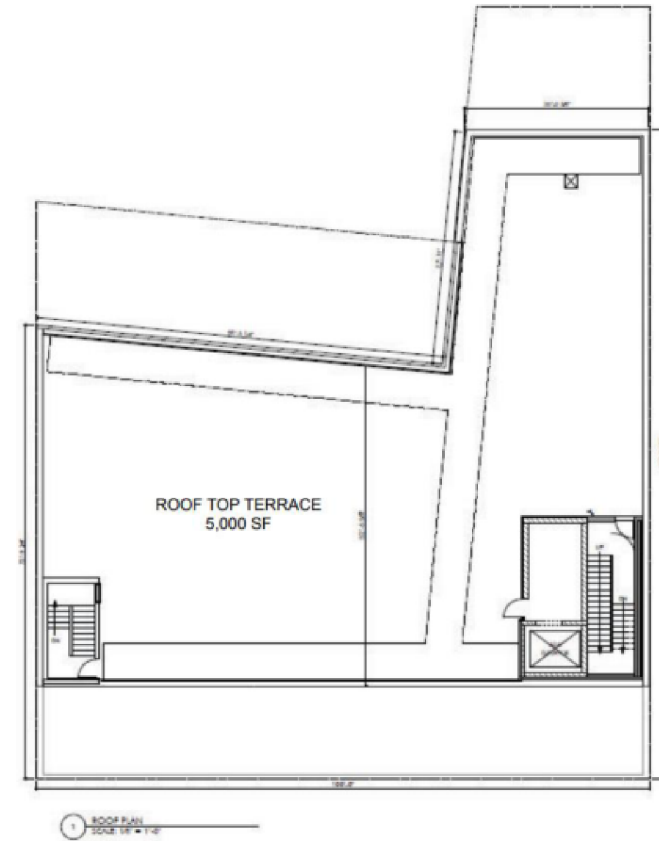
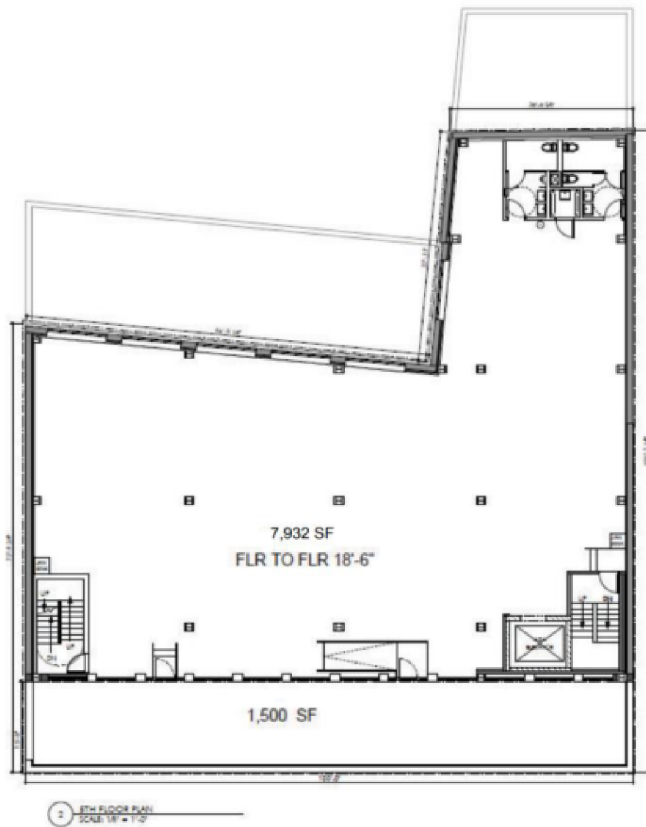


3rd fl. Floorplan



4th fl. Floorplan Possible Divisions

# 5th Floor Penthouse & Roof Top Terrace Floorplan



# Demographics Map & Report

	0.25 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	8,415	29,911	80,844
Average Age	36.2	37.1	39.0
Average Age (Male)	35.5	36.7	37.6
Average Age (Female)	36.0	37.4	40.4
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	3,753	12,949	33,552
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$67,260	\$72,700	\$74,640
Average House Value	\$480,985	\$550,599	\$604,495

\* Demographic data derived from 2020 ACS - US Census

