

604

604 PACIFIC STREET
DOWNTOWN BROOKLYN

3RD FLOOR & PRIVATE ROOFTOP
FOR LEASE

Platinum
PROPERTIES

604 PACIFIC STREET

DOWNTOWN BROOKLYN

Entire Third Floor and Private Rooftop for Lease

Prime Location: Situated at 604 Pacific Street in Downtown Brooklyn, directly across from Barclays Center, offering easy access to transportation and dining options.

Generous Top-Floor Office: 6,235 square feet with 20-foot ceilings over half the area, featuring excellent natural light and sleek, contemporary finishes.

Private Roof Deck: A 2,000-square-foot deck perfect for outdoor gatherings and stunning city views, providing an ideal space for corporate events or casual meetings.

Interior Square Feet 6,235

Exterior Square Feet 2,000 (Private Rooftop)

Ceiling Heights 12 to 20 Feet

Term Negotiable

Possession Q1 2025

Nearby Transportation

Atlantic Ave-Barclays Center



Fulton Street



Atlantic Terminal



Lafayette Ave



Commuting

17 Minute Commute to FiDi



25 Minute Commute to Midtown





RENDERING



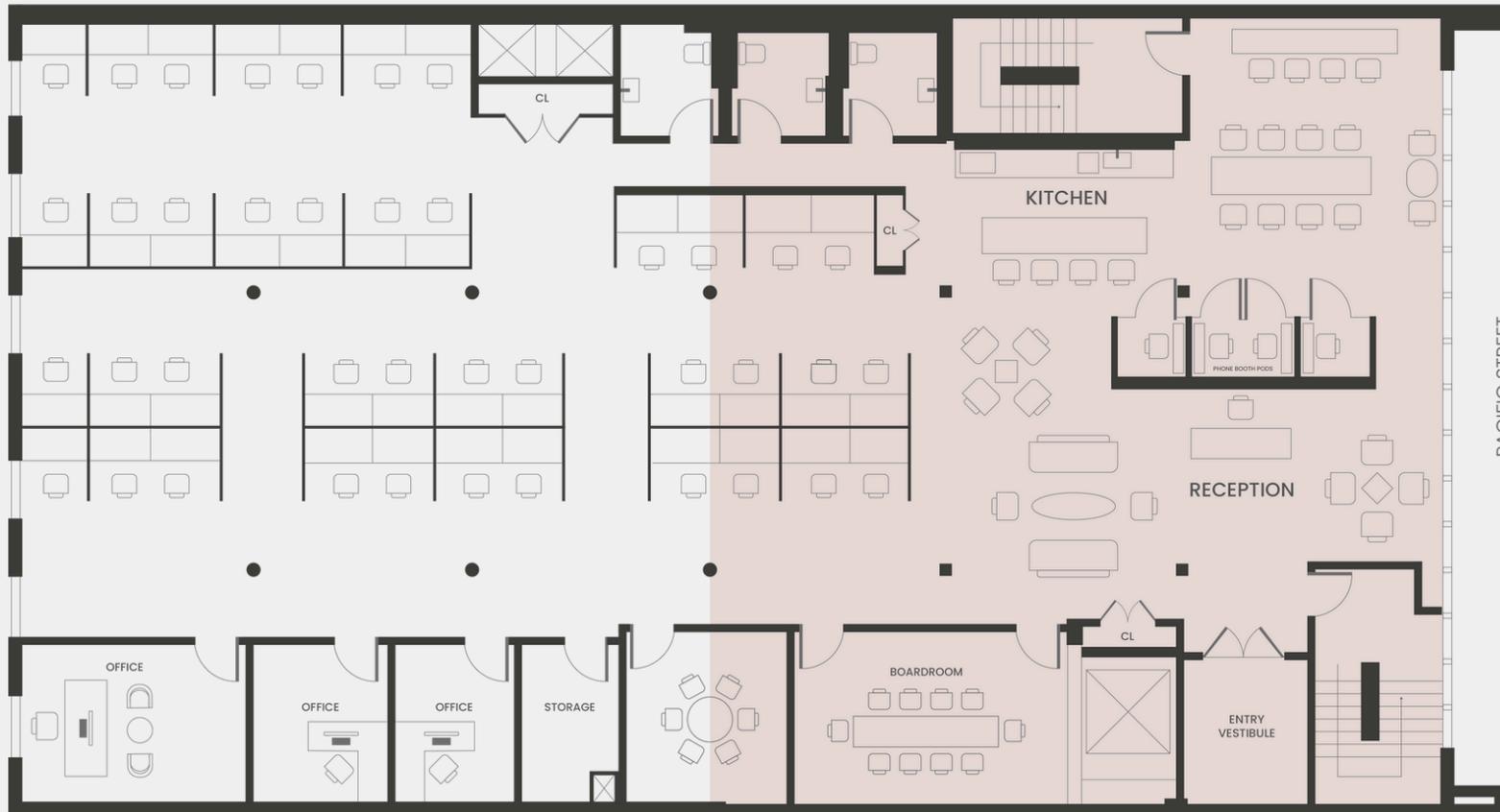
RENDERING



RENDERING

604 PACIFIC STREET

TEST FIT FLOOR PLAN



PACIFIC STREET

DOUBLE HEIGHT CEILING

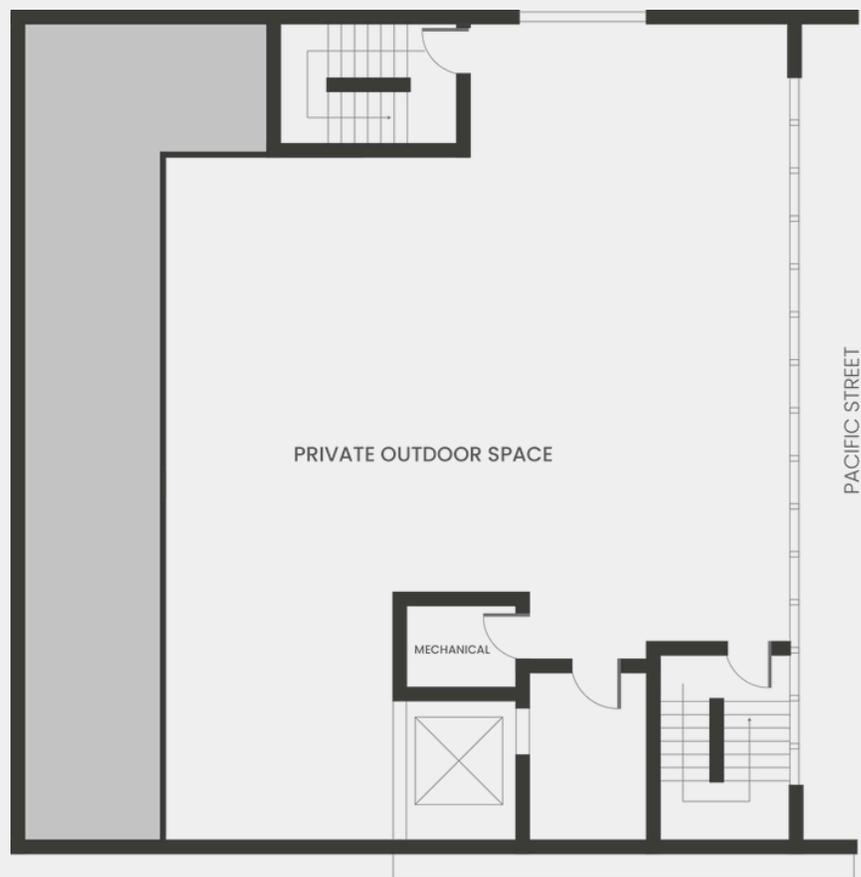
Total Square Feet	6,235	Conference Room	1
Workstations	40	Breakout Room	1
Offices	3	Phone Booths	4

THIS INFORMATION HAS BEEN SECURED BY PLATINUM PROPERTIES FROM SOURCES BELIEVED TO BE RELIABLE. IT IS NOT GUARANTEED, HOWEVER, AND SHOULD BE VERIFIED PRIOR TO CONSUMMATING ANY TRANSACTION. NO REPRESENTATIONS ARE EXPRESSED OR IMPLIED.



604 PACIFIC STREET

ROOFTOP FLOOR PLAN



Total Square Feet 2,000

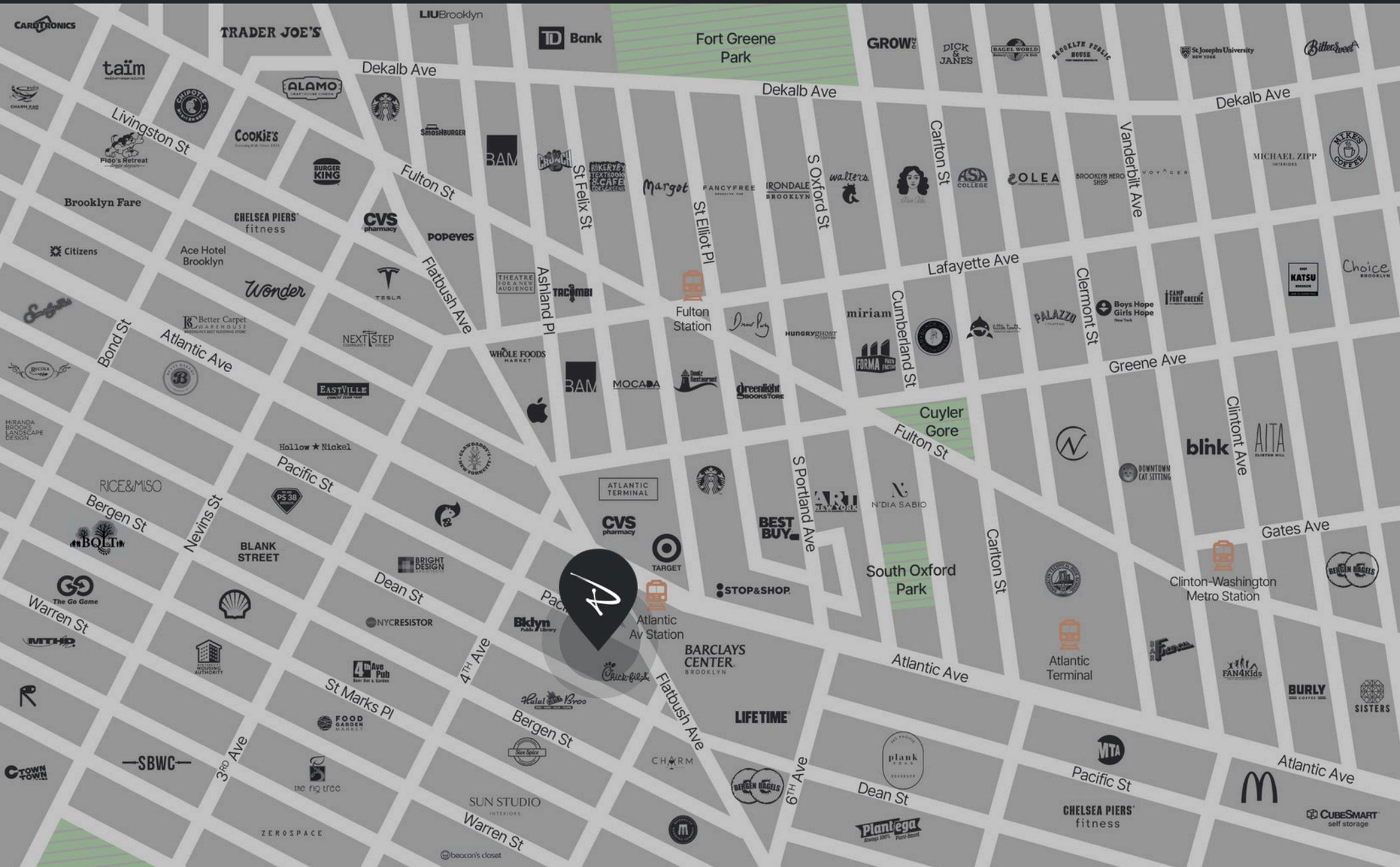
Space Highlight Overlooking Barclays Center

THIS INFORMATION HAS BEEN SECURED BY PLATINUM PROPERTIES FROM SOURCES BELIEVED TO BE RELIABLE. IT IS NOT GUARANTEED, HOWEVER, AND SHOULD BE VERIFIED PRIOR TO CONSUMMATING ANY TRANSACTION. NO REPRESENTATIONS ARE EXPRESSED OR IMPLIED.



604 PACIFIC STREET

NEIGHBORHOOD MAP



CONTACT

OFFICE



Steven Evans
(646) 533-9589
sevans@pp-nyc.com



Emre Bozkurt
(518) 505-0518
ebozkurt@pp-nyc.com



Eric Meyer
914-391-4318
emeyer@pp-nyc.com

Headquarters

100 Wall Street, Second Floor
New York, NY 10005
www.pp-nyc.com

THIS OFFERING WAS PREPARED BY PLATINUM PROPERTIES AND HAS BEEN REVIEWED BY THE OWNER. IT CONTAINS SELECT INFORMATION PERTAINING TO THE PROPERTY AND DOES NOT PURPORT TO BE ALL-INCLUSIVE OR TO CONTAIN ALL OF THE INFORMATION WHICH A PROSPECTIVE PURCHASER MAY DESIRE. FINANCIAL PROJECTIONS SHALL NOT BE RELIED UPON, ARE PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY, AND ARE BASED ON ASSUMPTIONS RELATING TO THE GENERAL ECONOMY, COMPETITION, AND OTHER FACTORS BEYOND CONTROL AND, THEREFORE, ARE SUBJECT TO MATERIAL CHANGE OR VARIATION. ACTUAL RESULTS WILL DIFFER FROM THOSE PROJECTED. AN OPPORTUNITY TO INSPECT THE PROPERTY WILL BE MADE AVAILABLE TO QUALIFIED PROSPECTIVE PURCHASERS. IN THIS OFFERING, CERTAIN DOCUMENTS, INCLUDING THE LEASES AND OTHER MATERIALS, ARE DESCRIBED IN SUMMARY FORM. THE SUMMARIES DO NOT PURPORT TO BE COMPLETE NOR, NECESSARILY, ACCURATE DESCRIPTIONS OF THE FULL AGREEMENTS INVOLVED, NOR DO THEY CONSTITUTE A LEGAL ANALYSIS OF SUCH DOCUMENTS. INTERESTED PARTIES ARE EXPECTED TO INDEPENDENTLY REVIEW ALL DOCUMENTS. THIS OFFERING IS SUBJECT TO PRIOR PLACEMENT, ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE AND DOES NOT CONSTITUTE A RECOMMENDATION, ENDORSEMENT OR ADVICE AS TO THE VALUE OF THE PROPERTY BY PLATINUM PROPERTIES OR OWNER. EACH PROSPECTIVE PURCHASER IS TO RELY SOLELY UPON ITS OWN INVESTIGATION, EVALUATION AND JUDGMENT AS TO THE ADVISABILITY OF PURCHASING THE PROPERTY DESCRIBED HEREIN. OWNER AND PLATINUM PROPERTIES EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY AND/OR TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE. OWNER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY PURCHASER REVIEWING THIS OFFERING OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS A WRITTEN AGREEMENT FOR THE PURCHASE OF THE PROPERTY HAS BEEN FULLY EXECUTED, DELIVERED, AND APPROVED BY OWNER AND ANY CONDITIONS TO OWNER'S OBLIGATIONS THEREUNDER HAVE BEEN SATISFIED OR WAIVED. PLATINUM PROPERTIES IS NOT AUTHORIZED TO MAKE ANY REPRESENTATIONS OR AGREEMENTS ON BEHALF OF OWNER. THIS OFFERING IS THE PROPERTY OF PLATINUM PROPERTIES AND MAY BE USED ONLY BY PARTIES APPROVED BY PLATINUM PROPERTIES. THE PROPERTY IS PRIVATELY OFFERED AND BY ACCEPTING THIS OFFERING, THE PARTY IN POSSESSION HEREOF AGREES (I) TO RETURN IT TO PLATINUM PROPERTIES IMMEDIATELY UPON REQUEST OF PLATINUM PROPERTIES OR OWNER AND (II) THAT THIS OFFERING AND ITS CONTENTS ARE OF A CONFIDENTIAL NATURE AND WILL BE HELD AND TREATED IN THE STRICTEST CONFIDENCE. NO PORTION OF THIS OFFERING MAY BE COPIED OR OTHERWISE REPRODUCED OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF PLATINUM PROPERTIES AND OWNER. YOUR OBLIGATIONS TO KEEP THE EVALUATION MATERIAL CONFIDENTIAL SHALL NOT INCLUDE INFORMATION THAT: (I) IS OR BECOMES PUBLICLY AVAILABLE OTHER THAN AS A RESULT OF ACTS BY YOU OR YOUR REPRESENTATIVES IN BREACH OF THIS AGREEMENT; OR (II) ON YOUR COUNSEL'S ADVICE MUST BE DISCLOSED PURSUANT TO LAW OR A SUBPOENA OR OTHER COURT ORDER, BUT ONLY TO THE EXTENT SPECIFIED IN SUCH SUBPOENA OR COURT ORDER; PROVIDED PRIOR TO COMPLYING WITH ANY SUCH ORDER YOU SHALL GIVE WRITTEN NOTICE TO US THAT SUCH DEMAND HAS BEEN MADE UPON YOU AND TO THE EXTENT NOT LEGALLY PROHIBITED YOU SHALL PROVIDE US WITH AN OPPORTUNITY TO CONTEST ANY SUCH DIRECTION OR ORDER. THE TERMS AND CONDITIONS SET FORTH ABOVE APPLY TO THIS OFFERING IN ITS ENTIRETY.

