

## NEWMARK

### Brooklyn Heights Tower Office Floors Available Expansive Brooklyn and Manhattan Views

Built-to-Suit Available | Significant Building Signage Potential  
Tower Floor of 20,000 SF | Potential for up to 40,000 SF Contiguous

# 195 MONTAGUE



## EXECUTIVE SUMMARY

Entire 10th Floor:

# 20,000 RSF

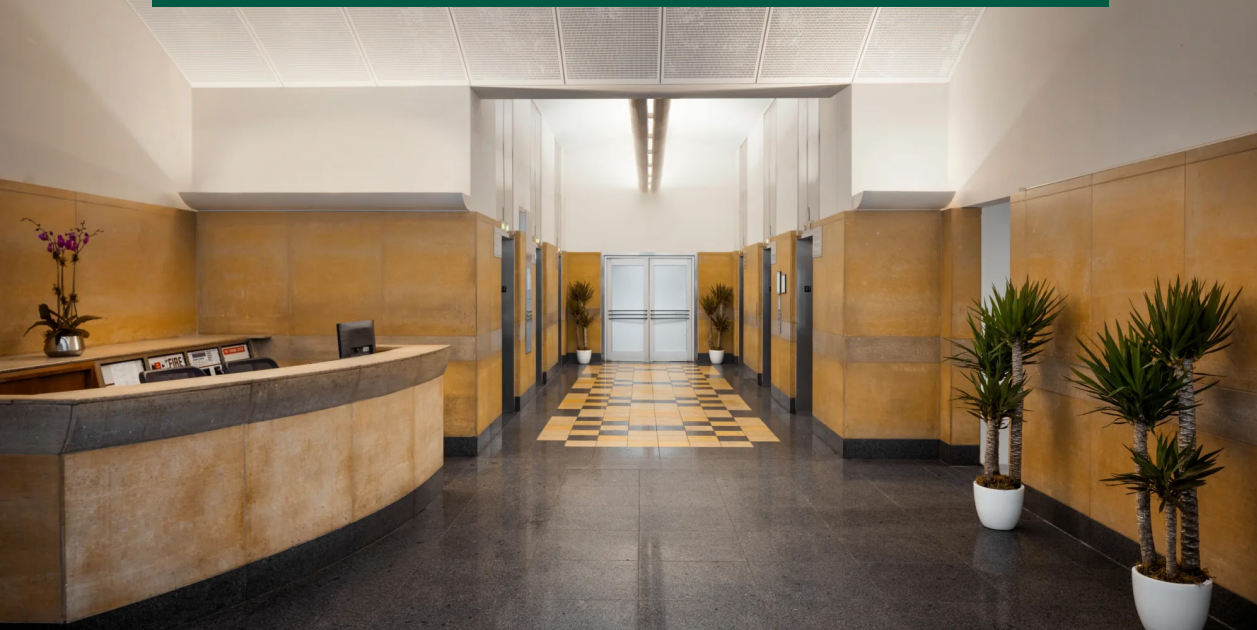
- Tower floor opportunity with expansive Brooklyn & Manhattan views
- Potential for Entire 11th Floor of 20,000 SF to also be made available for 40,000 SF contiguous
- Significant building signage potential
- Located along Brooklyn Heights and Downtown Brooklyn corridor
- Blocks away from Brooklyn Heights Promenade
- Along amenity-filled Montague Street corridor, across the street from Cadman Plaza and one Block from **2 3 4 5 R** trains at Court Street / Borough Hall



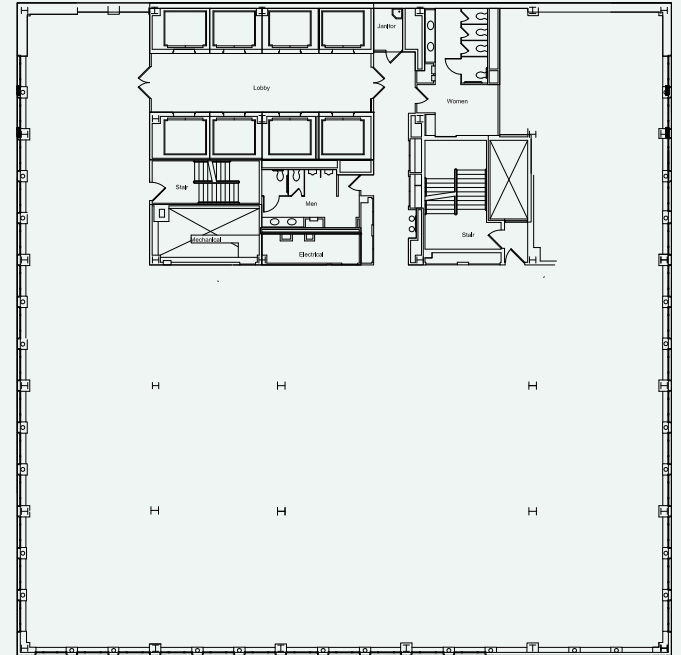




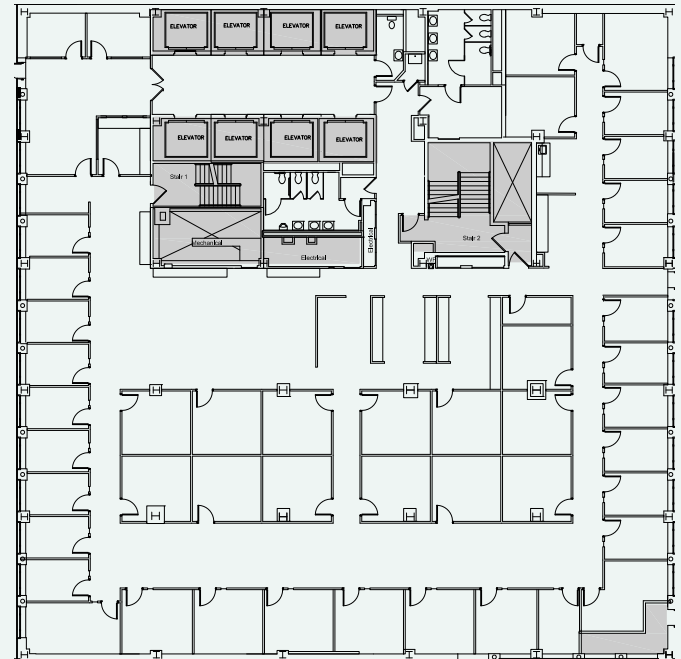
Build-to-suit potential with up to 30 windowed offices per floor.



### Floor Plan - Entire 10th Floor

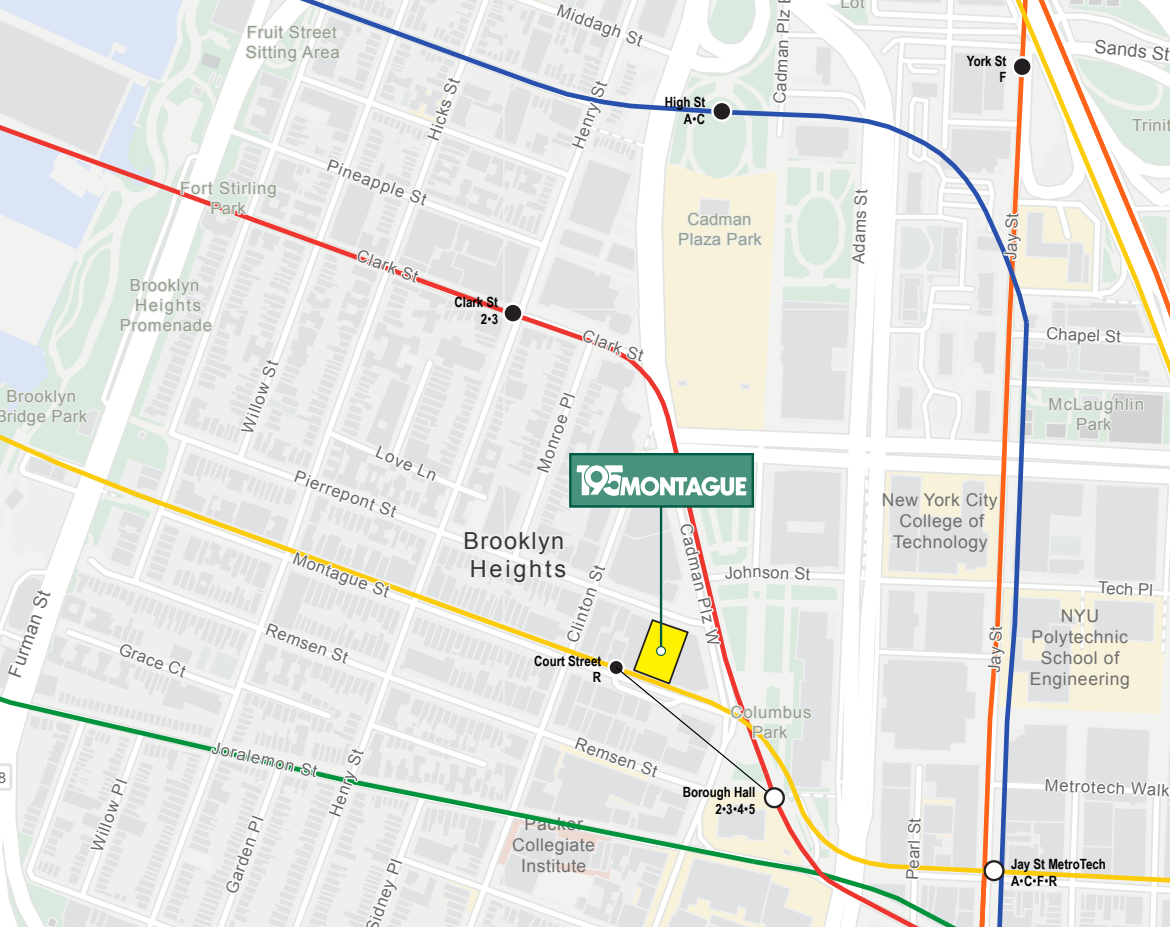


### Potential Office-Intensive Layout





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## CENTRAL BROOKLYN HEIGHTS LOCATION

One Block from **2** **3** **4** **5** **R** trains at Court Street / Borough Hall



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