

267

DOUGLASS STREET
BROOKLYN | NEW YORK

**5,000 SQUARE FOOT
LOFT OFFICE**

Colliers



PROPERTY HIGHLIGHTS



Across from Thomas Greene Park 267 Douglass Street offers a rare opportunity for tenants to establish a presence in the center of Gowanus, one of Brooklyn's most rapidly evolving neighborhoods. With the recent Gowanus Rezoning, the district is transitioning into a vibrant, mixed-use hub that combines modern residential development with ground-floor retail, cultural institutions, and creative office spaces.

Over the next several years, more than 8,500 new residential units and hundreds of thousands of square feet of retail are set to come online, creating a built-in customer and employee base for forward-thinking businesses. This growth is complemented by a wave of investment in public realm improvements, infrastructure, and waterfront access, solidifying Gowanus as a long-term destination for companies seeking an authentic, dynamic setting. Gowanus has already become a magnet for creative firms, design studios, technology startups, and makers who value its industrial character.



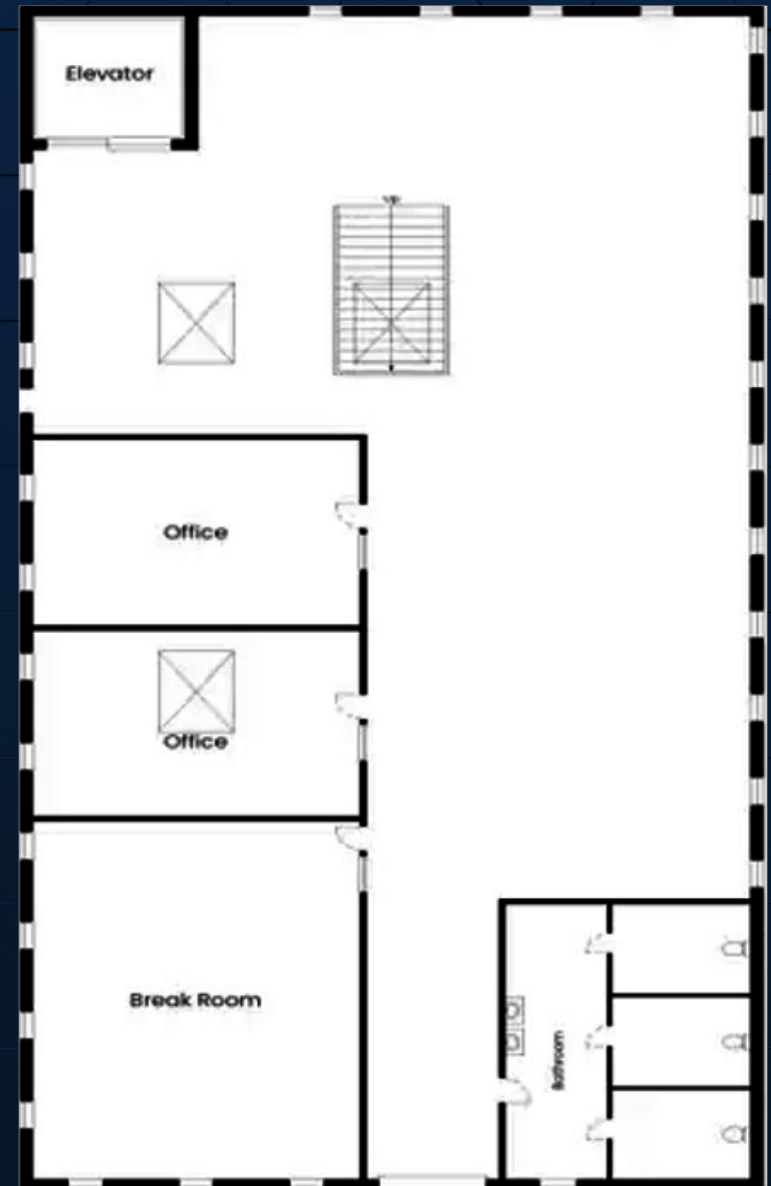
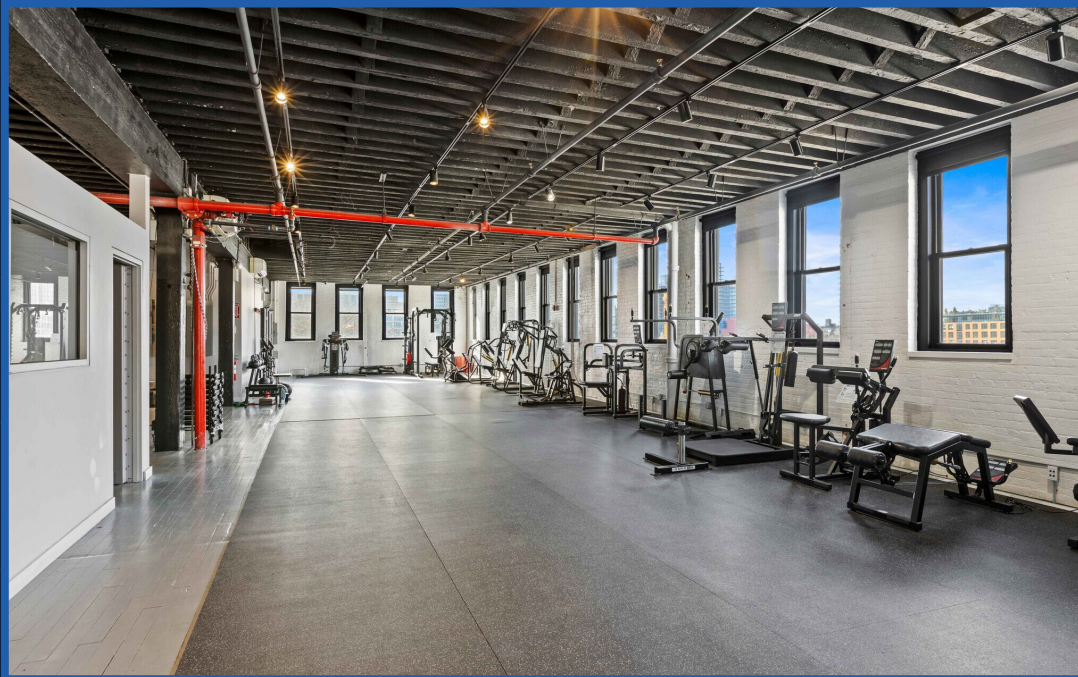
267 Douglass Street features excellent subway access via the F, G, and R lines, along with multiple nearby bus routes. It is also just minutes from Atlantic Terminal and the LIRR, with convenient access to major highways for seamless connectivity across Brooklyn and the greater NYC area

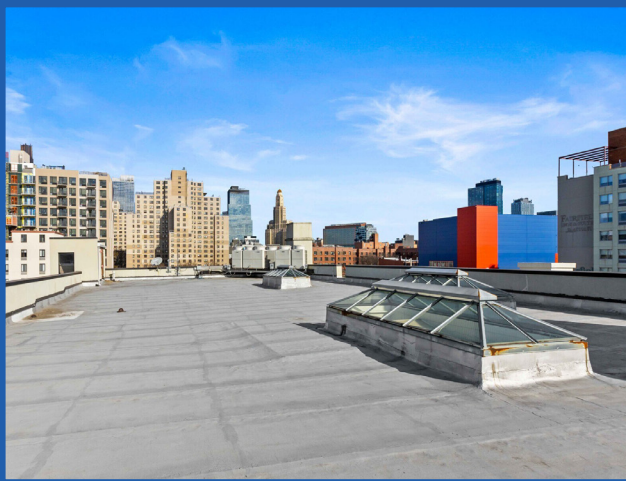
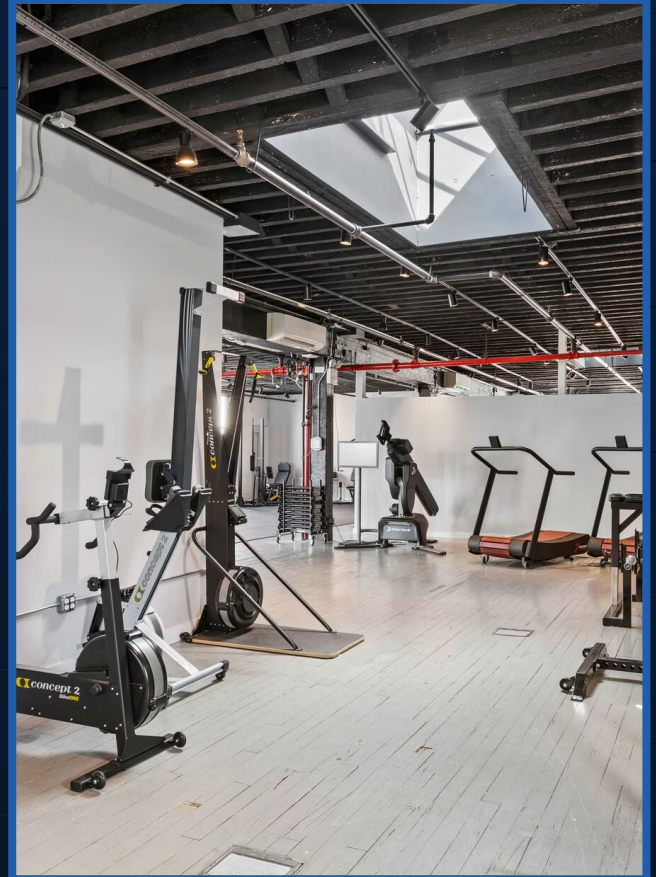
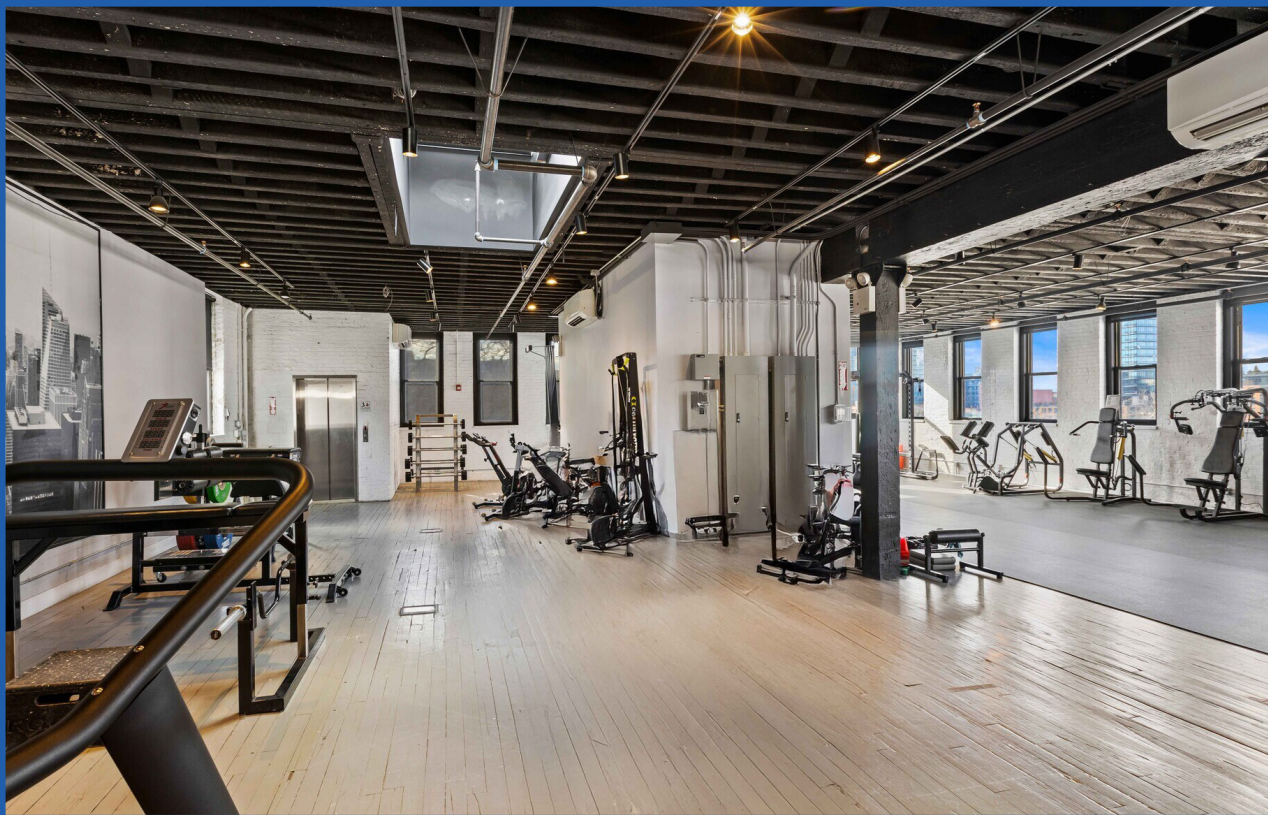
PROPERTY HIGHLIGHTS



AVAILABLE SPACE: 5,000 SF Loft Office (4th Floor)
SUBLEASE TERM: Flexible
CEILING HEIGHT: 12'
AIR CONDITIONING: Yes

- Top floor space with skylights and windows on all sides
- Open plan layout
- Heavy power and is fully sprinklered
- Kitchenette and breakroom in place
- 3 ADA compliant bathrooms
- Elevator building; unit has roof access





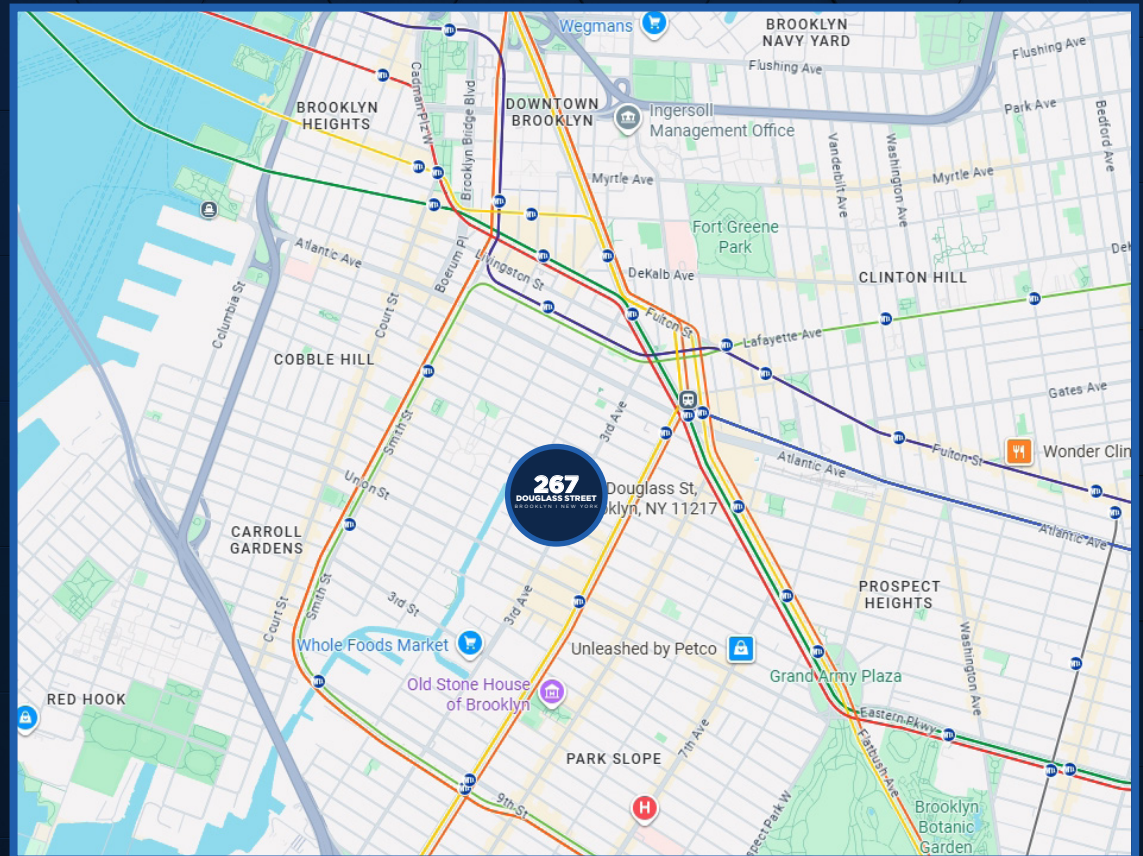
PROPERTY LOCATION OVERVIEW

Subway:

- Union Street (D, N, R, W trains): 2 min drive / 6 min walk
- Pacific Street (2, 3, 4, 5): 2 min drive / 10 min walk
- Atlantic Avenue (D, N, R, W trains): 4 min drive / 12 min walk
- Bergen Street (2, 3, 4 late nights): 3 min drive / 13 min walk
- Bergen Street (F, G): 3 min drive / 13 min walk
- 3 Citi bike Stations within a 2 block walk

Bus:

- **Douglass Street & 3rd Avenue / Degraw Street & 3rd Avenue /
Douglass Street & 4th Avenue:**
B37: 1 min walk — B103: 2 min walk — B65: 5 min walk
B63, B41, B67, B45: 14 min walk — B57: 12 min walk



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