

BROOKLYN  
NAVY | YARD

# BLDG 303

**NEW CONSTRUCTION URBAN  
MANUFACTURING AND OFFICE  
OPPORTUNITIES WITH IN-BUILDING  
PARKING AVAILABLE.**

**MOVE-IN READY, WHITEBOX UNITS  
FEATURING CITY AND WATERFRONT  
VIEWS.**



BLDG 303

## THE BNY DIFFERENCE

- A 300-acre manufacturing, tech, and creative hub
- Future-focused business ecosystem
- Business & workforce development services
- Ardent supporter of MWBE businesses
- Economic development incentives

## YARD AMENITIES

- Robust event & exhibition programming
- Extensive B2B networking opportunities
- Space rentable for conferences and pop-ups
- Wegmans, a food hall, a brewery, and a distillery
- On-site parking for employees and guests
- EV charging stations
- A brand-new City MD Urgent Care

## BLDG 303 FEATURES

- New pre-cast construction opened in 2020
- In-building parking garage
- Across the street from tenant shuttle stop
- Adjacent to Sands St. Gate, Wegmans, Starbucks, City MD, Fresh Direct Wines, and King's County Distillery
- 3 loading docks with direct access to freight elevators

## GETTING HERE

- Best-in-class shuttle to/from BK mass transit hubs, serving 13 subway lines
- Near FiDi, DUMBO, Williamsburg, Fort Greene, and Clinton Hill
- NYC Ferry stop on-site
- Four secure Yard entrances for cars, trucks, bicycles, and pedestrians
- Multiple Citibike stations in and around the Yard

BROOKLYN  
NAVY | YARD

141 FLUSHING AVENUE  
BROOKLYN, NY 11205

JOSEPH COLISTA

SVP, Leasing  
jcolista@bnydc.org  
929-337-1205

# BLDG 303

## BUILDING SPECIFICATIONS



EXTERIOR



9TH FLOOR



MANHATTAN AND RIVER VIEWS

### **BUILDING OWNER:**

The City of New York

### **PROPERTY MANAGER:**

The Brooklyn Navy Yard Development Corporation

### **BUILT:** 2020

### **ARCHITECTS:** Dattner Architects

### **LOCATION:**

Adjacent to Sands gate and the Yard's new 500,000 multi-building urban manufacturing, office, and retail development anchored by Wegmans.

### **FLOORS:** 9

- 1-4 Parking
- 5-8 Light Industrial
- 9 Office

### **FLOOR PLATES:**

Floors 5–8: Approx. 40,000 SF  
Floor 9: 50,000 SF divisible

### **FLOOR PLATES:** 50,000 SF

### **SLAB-TO-SLAB HEIGHT:**

14'+

### **FLOOR LOAD:** 125 Lbs. / SF

### **ELEVATORS:**

Two passenger elevators

Two 6' x 9' x 14' freight elevators -

- 6'- 9' openings
- 8k lbs capacity

### **LOADING DOCKS:**

Three loading docks with direct access to freight elevators

### **HVAC:**

- Air cooled, 1 ton per 350 gross SF, rooftop air handling units.
- Each space has dedicated controls with designated in-unit VAV boxes

### **SECURITY:**

- Keycard building access
- 24/7 Yard Security

### **POWER:**

480v power available on each floor

### **TELECOM:**

Verizon Fios

### **LIFE SAFETY:**

Wet sprinklered system

### **PARKING:**

Available in the building

### **INCENTIVES:**

Businesses at the Brooklyn Navy Yard are eligible for compelling economic development incentives, including:

- Tax benefits associated with The Yard designation as a Qualified Opportunity Zone
- A city-owned property, BNY tenants are exempt from real estate taxes
- Potential income tax credits available through the Relocation and Employment Assistance (REAP) Program
- Potential cost savings on energy costs through the Energy Cost Savings Program (ECSP)

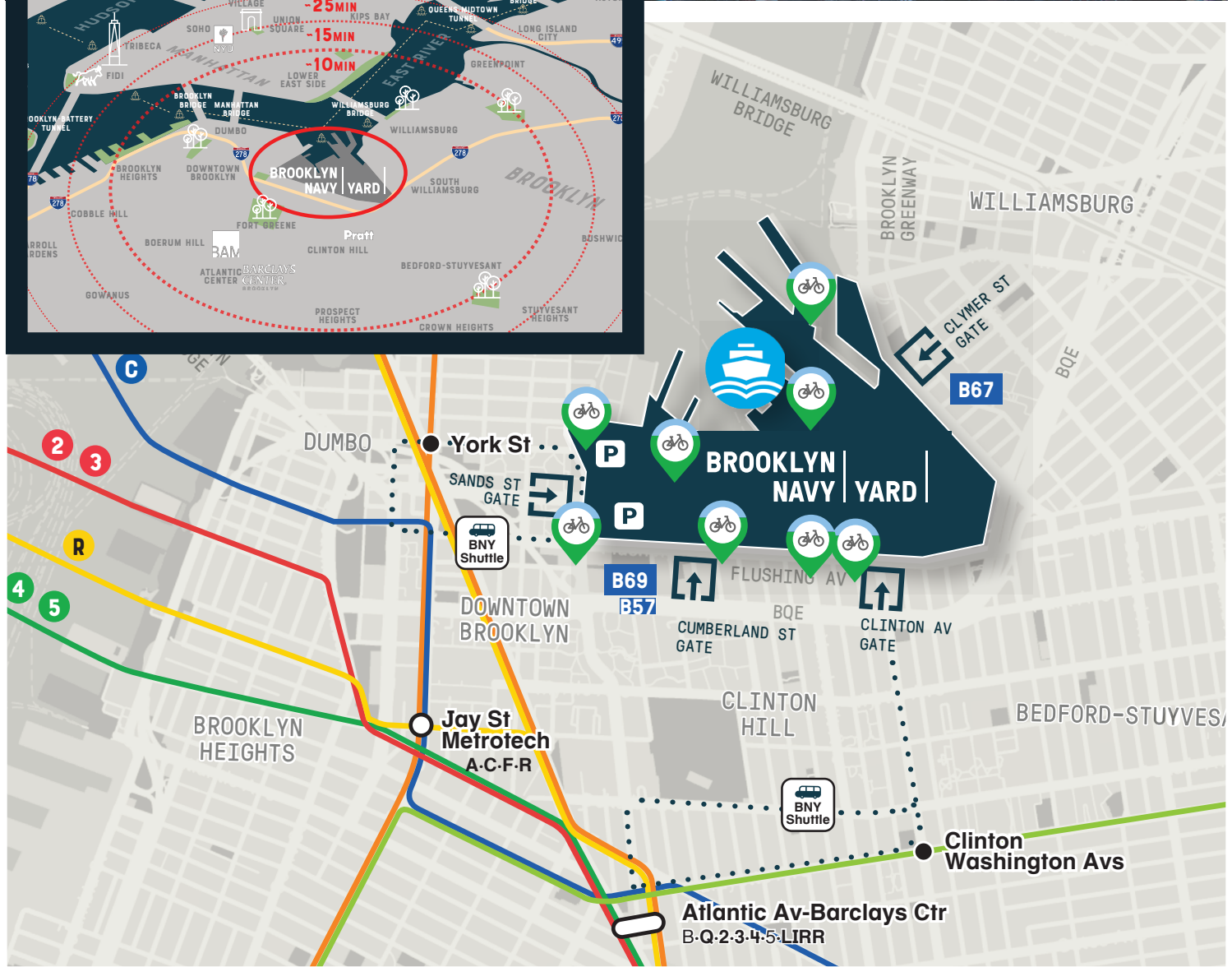
**BROOKLYN** | **NAVY YARD**

**141 FLUSHING AVENUE**  
**BROOKLYN, NY 11205**

**JOSEPH COLISTA**

SVP, Leasing  
jcolista@bnydc.org  
929-337-1205





**BROOKLYN  
NAVY | YARD**

141 FLUSHING AVENUE  
BROOKLYN, NY 11205

**JOSEPH COLISTA**  
SVP, Leasing  
jcolista@bnydc.org  
929-337-1205





**BROOKLYN  
NAVY YARD**

**141 FLUSHING AVENUE  
BROOKLYN, NY 11205**

**JOSEPH COLISTA**  
SVP, Leasing  
jcolista@bnydc.org  
929-337-1205