

UOVO

ART

FASHION

WINE

74 BOGART STREET

View from the intersection at Bogart Street and Harrison Place, looking northeast.



BUILDING OVERVIEW

BUILDING HEIGHT

- Stories: 7
- First floor height: 20 feet
- Floors 2-7 height: 15 feet

STRUCTURAL

- Column grid: 20'x20'
- Floor loads: 200 lbs/sf

BUILDING SPECIFICATIONS

- Fully insulated thermal envelope
- Fully sprinklered
- BMS system
- BDA system
- Roof: PVC membrane, solar will be required per Local Law 92 & 94.
- Mechanical: Central mechanical room located on each floor
- Windows: Only for office/reception on first floor
- ADA accessible



View from the intersection at Bogart Street and Ingraham Street, looking southeast.

BUILDING OVERVIEW

FEATURES

- Backup generator
- Fire command station on first floor
- Security, reception and office area on first floor

ELEVATORS

- Freight Elevator: 18,000 pound capacity
- Passenger: One (1)

LOADING & PARKING

- Primary loading: Can accommodate two (2) tractor-trailers
- Secondary loading: Covered, can accommodate two (2) box trucks
- Central receiving area and quarantine room: Connected to loading areas
- Parking: Covered parking

CLIMATE

- 70/50 maintained for entire building except for the office area



View from Mckibbin Street, looking East

NEIGHBORHOOD & TRANSIT ACCESS

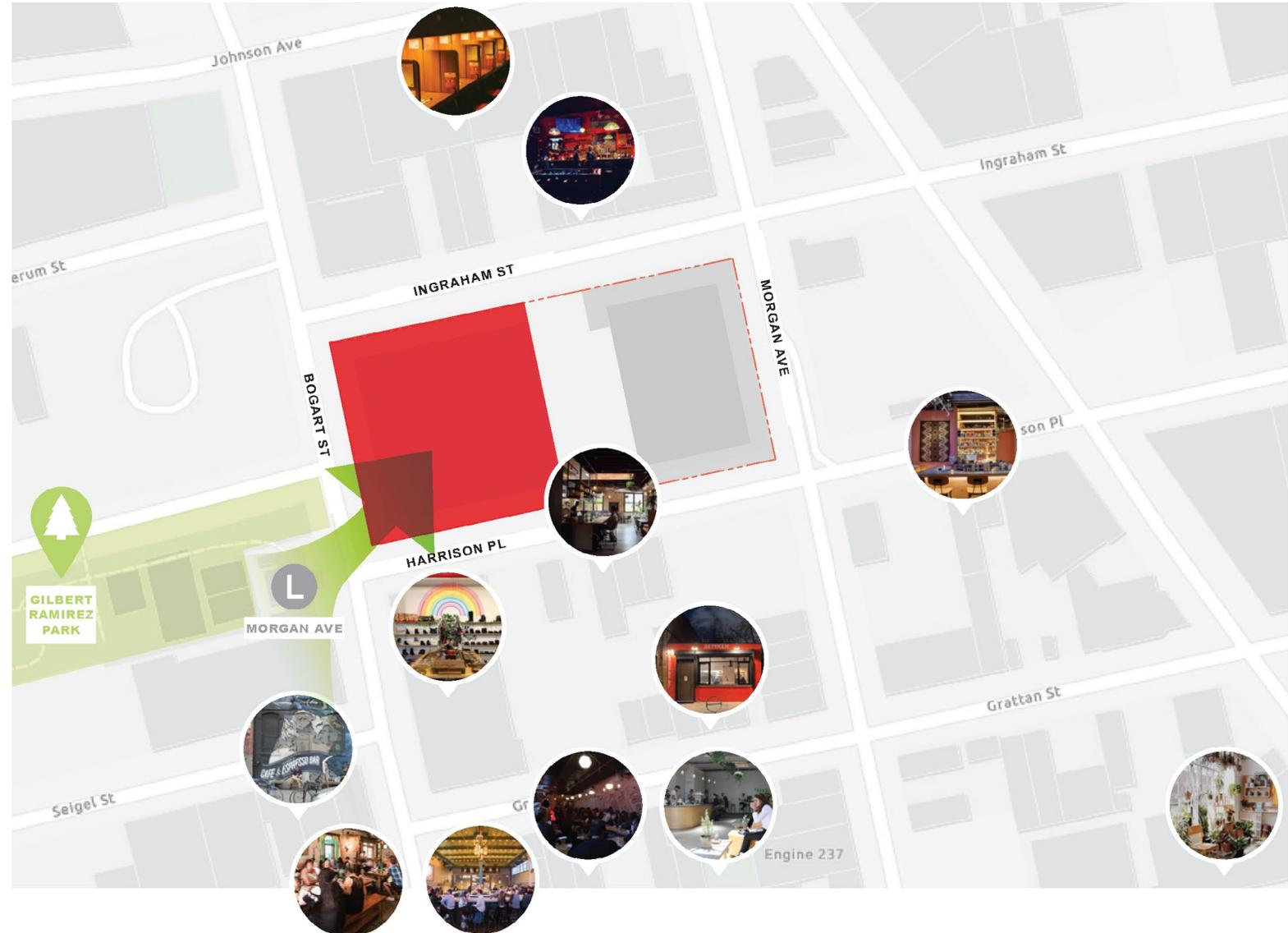
A neighborhood gateway directly adjacent to the Morgan Avenue L Train, with 15-minute access to Manhattan.

VIA SUBWAY:

- L Train from 14 St / 8 Av or Union Square (Manhattan)
- Morgan Ave L Train station directly across the street from 74 Bogart St
- Approx. 15-30 mins

VIA CAR:

- From Lower Manhattan via Williamsburg Bridge
- Approx. 5.8 miles
- On-site parking available



1ST FLOOR PLAN

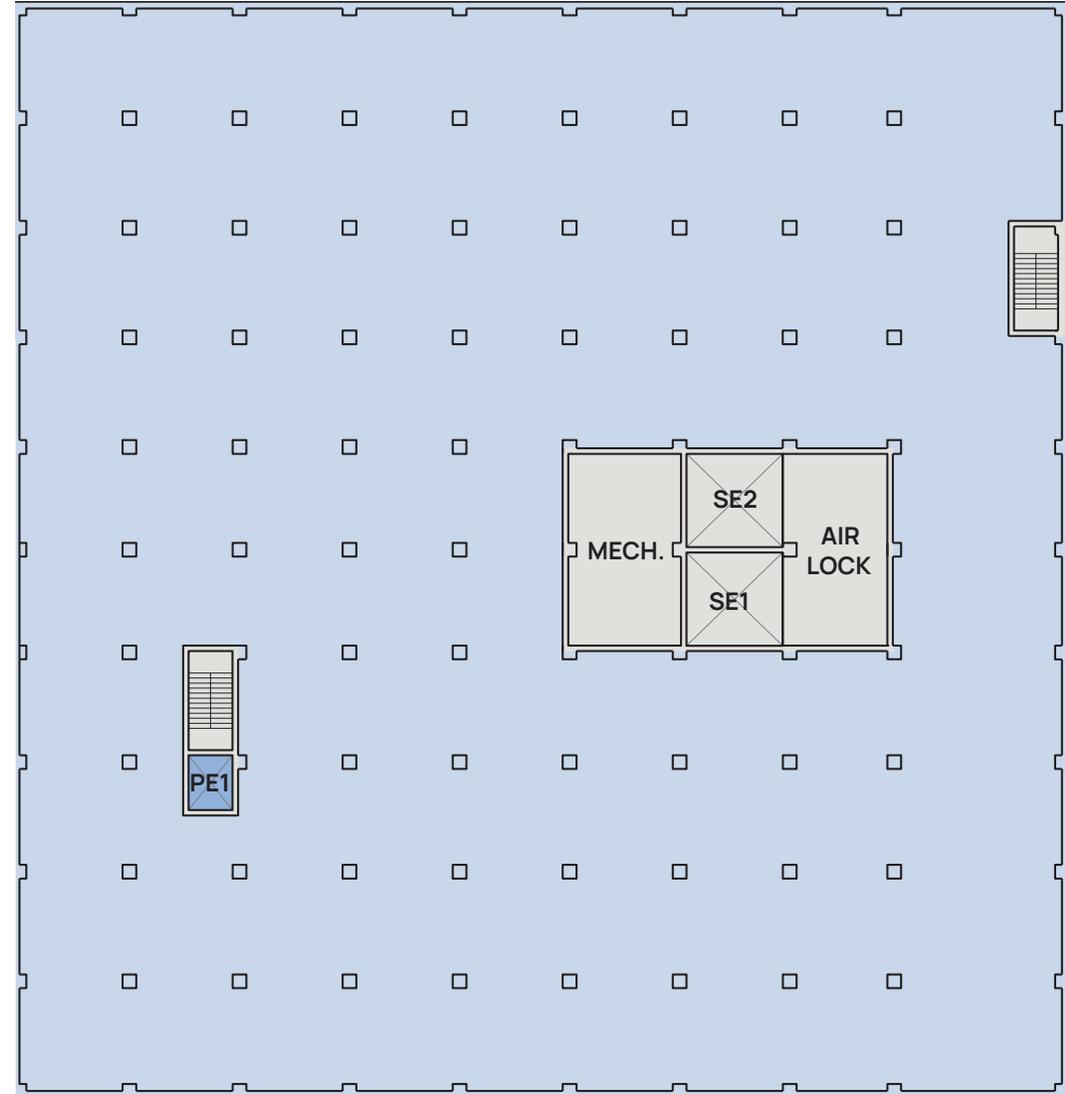
RENTABLE SF
18,900



2ND-6TH FLOOR PLAN

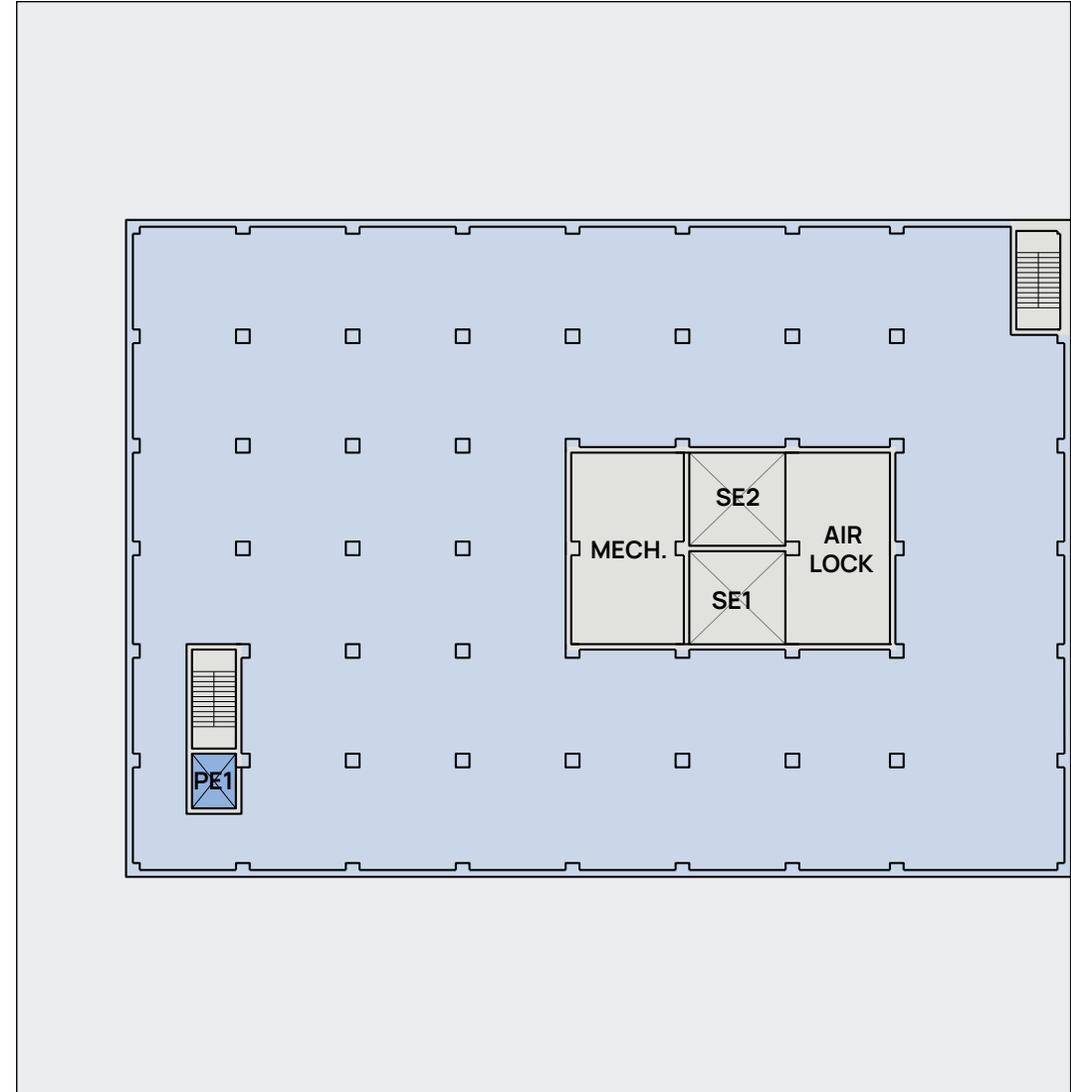
RENTABLE SF PER FLOOR

42,200



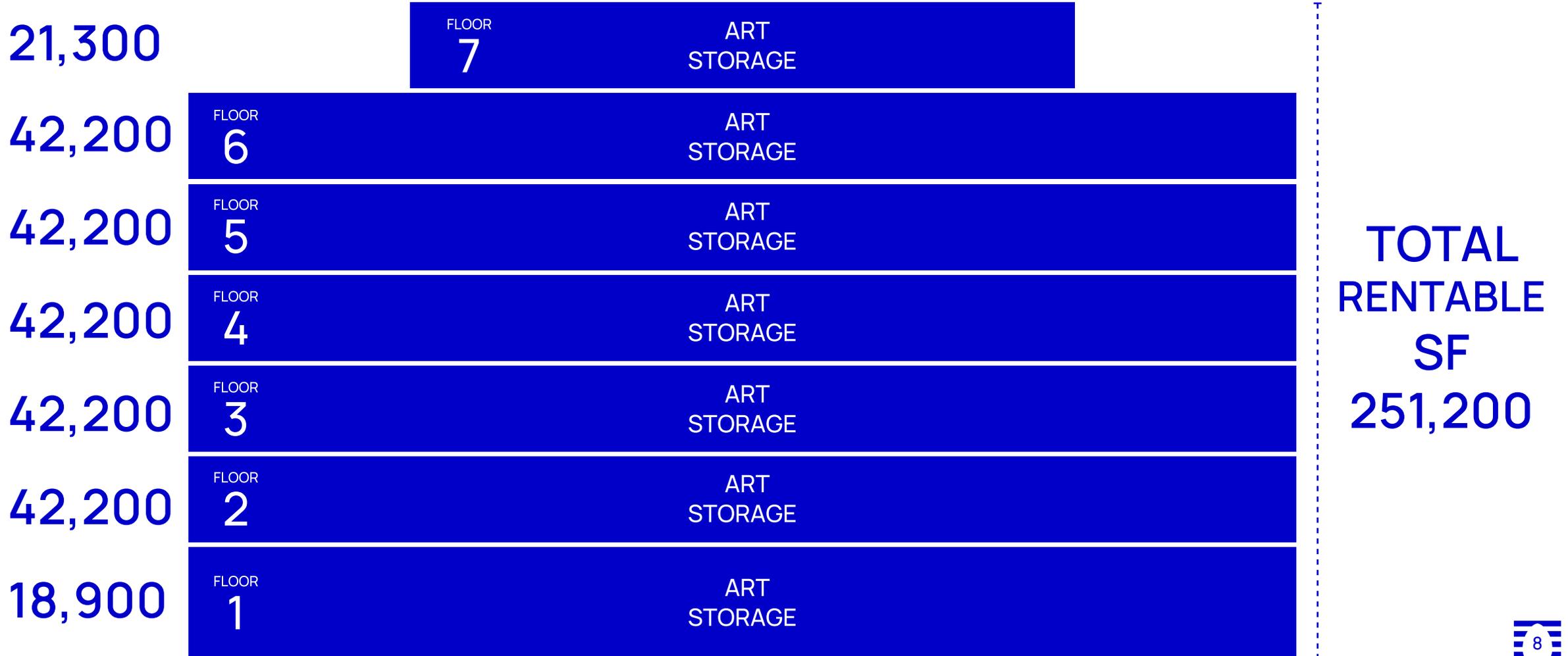
7TH FLOOR PLAN

RENTABLE SF
21,300



SECTIONAL VIEW – STACKING PLAN

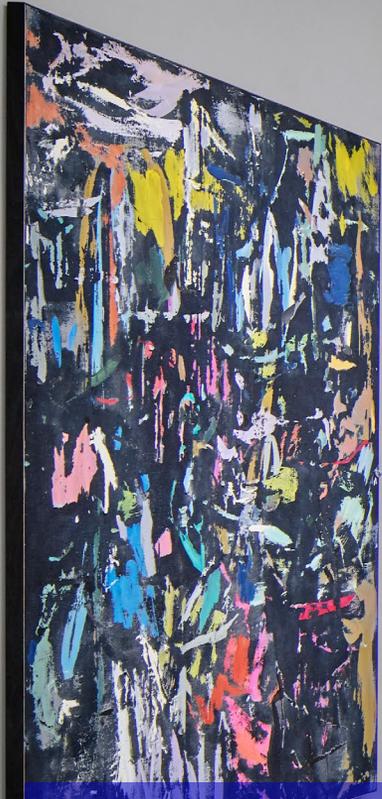
RENTABLE SF PER FLOOR





RECEPTION & SECURITY

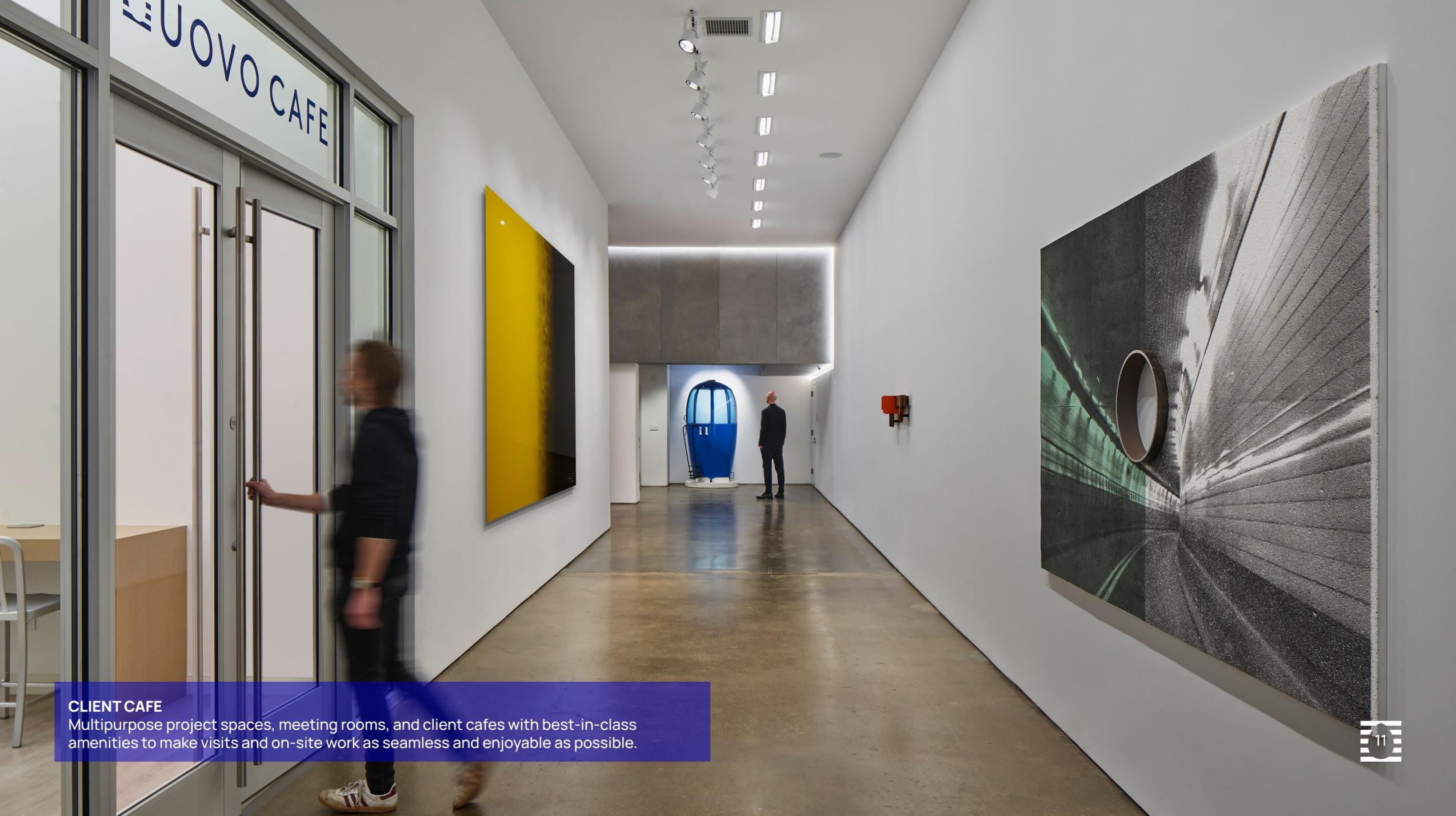
Elegant, gallery-like reception spaces with staffed access points, backed by UL-rated security systems and 24/7 CCTV monitoring.



VIEWING GALLERIES

UOVO's state-of-the-art viewing galleries range in size from 250 to 1,200 square feet and are available across our locations. These galleries are secure, climate-controlled, and sound-insulated, offering elegant and pristine environments for a variety of purposes.





CLIENT CAFE

Multipurpose project spaces, meeting rooms, and client cafes with best-in-class amenities to make visits and on-site work as seamless and enjoyable as possible.



LOADING DOCKS

Enclosed loading docks capable of accommodating tractor trailers for large transfers



PRIVATE STORAGE

Ideal for clients who prefer direct and frequent access to their works, our bespoke private rooms start as small as 50 square feet and are tailored to each client's discrete needs. Clients partner with our in-house designer to configure a customized plan with racking, lighting, flooring, and climate conditions best suited to their collection.



CONCIERGE STORAGE

Exclusively accessed and managed by our expert technical team and tracked using UOVO's proprietary digital inventory management system. Billed by the cubic foot, concierge storage is a more cost-effective option for clients with fluctuating inventory or temporary storage needs.



THANK YOU