

SUNSET YARDS

341 39TH STREET, BROOKLYN

NEWMARK

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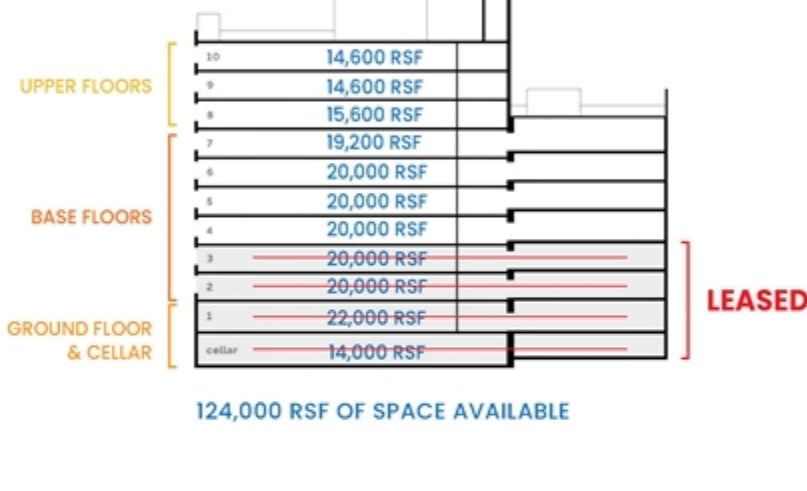


OPEN VIEWS. FROM SUN UP TO SUNDOWN

Uniquely positioned between the subway and the expressway, and standing adjacent to open rail yards, the building enjoys 360 degrees of unobstructed views and sits around the corner from Industry City's six million square feet of retail, workspace, and amenities.

sunsetyardsbrooklyn.com

AVAILABILITIES



COMMENTS

- Space available immediately
- All floors in white boxed condition with new windows
- 360 degrees of unobstructed views
- Recently renovated lobby
- Easy access to all major public transportation
- Average 12'0" slab heights
- Two floor penthouse opportunity with potential roof deck

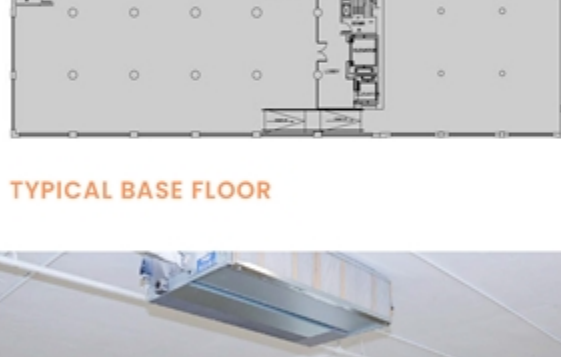
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FLOOR PLANS

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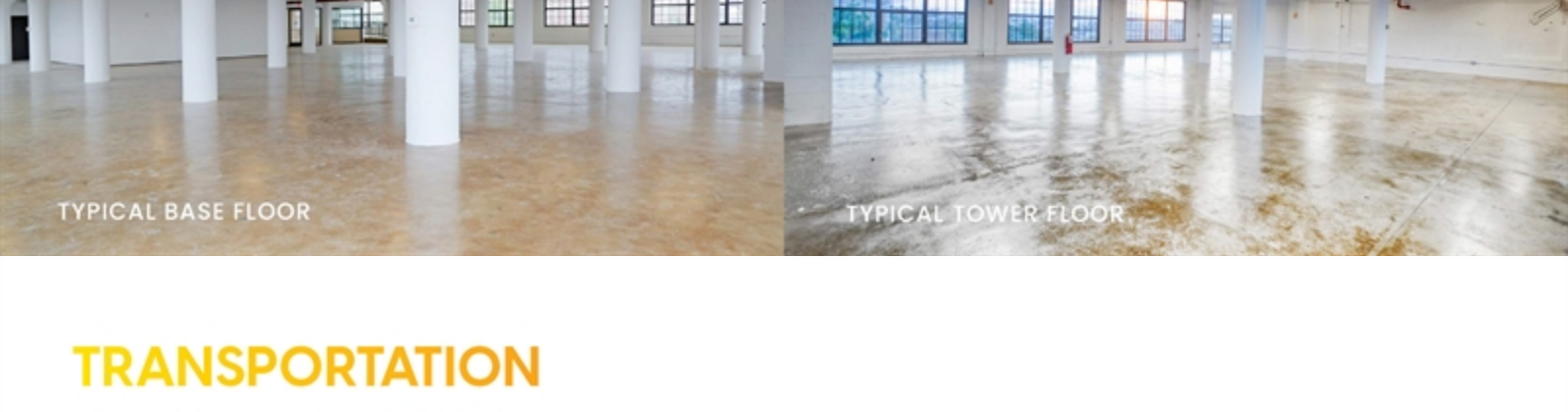
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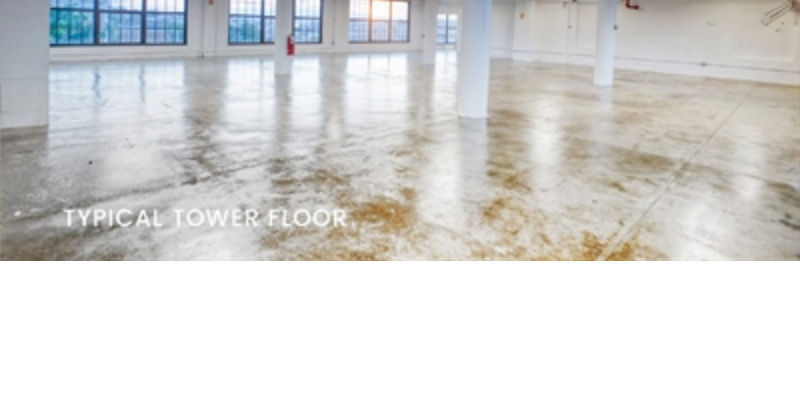
TYPICAL BASE FLOOR



TYPICAL TOWER FLOOR



TYPICAL BASE FLOOR



TYPICAL TOWER FLOOR

TRANSPORTATION

TRANSIT TIMES	SUBWAY	CAR	BICYCLE
Atlantic Terminal	12 min	14 min	15 min
Union Square	27 min	24 min	43 min
Penn Station	36 min	36 min	50 min
Grand Central	38 min	27 min	49 min

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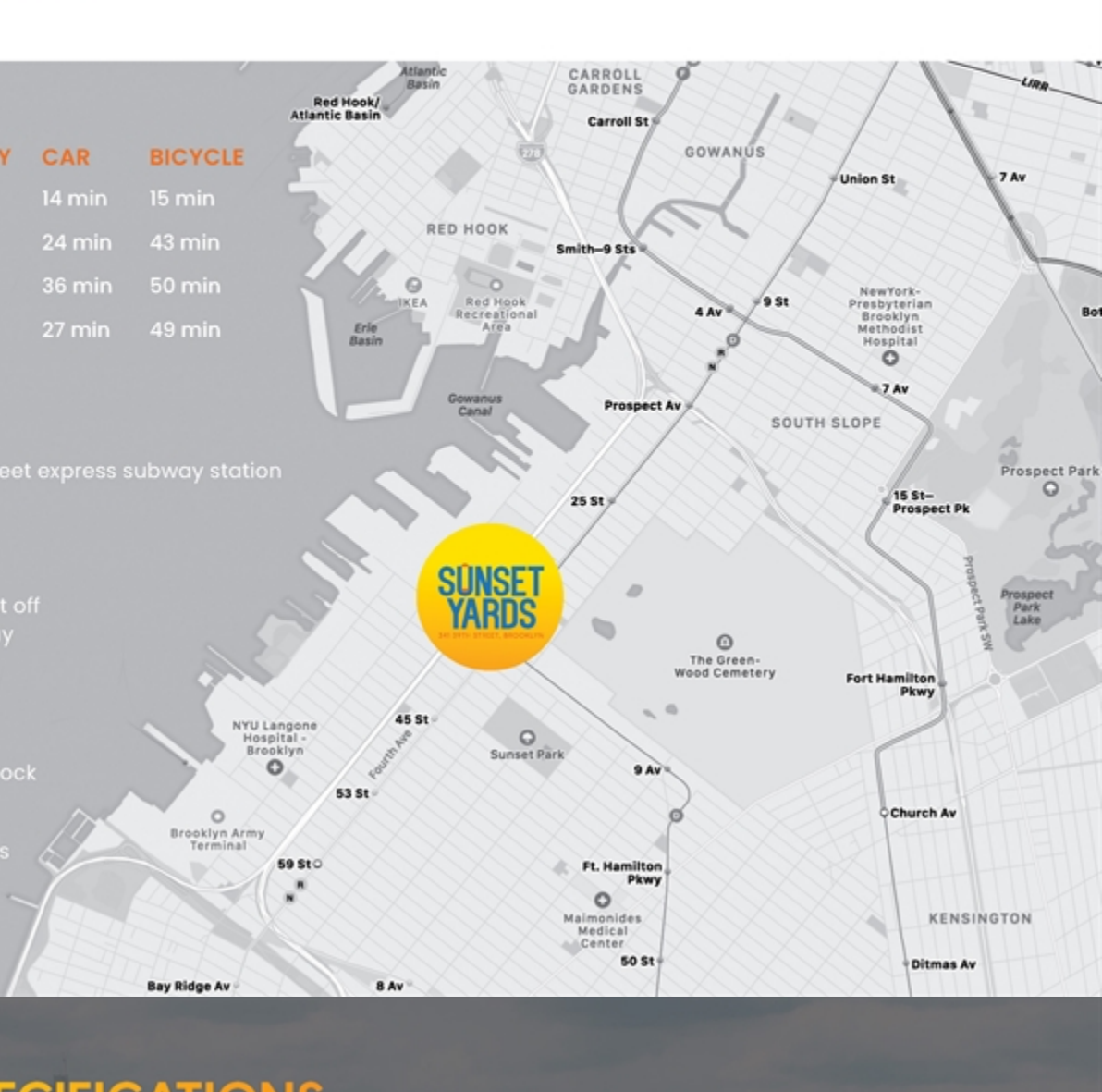
Three blocks from the 36th Street express subway station



Adjacent to the 39th Street exit off the I-278/Gowanus Expressway

35 37 70

Three bus lines within a one block radius servicing: Sunset Park, Bay Ridge, Fort Hamilton, Borough Park, Flatbush-Ditmas Park, and East Flatbush



BUILDING SPECIFICATIONS

BUILDING SPECIFICATIONS	BUILDING SYSTEMS	WEST FLOORPLATE SPECIFICATIONS	EAST FLOORPLATE SPECIFICATIONS
NUMBER OF FLOORS 10	HVAC High-efficiency, variable volume heat pump with heat recovery and energy recovery ventilation	YEAR BUILT 1926	YEAR BUILT 1917
AVERAGE SLAB-TO-SLAB HEIGHTS 10'0" to 12'0"	CONTROLS Building management system including Quadlogic submetering and VRF-shared refrigerant control system	CONSTRUCTION CLASS Cast-in-place concrete Type 1B	CONSTRUCTION CLASS Steel framed with concrete floor slabs Type 1B
COLUMN SPACING 20'0" by 20'0" typical	COOLING High-efficiency VRF system with 50 tons of cooling per floor	SETBACKS 6'-3" setback at 9th & 10th floors	SETBACKS 6'-0" setback at 7th floor
ELEVATORS 2 Elevators: 1 passenger/freight, 1 passenger only	HEATING High-efficiency heat pumps with heat recovery	FRAME Flat slab cast-in-place concrete with drop panels and flared capitals at the columns	FRAME Steel frame construction with framed terra cotta concrete floor slabs
WIRED CERTIFIED SILVER Multiple points of telecommunication entry for redundancy and resiliency	ELECTRICITY 120/208V service with 12 W/SF available at all floors, submetered	DECK 8" concrete slabs with 4" drop panels over the columns (total of 12")	DECK 8" - 12" concrete slabs on concrete encased steel beams
	PLUMBING New restrooms, plumbing systems, and fixtures on all floors	DESIGN LOAD 100 PSF live load cellar - 10th floors, 20 PSF live load at roof	DESIGN LOAD 100 PSF live load at cellar - 7th floors, 20 PSF live load at roof
	LIFE SAFETY 300 KVA emergency standby generator	EXTERIOR FINISH Exposed concrete columns & beams, & brick infill	EXTERIOR FINISH Brick facade
	FIRE ALARM SYSTEM Fully equipped, full voice APC system, including all required life safety systems (e.g. stair pressurization and post-fire smoke purge system)		
	SPRINKLER SYSTEM Fully equipped with wet sprinklers and full fire standpipes		

INCENTIVES

PROGRAM	ELIGIBLE BUSINESSES	BENEFIT	DURATION	POTENTIAL SAVINGS	ECONOMIC & CITY INCENTIVES
REAP Relocation & Employment Assistance Program	Relocating office or industrial tenants from Manhattan or outside NYC	\$3,000 business tax credit/employee	12 years	33.6%	New York City and New York State provide various incentive programs geared towards attracting commercial tenants to the area, supporting efficient energy use, and promoting commercial development and growth
CEP Commercial Expansion Program	New, renewal or expansion office or industrial tenants	\$2.50 PSF property tax abatement	5 years with 2 year phase out (10 years for manufacturing)	10.0%	
IBZ Industrial Business Zone	Relocating industrial and manufacturing tenants	\$1,000 business tax credit/employee	One-time	11.2%	
Excelsior Jobs Program	Targeted industries that provide new jobs	Various business and property tax credits	10 years		
ECSP Energy Cost Savings Program	Relocating office or industrial tenants	45% electrical & 35% natural gas costs	12 years with 4 year phase out		



CONTACT

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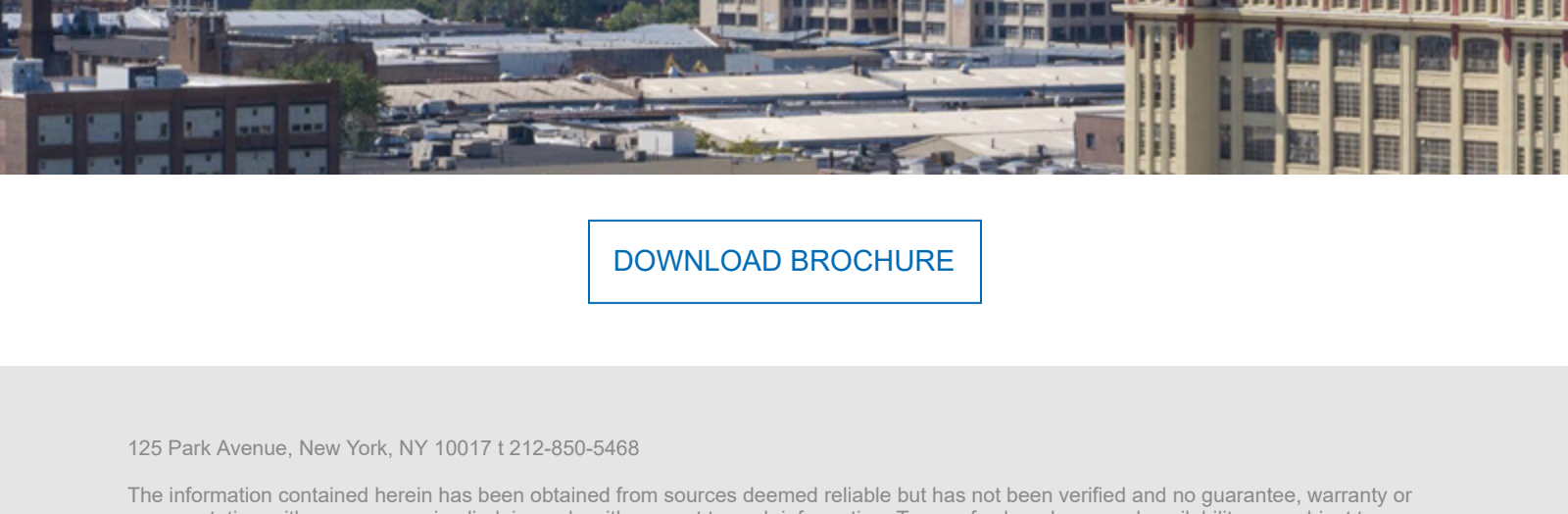
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