

A white brick wall with a repeating pattern of rectangular bricks and mortar lines. The text is centered on the wall.

77 WASHINGTON
BROOKLYN

DEFINING BROOKLYN

77 WASHINGTON AVENUE IS A CREATIVE OFFICE LOCATED AT THE INTERSECTION OF FORT GREENE, CLINTON HILL, AND THE BROOKLYN NAVY YARD. BUILT OFF A CLUSTER OF FIVE ADJACENT BUILDINGS. THE REDESIGN IS BASED ON THE CONTRAST BETWEEN THE FOUND CONDITIONS OF THE EXISTING BUILDINGS, AND THE NEW AND INNOVATIVE INTERVENTIONS TO ACCOMMODATE NEW USES FOR YEARS TO COME.



77 WASHINGTON
BROOKLYN




CORE PLAN + COURTYARD

GARDEN SPACE



Exclusive, Michael Van Valkenburgh designed garden offers a private sanctuary for people to work, play, and relax.

OFFICE SPACE

A wide-angle photograph of a modern office space. The room features a high ceiling with exposed wooden beams and a concrete floor. Several long wooden desks are arranged in rows, each equipped with multiple Apple iMac computers. People are seen working at the desks, some sitting and some standing. The walls are white with framed artwork. Large windows in the background offer a view of a brick building. The lighting is bright and even, highlighting the natural wood textures.

Light-filled floors with timber columns and beams, exposed wood ceilings, and concrete floors.

OFFICE SPACE



Full floor identity offers server rooms, conference rooms, private restrooms, and dedicated pantries.

LOBBY



Newly renovated lobby provides a welcome entry point



BUILDING INFORMATION

BUILDING ADDRESS

77 Washington Avenue

LOCATION

Intersection of Clinton Hill and
Brooklyn Navy Yard

OWNERSHIP

Shed 77 LLC

BUILT

1930

RENOVATED

2019

CONSTRUCTION TYPE

Restored factory building with wood
timber frame and brick shell

FLOOR SIZE

4,405 SF

STORIES

6 Stories

CEILING HEIGHT

10' – 11'5"

AMENITIES

- Newly renovated lobby and building infrastructure
- Featuring bicycle storage and professionally designed garden by Michael Van Valkenburgh, exclusive to tenants
- Completely new bathrooms, pantries and mail boxes on each floor

TELECOMMUNICATIONS PROVIDER

Spectrum Cable and Verizon Fiber

BUILDING SECURITY On-site key card access
& security monitoring system

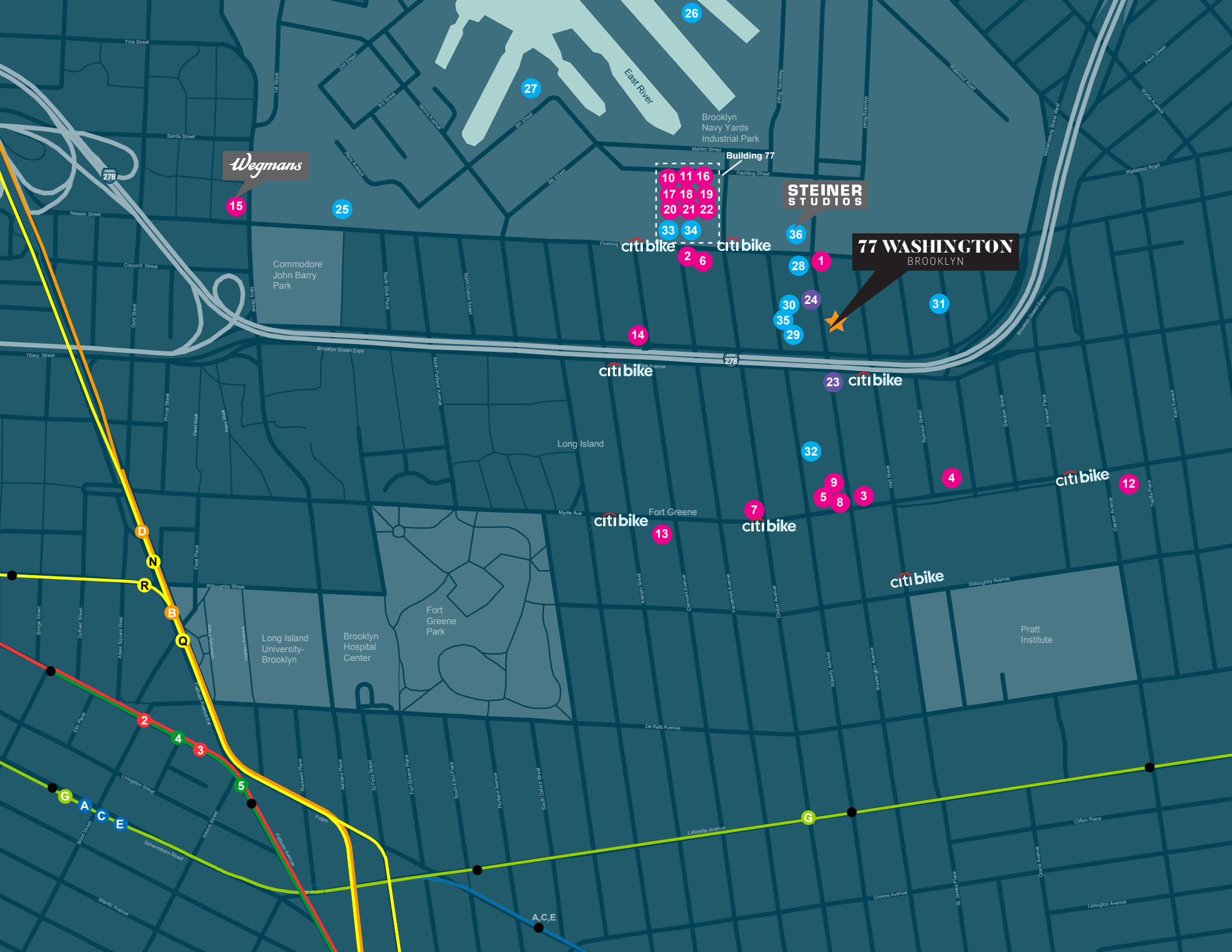
LIFE SAFETY SYSTEMS Fire and life safety is in
accordance with New York City building Codes

HVAC Tenant controlled HVAC system

ELEVATORS All-new passenger elevator with
brand new mechanicals

TRANSPORTATION G train at Clinton-
Washington Avenues. Shuttle bus at
Flushing Avenue

ELECTRICAL Direct Meter to Con Edison



Wegmans

Brooklyn Navy Yard Industrial Park

Building 77

STEINER STUDIOS

77 WASHINGTON
BROOKLYN

15

25

27

26

10 11 16

17 18 19

20 21 22

33 34

2

6

36

28

1

30

35

29

24

31

14

citi bike

278

23

citi bike

32

4

citi bike

12

Long Island

Myrtle Ave

citi bike

Fort Greene

7

citi bike

13

5

8

3

citi bike

Willoughby Avenue

Pratt Institute

Long Island University-Brooklyn

Brooklyn Hospital Center

Fort Greene Park

Livingston Street

Myrtle Avenue

15

5

1

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Atlantic Avenue

Bohannan Street

Brooklyn Avenue

Brooklyn Avenue

Brooklyn Avenue

Brooklyn Avenue

Brooklyn Avenue

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Brooklyn Avenue

A, C, E

LEGEND

FOOD & BEVERAGE:

- 01 IL PORTO: 37 WASHINGTON AVENUE
- 02 SAMUI: 1113, 15 VANDERBILT
- 03 KUM KAU: 463 MYRTLE AVENUE
- 04 SOCO: 509 MYRTLE
- 05 BAR BOLINAS: 455 MYRTLE AVENUE
- 06 PARLOR COFFEE: 11 VANDERBILT AVENUE
- 07 PUTNAM'S: 419 MYRTLE AVENUE
- 08 PECK'S: 455 MYRTLE AVENUE
- 09 CARDIFF GIANT: 415 MYRTLE AVENUE
- 10 THE FOOD SERMON: BUILDING 77
- 11 RUSTIK TAVERN: BUILDING 77
- 12 BROOKLYN TAP HOUSE: 590 MYRTLE AVENUE
- 13 SAKURA TOKYO II: 352 MYRTLE AVENUE
- 14 TIGER BOX: 169 PARK AVENUE
- 15 WEGMANS: FLUSHING AVENUE & NAVY STREET
- 16 RUSS & DAUGHTERS: BUILDING 77
- 17 KINGS COUNTY DISTILLERY: BUILDING 77
- 18 PIZZA YARD: BUILDING 77
- 19 NYCHA FOOD PATHWAYS: BUILDING 77
- 20 JALAPA JAR: BUILDING 77
- 21 BONBITE NYC: BUILDING 77
- 22 BROOKLYN ROASTING COMPANY: BUILDING 77

PARKING:

- 23 BROOKLYN QUEENS EXPRESS: **FREE PARKING**
- 24 VS PARKING GARAGE CORP

CULTURAL & ENTERTAINMENT:

- 25 ROOFTOP REDS: 299 SANDS STREET
- 26 BROOKLYN GRANGE: 63 FLUSHING AVENUE
- 27 BROOKLYN CLAY INDUSTRIES:
63 FLUSHING AVENUE
- 28 RECESS: 46 WASHINGTON AVENUE
- 29 BODY OF BROOKLYN: 275 PARK AVENUE
- 30 CKO KICKBOXING: 45 WAVERLY AVENUE
- 31 CROSSFIT OUTBREAK: 10 GRAND AVENUE
- 32 TRILOK FUSION CENTER FOR ART:
143 WAVERLY AVENUE
- 33 WE RUB YOU: BUILDING 77
- 34 BROOKLYN GRANGE: BUILDING 77
- 35 66 WINE BAR: 66 WASHINGTON AVENUE
- 36 STEINER STUDIOS: 15 WASHINGTON AVENUE

CITIBIKE LOCATIONS:

- CORNER OF CLINTON AVENUE & FLUSHING AVENUE
- CORNER OF VANDERBILT AVENUE & FLUSHING AVENUE
- CORNER OF WASHINGTON AVENUE & PARK AVENUE
- CORNER OF CARLTON AVENUE AND PARK AVENUE
- CORNER OF CLINTON AVENUE & MYRTLE AVENUE
- CORNER OF ADELPHI & MYRTLE AVENUE
- CORNER OF EMERSON PLACE & MYRTLE AVENUE
- CORNER OF WILLOUGHBY AVENUE & HALL STREET.



77 WASHINGTON

BROOKLYN

EXCLUSIVE LEASING BROKERS

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