

80 Hudson

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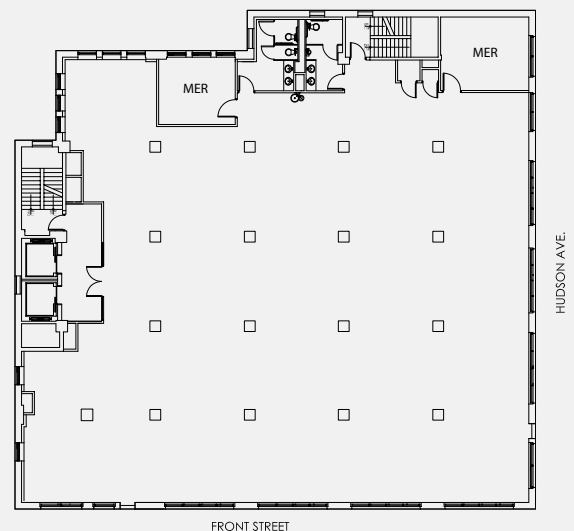
DAVID
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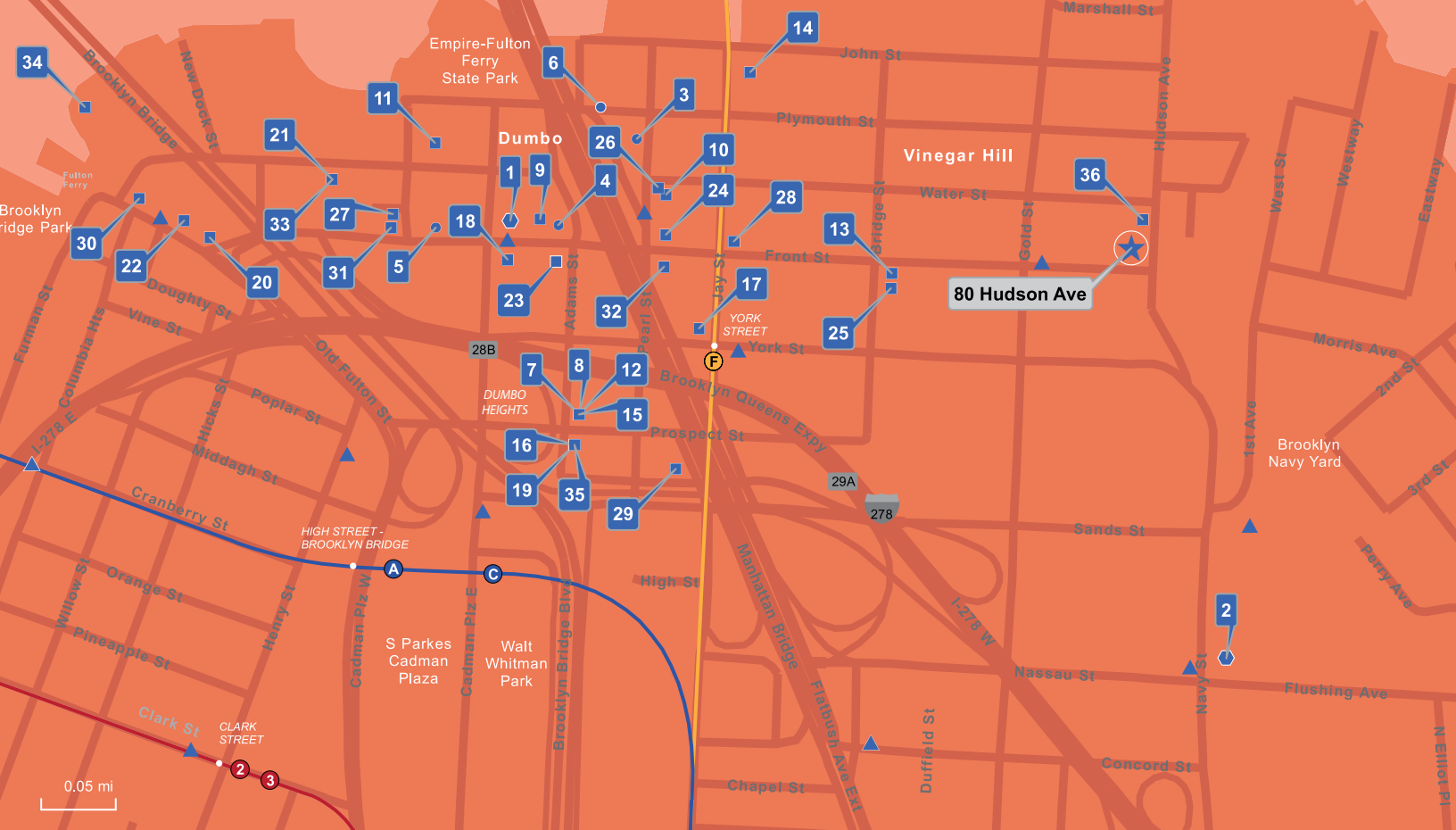
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- Unique 96,000rsf 7 story boutique building in Brooklyn's center for creativity
- Comprehensive redevelopment to class A loft standards including new lobby, elevators, windows, bathrooms and HVAC
- Spacious, efficient and bright 12,400 RSF floors with 13'+ ceiling heights and windows on 4 sides
- Excellent branding and signage opportunity, exterior signage visible from Manhattan
- Private terrace with picturesque Manhattan and Brooklyn views
- Vibrant growing community with a great deal of residential and commercial development
- Easy subway access to both Manhattan and Brooklyn F, A, C, 2 & 3 trains in addition to bicycle, car and ferry



TYPICAL
FLOOR
12,418 RSF





-  Subject Property
-  Grocery Store
-  Gym
-  Restaurant
-  Citi Bike Station

G R O C E R Y S T O R E

- 1** Peas & Pickles - 55 Washington St
- 2** Wegman's - 16 Flushing Ave

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- 3** CrossFit Dumbo - 48 Pearl St
- 4** Equinox - 117 Front St
- 5** Gleason's Gym - 77 Front St
- 6** IMAXShift - 127 Plymouth St
- 7** Row House - 55 Prospect St
- 8** Yoga Vida - 55 Prospect St

R E S T A U R A N T S

- 9** AlMar - 111 Front St
- 10** Archway Café - 57 Pearl St
- 11** Atrium - 15 Main St
- 12** Bluestone Lane - 55 Prospect St
- 13** Bridge Coffee Shop - 73 Bridge St
- 14** Brooklyn Roasting Company - 25 Jay St
- 15** Dig Inn - 55 Prospect St
- 16** Dos Toros - 117 Adams St
- 17** Dumbo Kitchen - 108 Jay St
- 18** Front Street Pizza - 80 Front St
- 19** Glaze Teriyaki - 117 Adams St
- 20** Grimaldi's - 1 Front St
- 21** Jacque Torres Chocolate - 66 Water St
- 22** Juliana's - 19 Old Fulton St
- 23** La Bagel Delight - 104 Front St
- 24** Little Muenster - 145 Front St
- 25** Los Papi's - 77 Bridge St
- 26** Love & Dough - 57 Pearl St
- 27** Miso Restaurant - 40 Main St
- 28** Pedro's - 73 Jay St
- 29** Randolph Beer - 77 Sands St
- 30** Shake Shack - 1 Old Fulton St
- 31** Starbucks - 67 Front St
- 32** Superfine - 126 Front St
- 33** The Bridges - 66 Water St
- 34** The River Café - 1 Water St
- 35** untamed sandwiches - 117 Adams St
- 36** Vinegar Hill House - 72 Hudson Ave

**Newmark Grubb
Knight Frank**



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.