

BROOKLYN  
NAVY | YARD

# BLDG 77

**PREMIUM OPPORTUNITIES  
IN THE YARD'S RECENTLY  
RENOVATED, MULTI-TENANT  
FLAGSHIP PROPERTY.**

**PERFECT FOR LIGHT INDUSTRIAL,  
TECH, R&D, AND MAKER SPACE.**



BLDG 77 AERIAL VIEW

## 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 77 FEATURES

- Recent \$185 million capital improvement program
- Soaring double-height lobby food hall
- Ground-floor brewery with outdoor beer garden
- 24/7 lobby security desk
- Manhattan skyline + water views available
- Direct pedestrian access from Flushing Ave

## 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 Waterway 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

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

# BLDG 77

## BUILDING SPECIFICATIONS



MANHATTAN AND RIVER VIEWS



LOBBY



GROUND FLOOR FOOD HALL

### **BUILDING OWNER:**

The City of New York

### **PROPERTY MANAGER:**

The Brooklyn Navy Yard Development Corporation

### **BUILT:** 1942

### **CAPITAL IMPROVEMENTS:**

In 2017, a \$185 million capital improvement plan was completed to create a best-in-class commercial property. Features include new:

- Glass and metal exterior
- Entrances
- HVAC and plumbing systems
- Double-height entry hall

### **ARCHITECTS:**

Beyer Blinder Belle (core and shell)  
Marvel Architects (ground floor)

### **FLOORS:** 16

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

10'-0"–11'-0" (typical)

### **FLOOR PLATES:**

Floors 3–15: 60,000–67,500 SF  
Floor 16: 8,000 SF

### **FLOOR LOAD:**

75–400 lbs / SF

### **COLUMN SPACING:**

20'0" on center

### **SECURITY:**

Lobby desk, 24 / 7 security and keycard access

### **ELEVATORS:**

- (8) Passenger elevators
- (4) Modernized 9'-0" wide x 9'-0" high x 17'-0" deep freight elevators (16,000 lb capacity each)

### **POWER:**

480v power available, 208v typical

### **TELECOM:**

Verizon, Spectrum, Cablevision  
Lightpath, Crown Castle

### **LIFE SAFETY:**

Fully sprinklered by new combined sprinkler/standpipe system; new addressable fire alarm system

### **PARKING:**

Available for tenants

### **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)

# BLDG 77

5TH FLOOR, SUITE 507 – 2,942 SF

POSSESSION: IMMEDIATE



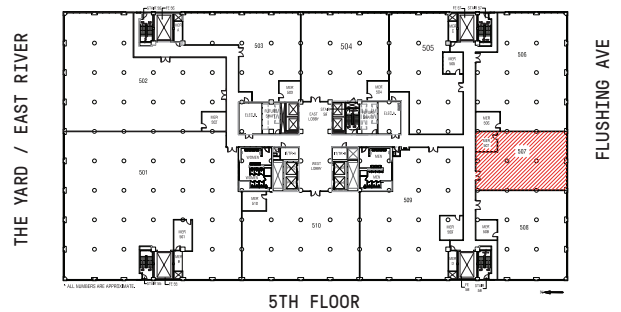
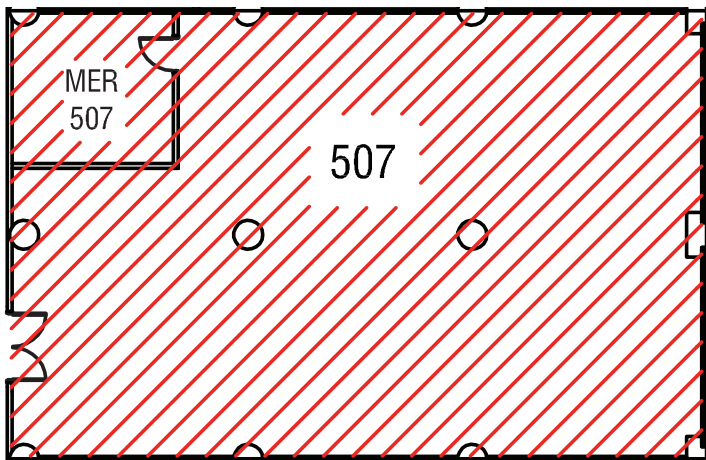
SUITE 507



BLDG 77 LOCATION

## UNIT HIGHLIGHTS

- Easy access to freight elevator
- New HVAC
- Live load: 250 lbs / SF

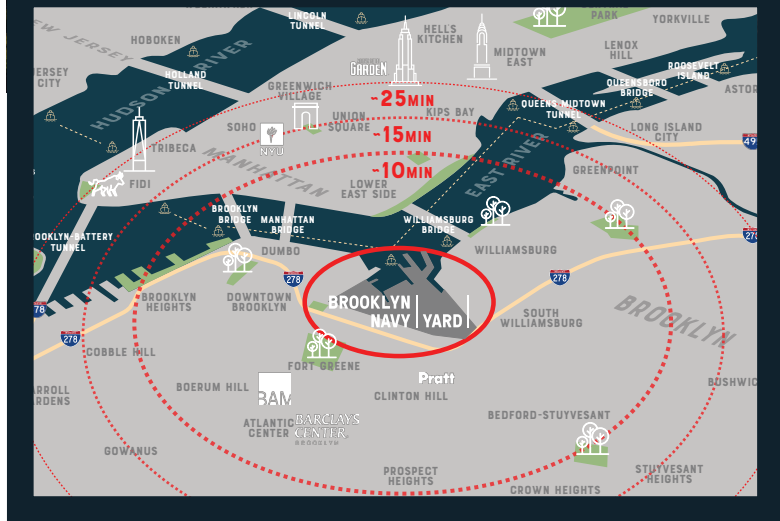


**BROOKLYN** | **NAVY** | **YARD**

141 FLUSHING AVENUE  
BROOKLYN, NY 11205

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

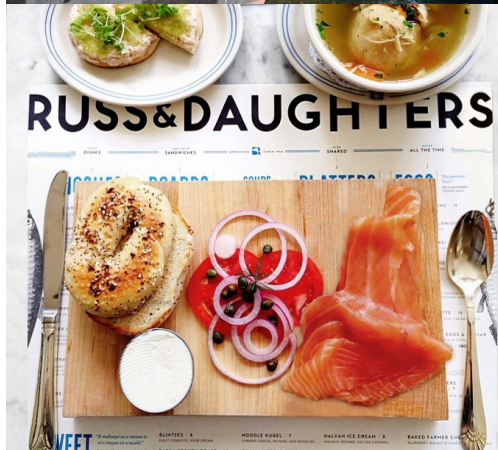
# BROOKLYN NAVY YARD



**BROOKLYN NAVY YARD**

141 FLUSHING AVENUE  
BROOKLYN, NY 11205

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



**BROOKLYN  
NAVY YARD**

**141 FLUSHING AVENUE  
BROOKLYN, NY 11205**

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