

450 87TH AND 437 88TH ST

In the Heart of Bay Ridge Brooklyn and steps to all transportation. A short block from the 86th street retail corridor and attached to Century 21 stores parking.

- 450 87th St 37,500 sq ft Building with 6,250 sq ft per floor
- 437 88th St 20,400 sq ft plus 28k build-able FAR.
- Landlord to deliver in "Finished Move in Condition"

87/88th Street

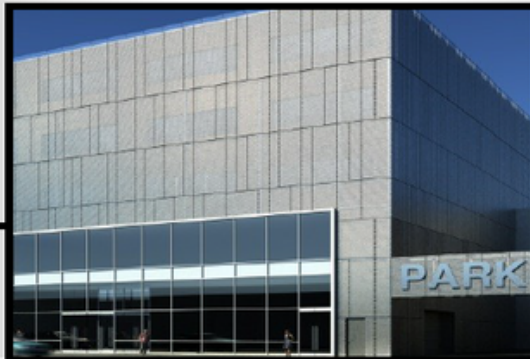
Bay Ridge's most prominent location

Medical / Retail / Office - Space Available



Site Location

450 87TH STREET
437 88TH STREET



Building Details

450 87TH ST 37,500 SQ FT AS BUILT

432 88TH ST 54,000 AVAILABLE
20,400 AS BUILT

COMBINED:

TOTAL BUILT: 57,900
TOTAL AVAILABLE SQ FT: 91,500

For more info call 212 372 7772

Delivery of Premises:

- **New Facade and Entrance**
- **All New Electric**
- **All New Plumbing**
- **All New HVAC System**
- **Bathrooms as requested and required by law**
- **10-18ft ceilings**
- **All new sheetrock and flooring throughout**
- **Additional side windows**
- **All new drop ceilings throughout**
- **All Data and Phone lines installed**
- **All new outlets and switches**

Lease Terms:

- **Annual Base:** \$45-\$50 psf NNN
- **Lease Term:** Ten (10) years
- **Utilities:** Tenant Responsibility
- **Real Estate Tax:** Tenant Responsibility
- **Insurance:** Tenant Responsibility.

For more info call 212 372 7772

Neighboring Tenants and Demographics:

BANANA REPUBLIC
CAPITAL ONE
CHILDREN'S PLACE
GAP
ALDO
ZALES
FOOT LOCKER
PAYLESS
NEY YORK SPORTSCLUB
GAMESTOP
BATH AND BODY
AT&T
SPRINT
VITAMIN SHOPPE
VERIZON WIRELESS
COHEN'S FASHION OPTICAL
NINE WEST
MCDONALDS
DUANE READE
T-MOBILE
GNC
LANE BRYANT
CENTURY 21
VICTORIA'S SECRET
CLAIRE'S
SLEEPY'S
CITIBANK
STARBUCKS
CHASE
NEY YORK & COMPANY
MODELL'S
& MORE

DEMOGRAPHICS

POPULATION

1/4 MILE: 8,900

1/2 MILE: 31,300

1 MILE: 98,900

HOUSEHOLD

1/4 MILE: 3,900

1/2 MILE: 13,400

1 MILE: 42,000

MEDIAN HOUSEHOLD INCOME:

1/4 MILE: \$52,170

1/2 MILE: \$56,320

1 MILE: \$59,750

For more information

**City RE
Group**

NATIONAL NEIGHBORS

212-372-7772

For more info call 212 372 7772

City RE

For Lease

*Ariel View
Both Properties :*



AERIAL VIEW

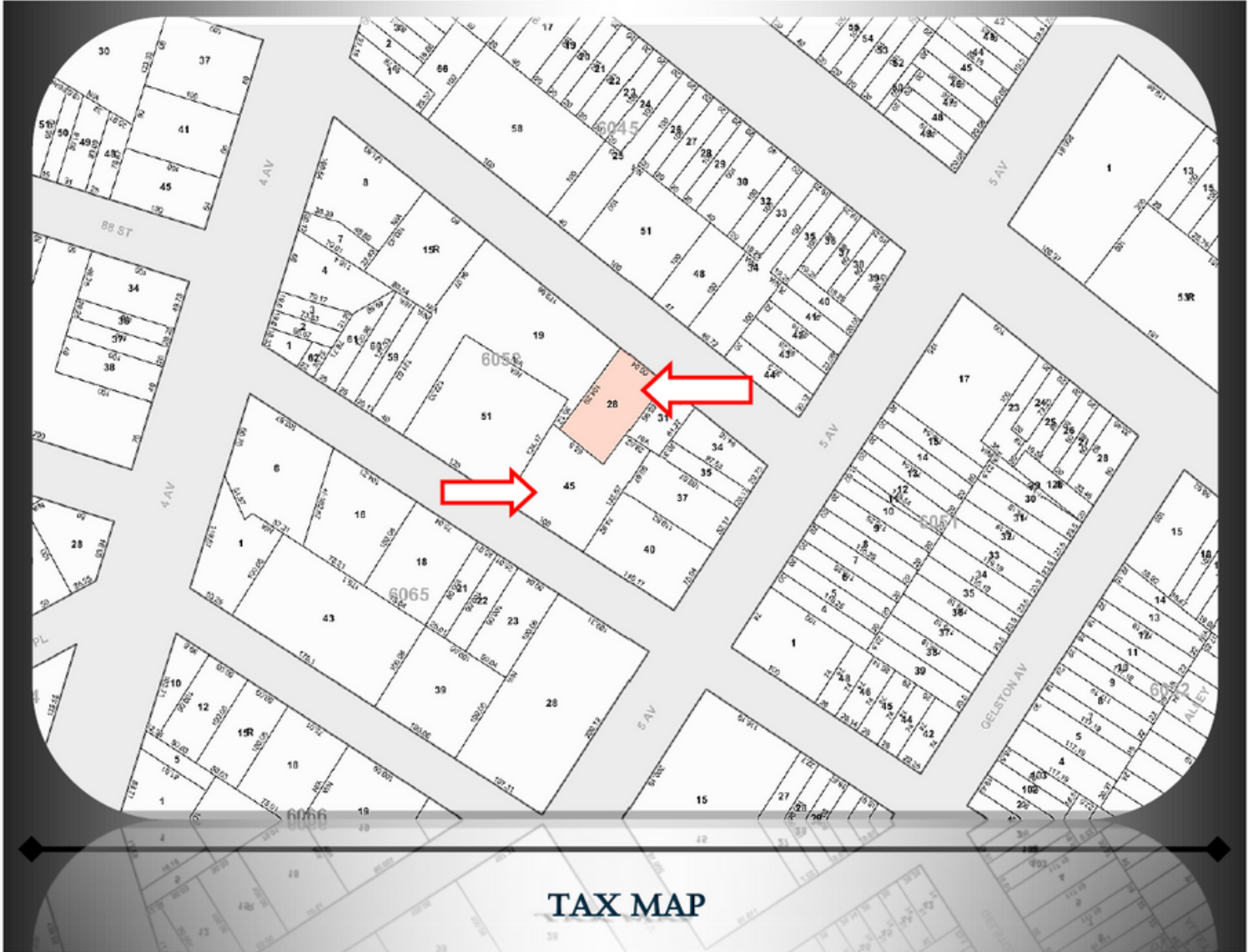
For more info call 212 372 7772

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

City RE

For Lease

Tax Map Both Properties:



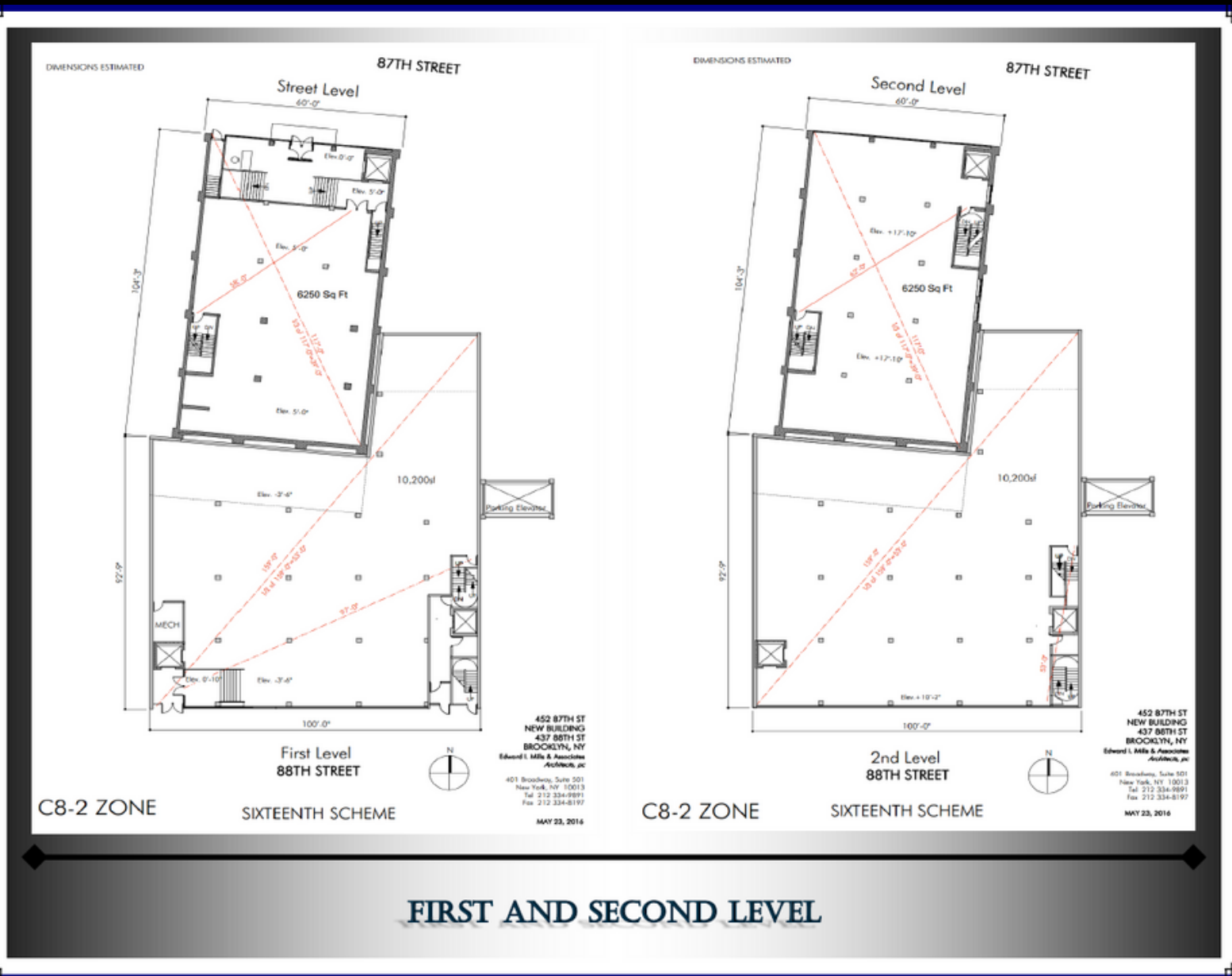
For more info call 212 372 7772

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

City RE

For Lease

First & Second Level Both Properties:



For more info call 212 372 7772

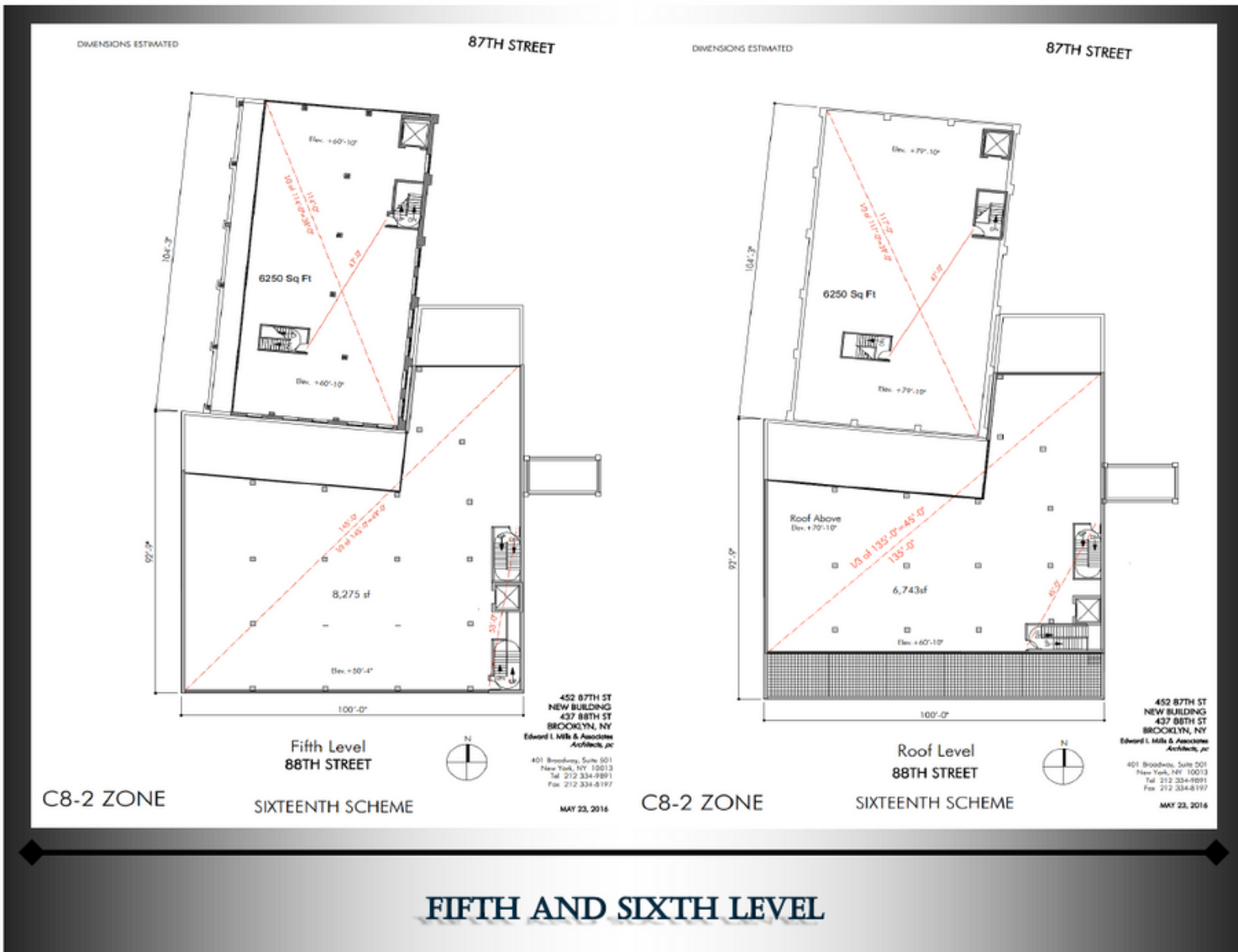
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

Third & Fourth Level Both Properties:



For more info call 212 372 7772

Fifth & Sixth Level Both Properties:



For more info call 212 372 7772

Cellar:

DIMENSIONS ESTIMATED

87TH STREET



Cellar Level
88TH STREET



452 87TH ST
NEW BUILDING
437 88TH ST
BROOKLYN, NY
Edward I. Mills & Associates
Architects, PC

401 Broadway, Suite 501
New York, NY 10013
Tel: 212-334-9991
Fax: 212-334-8197

MAY 23, 2016

C8-2 ZONE

SIXTEENTH SCHEME

CELLAR

NOTES:

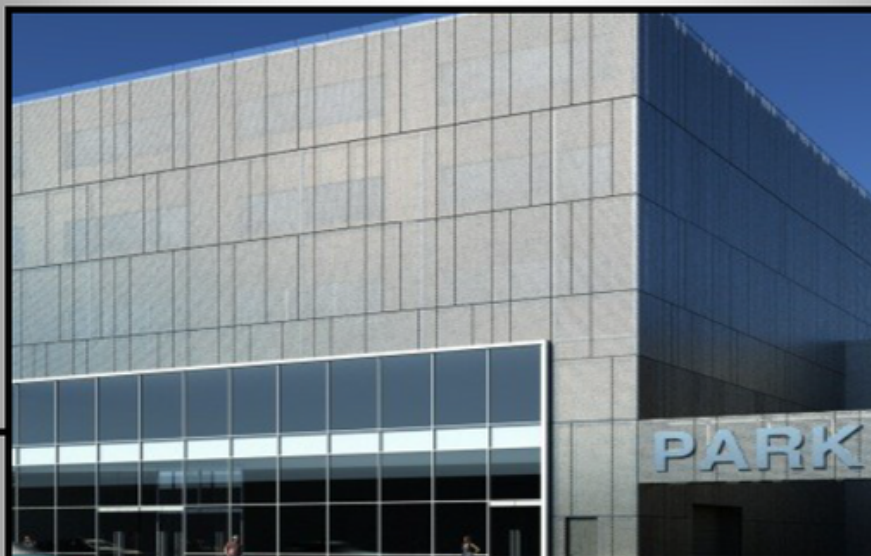
- PROXIMITY TO 86TH ST RETAIL
- NEXT DOOR TO CENTURY 21
- WALKING DISTANCE TO SUBWAY
- EASY TRANSFER TO STATEN ISLAND
- TALLEST BUILDING IN AREA WITH BEAUTIFUL 360 DEGREE VIEWS
- CLOSE TO MAJOR HIGHWAYS
- PARKING

For more info call 212 372 7772

City RE

For Lease

*Renderings
Both Properties :*



For more info call 212 372 7772

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.