



EXTERIOR — MONTAUK CONDOMINIUM, PARK SLOPE, BROOKLYN

EXCLUSIVE LISTING

Montauk Offices

MONTAUK CONDOMINIUM · 25 8TH AVENUE · PARK SLOPE, BROOKLYN, NY 11217

OFFERED AT

\$3,400,000

4.71%
IN-PLACE CAP RATE

\$160,030
NOI

4,000 SF
TOTAL AREA

14 + 2
OFFICES / CONF. ROOMS

100%
OCCUPANCY

R8X
ZONING

THE OPPORTUNITY

Montauk Offices

\$3,400,000

ASKING PRICE

4.71%

CAP RATE

4,000 SF

TOTAL AREA

\$237,480

GROSS INCOME

14

OFFICE SUITES

2

CONFERENCE ROOMS

Montauk Offices is offered as a commercial condominium unit occupying the lower level of the landmarked Montauk Condominium, an 1889 Venetian Gothic clubhouse at the corner of 8th Avenue and



INTERIOR — LOBBY

Lincoln Place in the heart of Park Slope, Brooklyn. The space is an adaptive reuse of the building's historic four-lane bowling alley, reimagined as 14 private offices with two shared conference rooms, a shared kitchen, and a lounge.

The suite is fully occupied on a rent roll of short-term, flexible leases — a structure that has historically supported a waitlist for space rather than vacancy. All-inclusive rent (HVAC, electricity, 24/7 access, guest Wi-Fi, and conference room use) is typical for the submarket's boutique office product and supports steady renewal demand.

Original hardwood floors, oak millwork, operable windows, and stained-glass details throughout the space distinguish it from commodity co-working product, while the building's landmark status protects its architectural character for the long term.

The building sits next to Grand Army Plaza and Prospect Park, and is served directly by the 2, 3, B, and Q subway lines plus the B41, B67, and B69 bus routes — placing the asset within one of Brooklyn's most established and highest-demand neighborhoods.

ASKING PRICE	\$3,400,000
IN-PLACE CAP RATE	4.71%
GROSS ANNUAL INCOME	\$237,480
NET OPERATING INCOME	\$160,030
PRICE / SF	\$850

INVESTMENT HIGHLIGHTS

Condominium ownership — offered as a standalone commercial condominium unit, providing a buyer clean fee-simple-style control free of ground lease or co-op board approval

Landmarked, character-rich asset — original oak millwork, hardwood floors, and stained glass inside the historic Montauk Condominium, a Venetian Gothic landmark built in 1889

Fully occupied — 14 private offices and two conference rooms leased on flexible, short-term terms with a track record of a waiting list rather than vacancy

All-inclusive rent structure — HVAC, electricity, 24/7 access, guest Wi-Fi, and shared conference rooms bundled into rent, supporting premium per-square-foot economics

Short-term lease rollover — flexible terms provide a buyer near-term optionality to mark rents to market across the portfolio of offices

Transit-rich Park Slope location — four subway lines (2, 3, B, Q) and three bus routes (B41, B67, B69) within steps of the building

Steps from Prospect Park — the neighborhood's centerpiece green space, along with the Brooklyn Museum, Botanic Garden, and Brooklyn Public Library, anchors demand

Adaptive reuse story — a distinctive, marketable narrative (former bowling alley) that differentiates the space from typical office inventory

The Park Slope Advantage

Park Slope is consistently ranked among New York City's most desirable neighborhoods, defined by tree-lined brownstone blocks, top-rated restaurants and shops, and proximity to Prospect Park. Boutique and flexible office product in landmarked buildings is scarce in the submarket, and rarely comes to market at this price point.

A Structural Shortage of Office Space in Brownstone Brooklyn

Park Slope and the surrounding brownstone neighborhoods — Prospect Heights, Windsor Terrace, Carroll Gardens, Boerum Hill — were built as low-rise residential rowhouse districts. Landmark designation and contextual zoning cap building heights and rule out the large floorplates found Downtown or in Manhattan, so ground-up office construction is essentially foreclosed. What little product exists sits in a handful of adaptive-reuse buildings like the Montauk Condominium, and local demand from law firms, architects, and other professional-service tenants routinely outstrips it.

PROPERTY DATA

ADDRESS	25 8th Avenue
BUILDING	The Montauk Condominium
UNIT TYPE	Commercial Condominium
NEIGHBORHOOD	Park Slope, Brooklyn
ZONING	R8X
TAX CLASS	Tax Class 4
TOTAL AREA	4,000 SF
FLOOR / LEVEL	Lower Level
YEAR BUILT	1889
LANDMARK STATUS	NYC Individual Landmark
TOTAL OFFICES	14 Private + 2 Conference Rms
OCCUPANCY	100%
ANNUAL RE TAXES	\$25,410

TRANSIT

2 · 3 GRAND ARMY PLAZA	30 seconds
B · Q 7TH AVENUE	4 minute walk
B41 · B67 · B69 BUSES	On Corner

Tours by appointment. Jeffrey Kessler (914-391-7689) · Terry Robison (917-482-4812)

RENT ROLL

UNIT	TENANT	MONTHLY	EXPIRY
A1	Personal Assistant	\$1,100	M-T-M
A2	Accountant	—	M-T-M
A3	School Business Office	\$10,815	8/31/2027
A4	School Business Office	—	8/31/2027
A5	School Business Office	—	8/31/2027
A6	Architect	\$1,300	M-T-M
B1	Accountant	\$4,700	M-T-M
B2	Accountant	—	M-T-M
B3	Accountant	—	M-T-M
B4	Owner	\$0	—
C1	School Business Office	—	8/31/2027
C2	Attorney	\$1,875	M-T-M
C3	Attorney	—	M-T-M
C4	School Business Office	—	8/31/2027

TOTAL	
Total Monthly Rent	\$19,790

Two shared conference rooms are included as an amenity within office rents and are not separately leased. B4 is owner-occupied and currently pays no rent; market rent for that unit is included in the pro-forma analysis below.

WHY IT MATTERS

Boutique, fully-occupied office product inside a landmarked Park Slope building is a rare offering. Short-term lease structure gives a buyer flexibility to reposition rents or convert use, while the adaptive-reuse story and architectural character support a premium relative to commodity office space.

Zoning-Constrained Supply

Contextual R6/R7 residential zoning across most of Park Slope caps building heights and blocks large commercial floorplates, so new office construction is essentially unavailable.

Landmark District

Much of the neighborhood sits within the Park Slope Historic District, limiting redevelopment and preserving the small stock of adaptive-reuse office buildings like the Montauk Club.

Deep Local Demand

Law firms, architects, therapists, and nonprofits who want a Park Slope address compete for a supply of office space that cannot readily expand to meet them.

The Montauk Condominium: A Landmarked Icon

Completed in 1891 and designed by Francis H. Kimball, the Montauk Club was built as a private men's club, opening in the 1880s and modeled after the Venetian Gothic palazzi of the Grand Canal, most notably the Ca' d'Oro. Individually landmarked by the New York City Landmarks Preservation Commission, the building's terra-cotta and brownstone facade, arcaded loggias, and copper-topped tower remain among the most distinctive in Park Slope.

The building was converted to its current mixed-use condominium ownership in the late 1980s. The Montauk Club continues to operate on the 1st and 2nd floors, floors 3–6 are residential condominiums, and the lower level is the professional condominium known as Montauk Offices — giving a buyer a rare opportunity to own a piece of a landmark address.

INCOME & EXPENSES

GROSS RENTAL INCOME	\$237,480
EFFECTIVE GROSS INCOME	\$237,480
PROPERTY TAX	\$25,410
COMMON CHARGES	\$26,032
INSURANCE	\$5,331
ELECTRIC	\$7,782
FUEL	\$3,395
MAINTENANCE & REPAIRS	\$9,500
TOTAL OPERATING EXPENSES	\$77,450
NET OPERATING INCOME	\$160,030

SUITE AMENITIES INCLUDED IN RENT

HVAC & Electricity
24/7 Access
Guest Wi-Fi (FIOS & Spectrum available in building)
Use of two shared conference rooms
Shared kitchen & lounge

Club Membership & Amenities

The Montauk Club offers corporate memberships that can provide added benefits to owners and renters of Montauk Offices, including co-working space, a meal schedule, use of the Club bar, and other services. More information is available at montaukclub.com.

Who This Suite Is For

The unit's mix of private, closed-door offices and shared conference rooms suits a single user consolidating a growing practice, or a buyer content to continue the existing rent roll of independent tenants. Typical occupants of this office type include law firms, architecture and design studios, therapists and other clinical practices, financial advisors, and nonprofits — professional-service users who value a Park Slope address, walk-to-transit convenience, and a quieter, more residential setting than a Downtown Brooklyn or Manhattan tower.

PRO-FORMA — MARK TO MARKET

UNIT(S)	CURRENT/MO	MARKET/MO
A1	\$1,100	\$1,200
A2, B1–B3	\$4,700	\$5,000
A3–A5, C1, C4	\$10,815	\$11,500
A6	\$1,300	\$1,600
C2, C3	\$1,875	\$3,000
B4 (Owner)	\$0	\$1,600
Total	\$19,790	\$23,900

Market rent reflects current asking levels for comparable Park Slope office product. Pro-forma NOI at market: \$209,350 (6.16% cap rate on ask). School Business Office rent steps to \$11,500/mo on 9/1, in line with market, through lease expiration 8/31/27.

IN-PLACE CAP RATE AT ASK

4.71%

\$160,030 NOI ÷ \$3,400,000 Ask

TENANCY SUMMARY

TOTAL OFFICES	14
CONFERENCE ROOMS	2
OCCUPANCY	100%
LEASE STRUCTURE	Short-Term / Flexible
MONTHLY GROSS RENT	\$19,790
ASKING PRICE	\$3,400,000
PRICE / SF	\$850

NEIGHBORHOOD SNAPSHOT

NEIGHBORHOOD	Park Slope, Brooklyn
SUBWAY ACCESS	2 · 3 · B · Q
BUS ACCESS	B41 · B67 · B69
NEARBY GREEN SPACE	Prospect Park
CULTURAL INSTITUTIONS	Brooklyn Museum, Botanic Garden, BAM

The Investment Thesis

A fully leased, character-rich office suite inside a landmarked Park Slope clubhouse, with an all-inclusive rent structure, flexible short-term leases, and a scarce adaptive-reuse story that is difficult to replicate elsewhere in the submarket.

TRANSIT

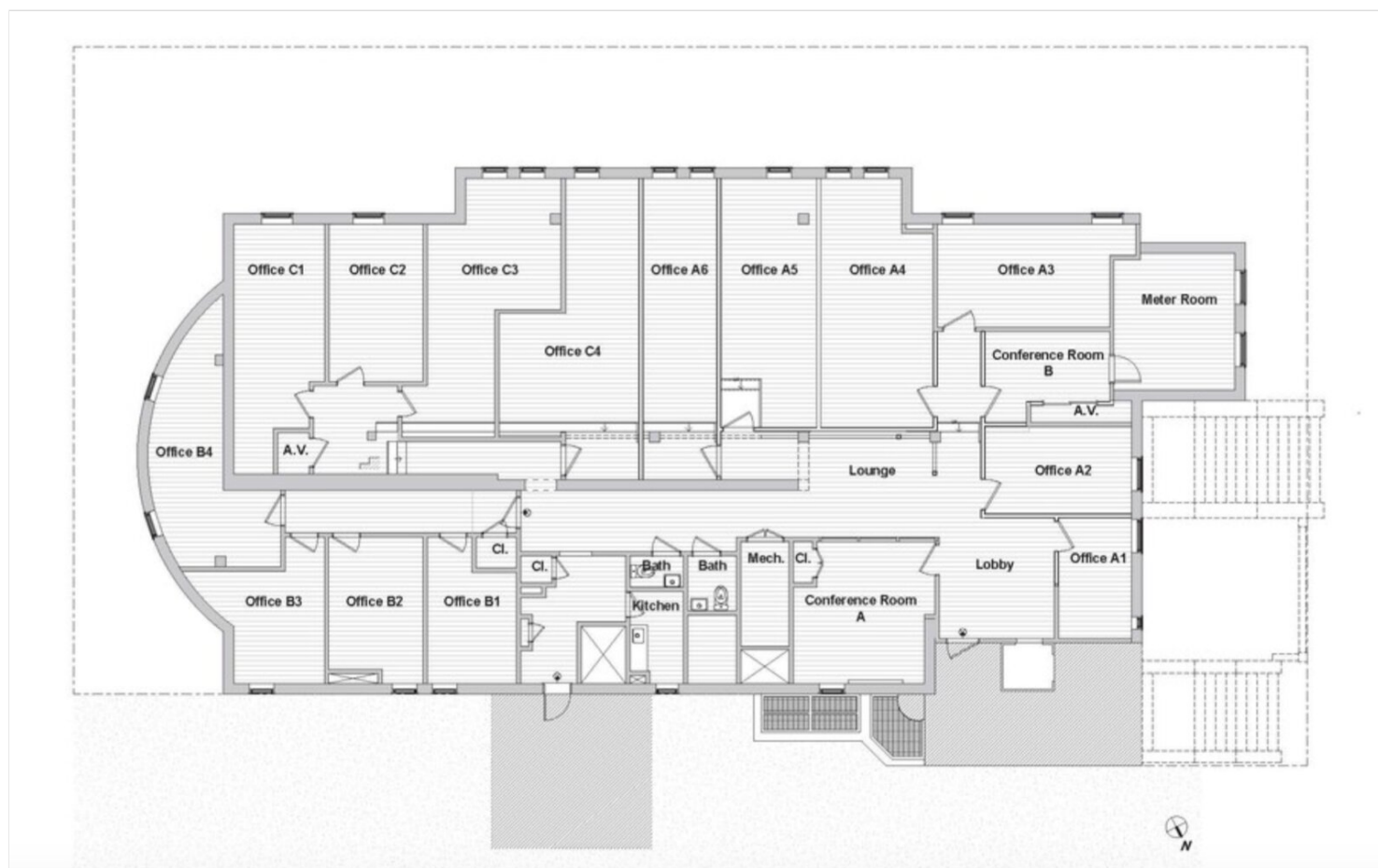
2 3	Grand Army Plaza 30 second walk
B Q	7th Avenue 4 min walk
R	Union Street ~9 min walk

B41 · B67 · B69 buses stop on the corner. Four subway lines within a short walk place the asset within one of Brooklyn's most transit-rich submarkets.

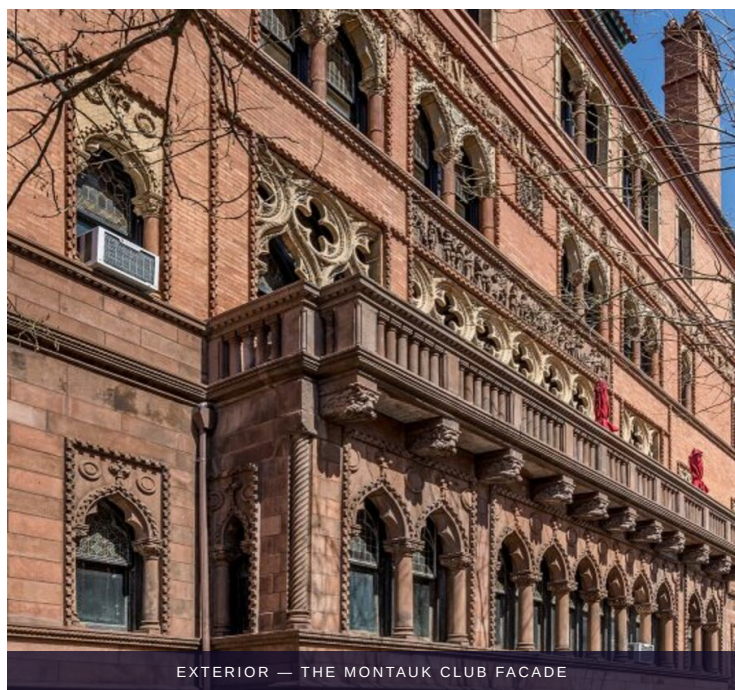
ARCHITECTURAL FLOOR PLAN

Lower Level — Montauk Offices

14 private offices (A1–A6, B1–B4, C1–C4) · Two conference rooms · Shared kitchen, lounge, and lobby · Former four-lane bowling alley



Lower-level plan shown for reference. Field verify all dimensions.



EXTERIOR — THE MONTAUK CLUB FACADE



INTERIOR — PRIVATE OFFICE CORRIDOR



LOCATION — 25 8TH AVENUE, PARK SLOPE, BROOKLYN

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\$3,400,000

EXCLUSIVELY MARKETING BY

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