



## The Timber Building

80 Ainslie St, Brooklyn, NY 11211



**Abe Steinberg**

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# The Timber Building

\$39.00 - \$78.00 /SF/Yr

- Available spaces are floor contiguous for up to 8,095 square feet available combined
- Perfect for spa, gym, bar or wine store
- 20 ft ceilings for upstairs portion
- 500 apartments within a 2 block radius
- Located at the corner of the G train at the Metropolitan Ave Station
- 1 block from the Brooklyn-Queens Expressway Across from Starbucks. Other nearby tenants/locations include The West Brooklyn (coffeehouse), Rocka Rolla, Sugarburg and Barcade (3 popular local bars that bring in a large amount of foot traffic)

- Heavy daytime foot traffic
- Lots of natural light
- Open Plan with exposed brick wall
- 20ft ceilings

Rental Rate:	\$39.00 - \$78.00 /SF/Yr
Min. Divisible:	800 SF
Property Type:	Multifamily
Property Sub-type:	Apartments
Apartment Style:	Mid Rise
Year Built:	2019
Construction Status:	Under Construction
Walk Score ®:	98 (Walker's Paradise)
Transit Score ®:	92 (Rider's Paradise)
Rental Rate Mo:	\$3.25 USD/SF/Mo



## Basement

Space Available	3,458 SF
Rental Rate	\$39.00 /SF/Yr
Contiguous Area	8,095 SF
Date Available	September 01, 2019
Service Type	Triple Net
Space Type	New
Space Use	Retail
Lease Term	Negotiable

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## 1st Floor

Space Available	800 - 4,637 SF
Rental Rate	\$78.00 /SF/Yr
Contiguous Area	8,095 SF
Date Available	September 01, 2019
Service Type	Triple Net
Space Type	New
Space Use	Retail
Lease Term	Negotiable

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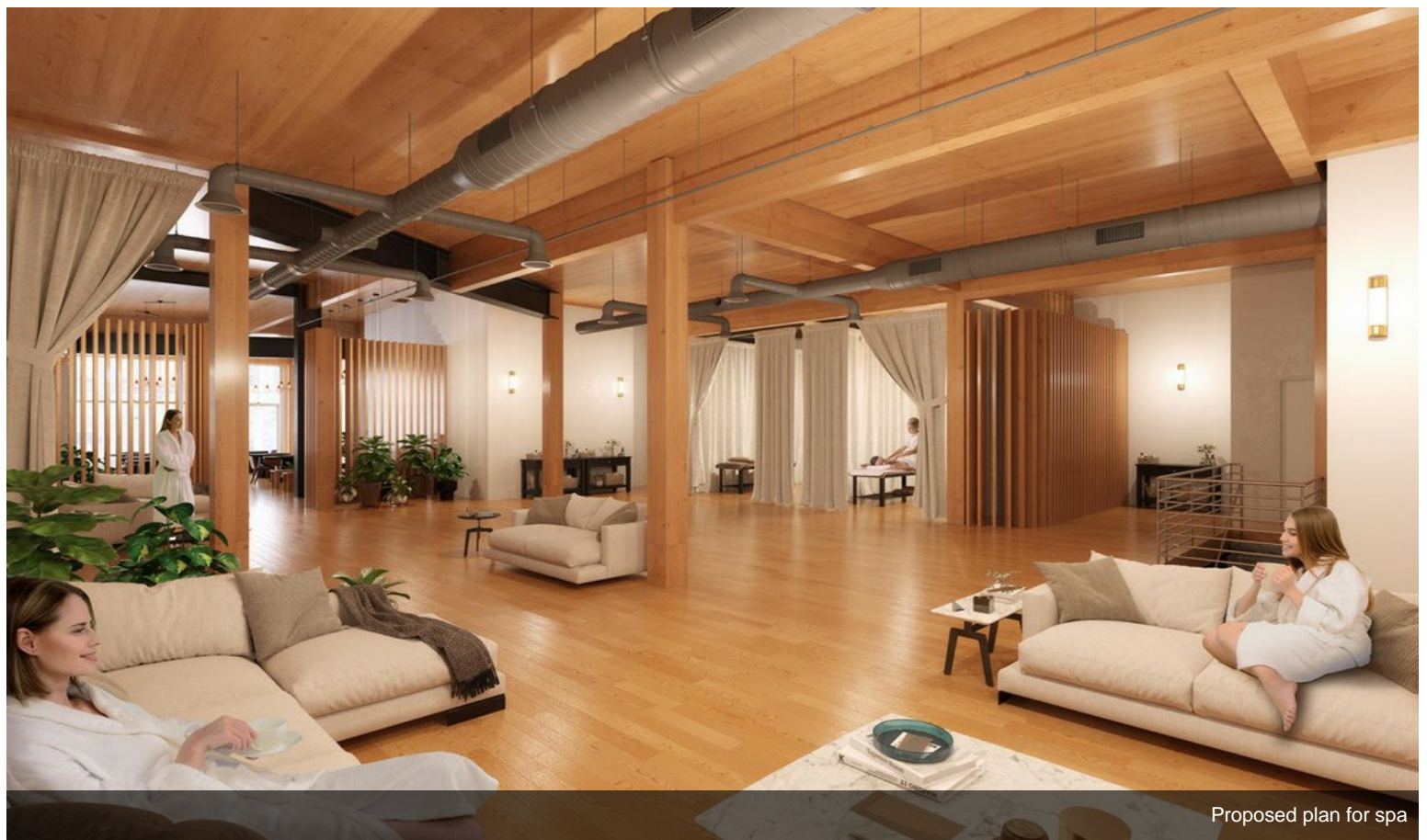


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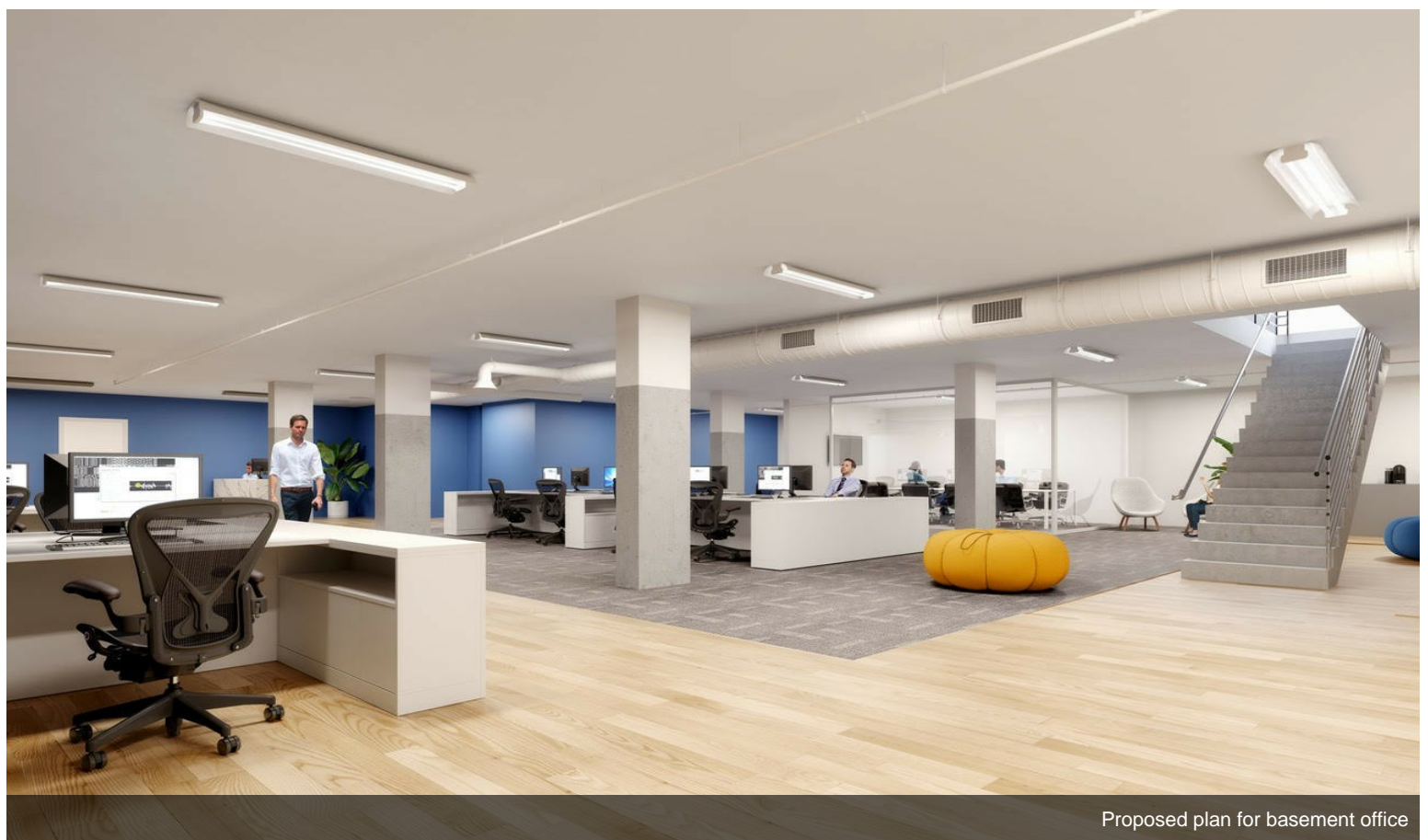
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# Property Photos



Proposed plan for spa



Proposed plan for basement office



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