

# 1508 HERKIMER

**Marvel Architects**  
NEW YORK | SAN JUAN





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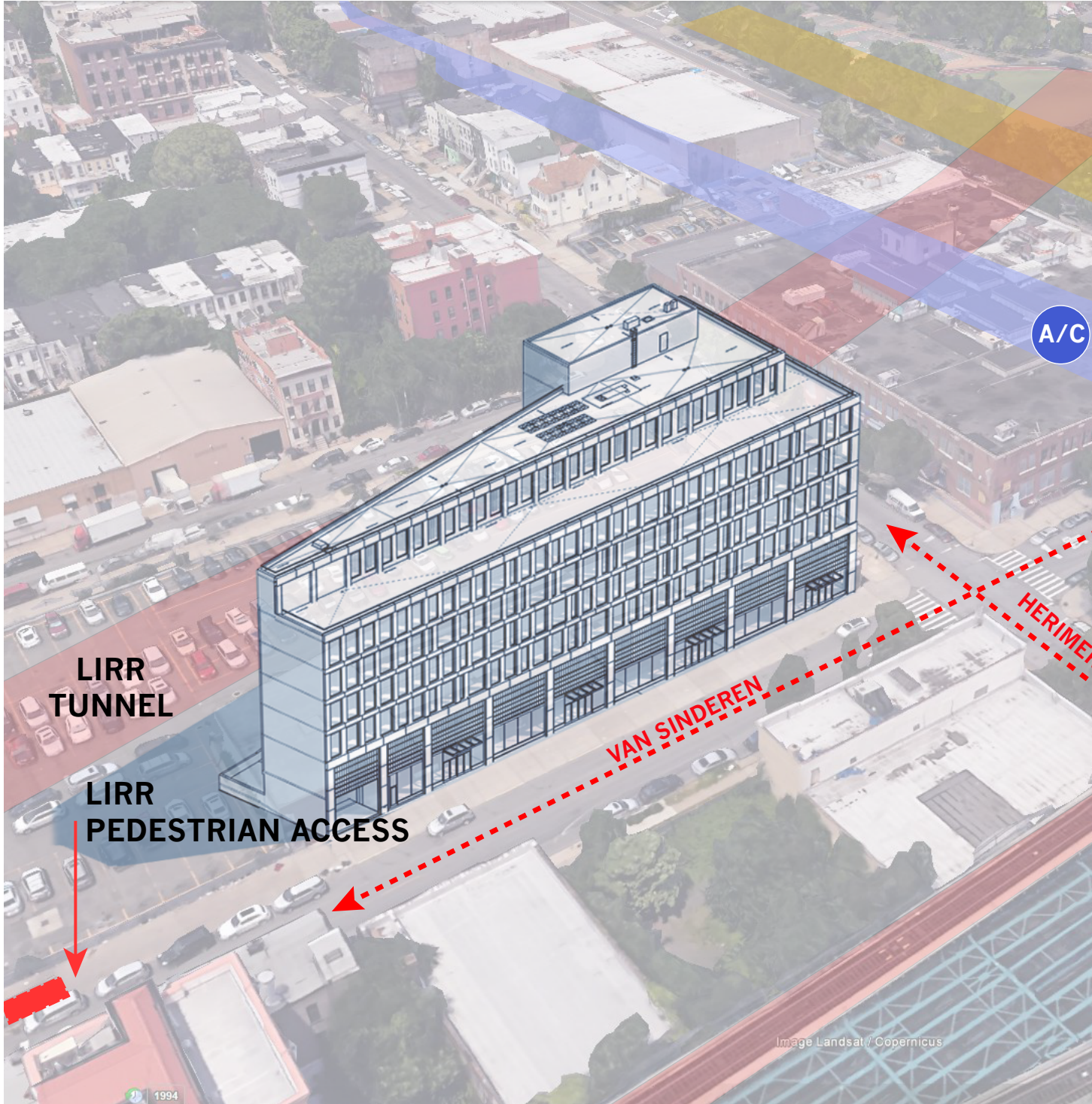


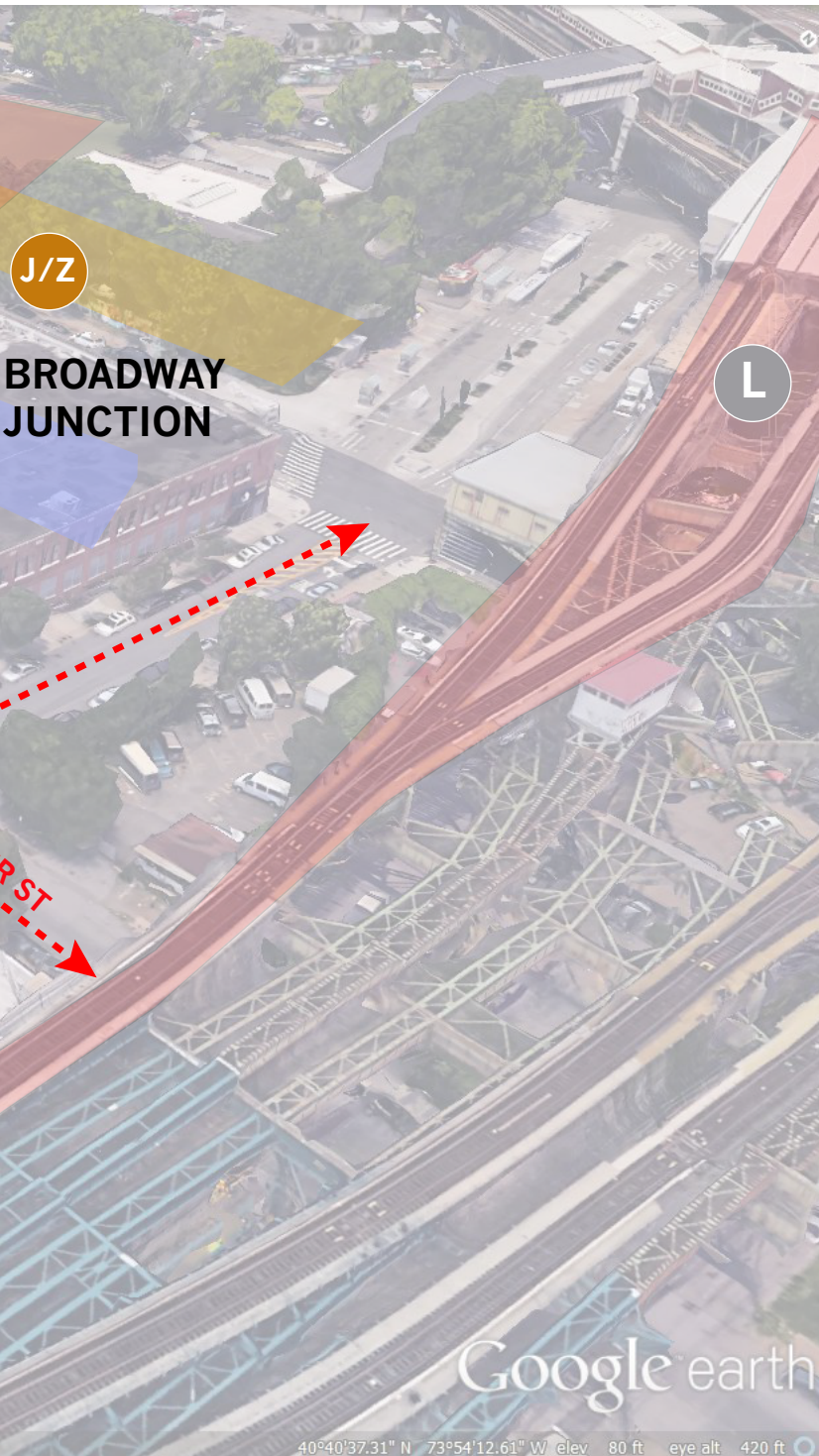
## **Project Description**

1508 Herkimer is a unique opportunity developed by The Lesser Group to offer quality office and retail space.

The project consists of a commercial building located at 1508 Herkimer Street (Block 1575 Lots 18+22) in the Broadway junction area of Brooklyn. It incorporates 84,349 SF of commercial space.

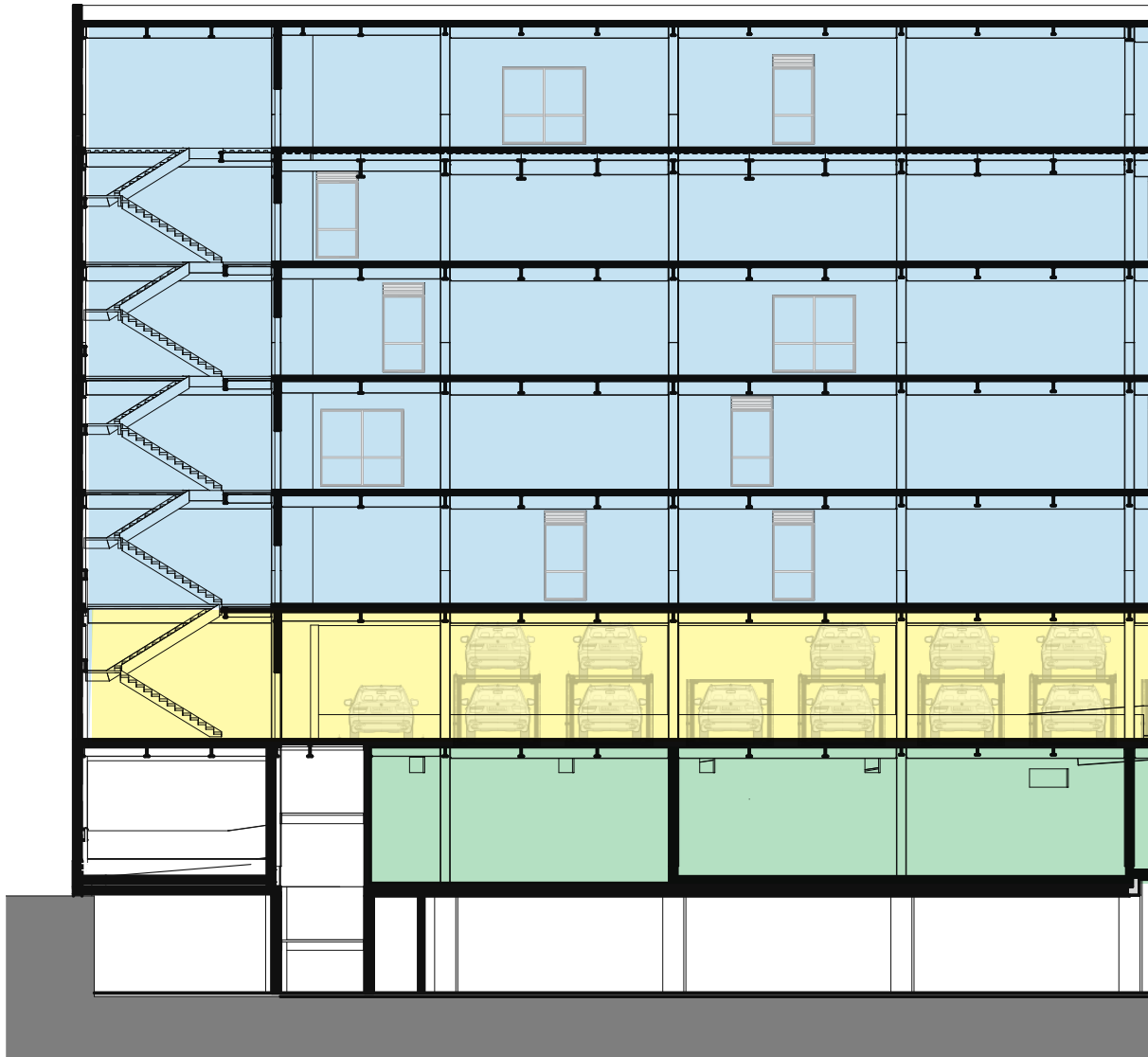
The project program will include core and shell office space with provisions for bathrooms at each floor. The ground and portion of the cellar floor will host retail accommodations. Attended parking will be located at the second level.



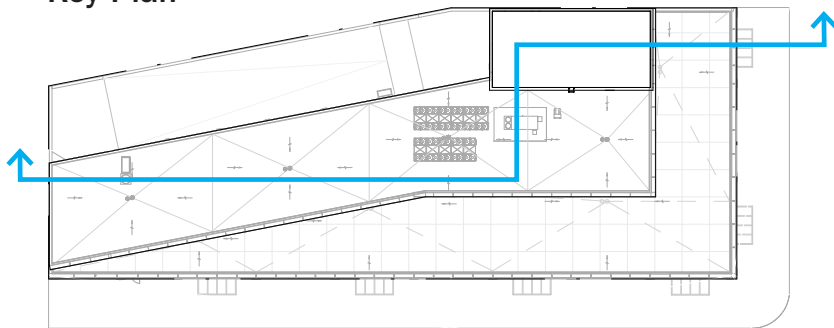


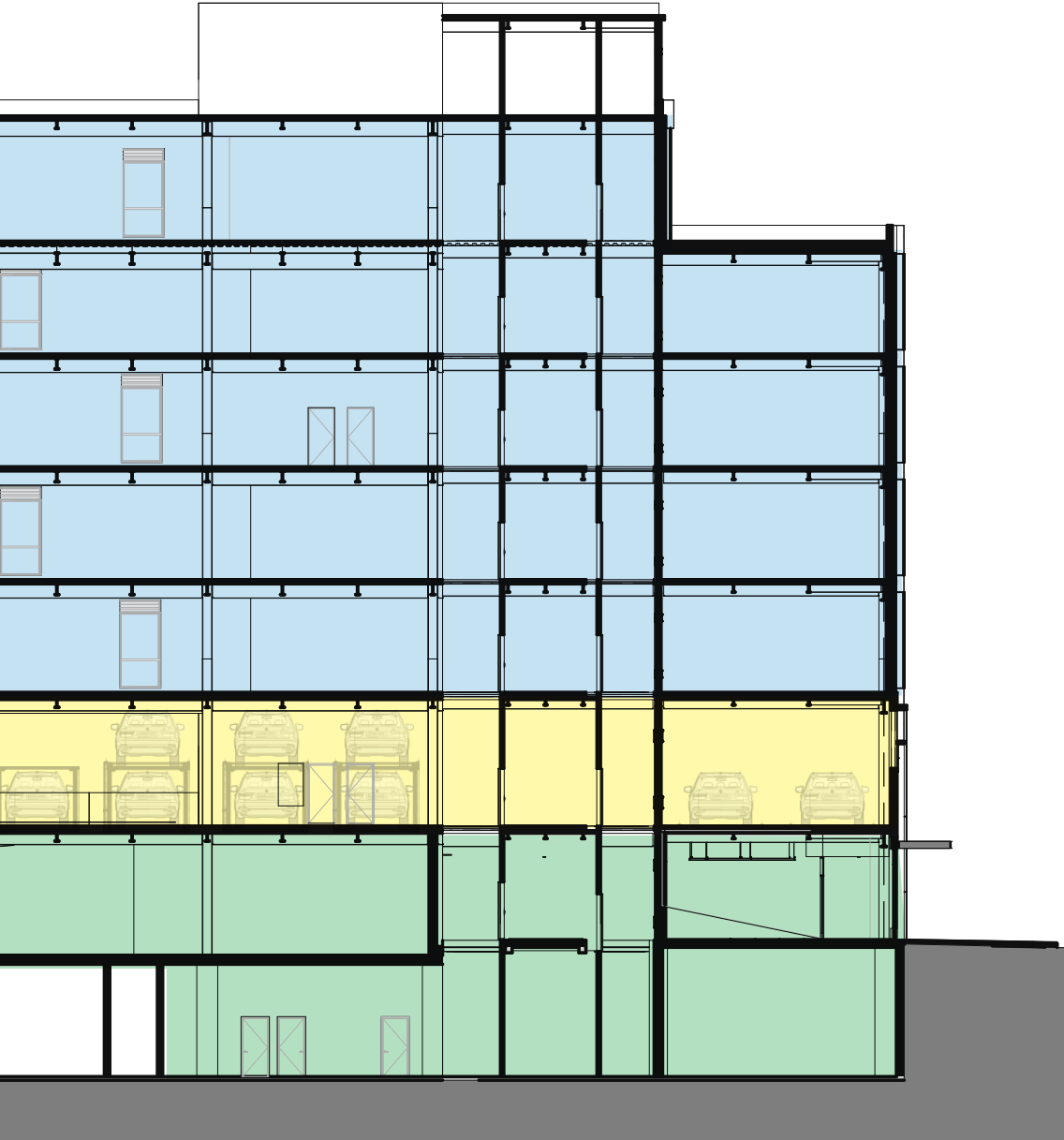
### Project Location

The site sits on the main pedestrian corridor connection LIRR and the MTA subway lines L, A, C, J, Z.



Key Plan





**Program**

- OFFICE
- PARKING
- RETAIL



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VAN SINDEREN





# Ground Floor Retail



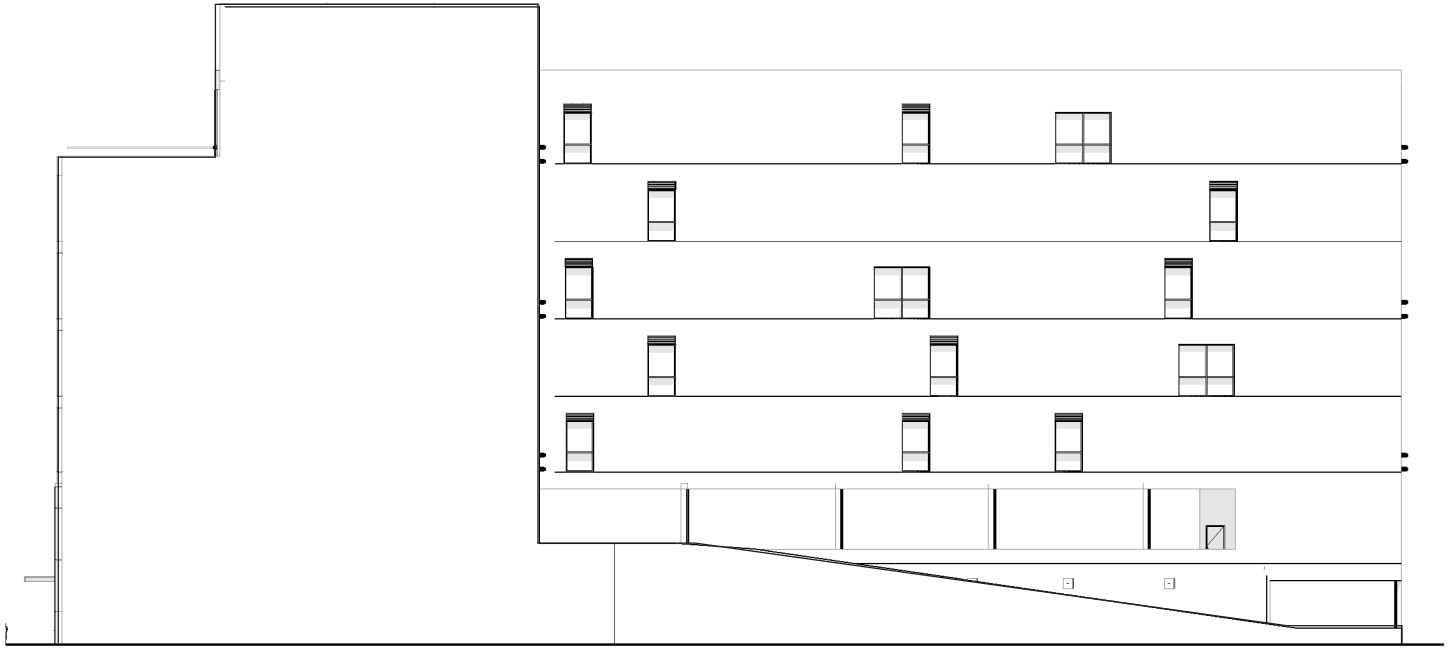


# ELEVATIONS

# BUILDING ELEVATIONS

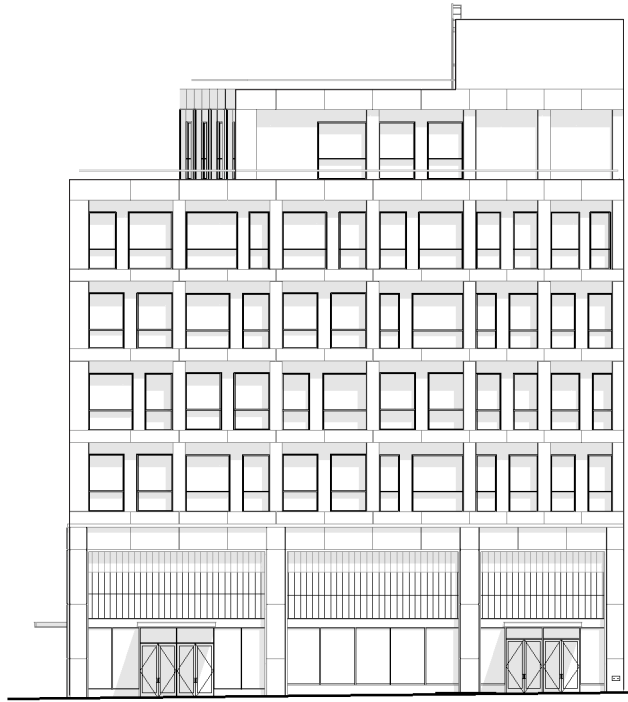


EAST ELEVATION (VAN SINDEREN)

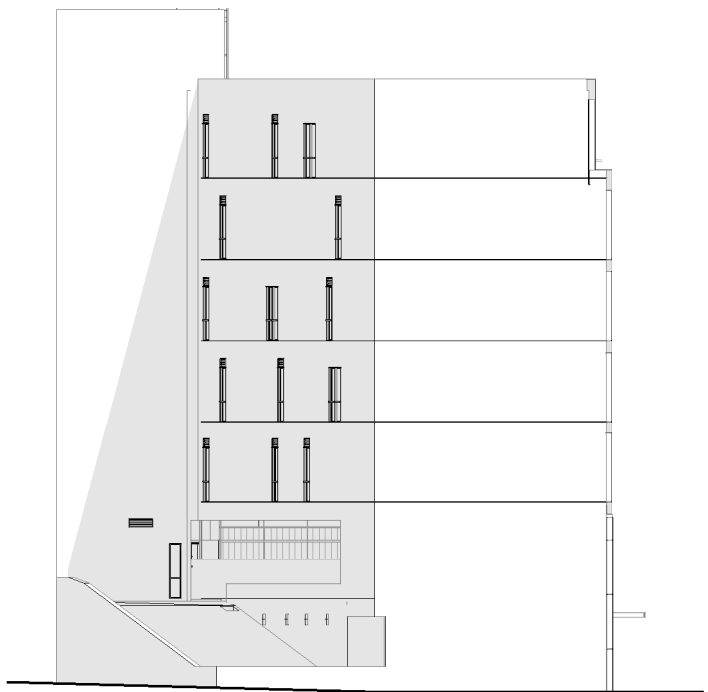


WEST ELEVATION

# BUILDING ELEVATIONS



NORTH ELEVATION (HERKIMER)



SOUTH ELEVATION





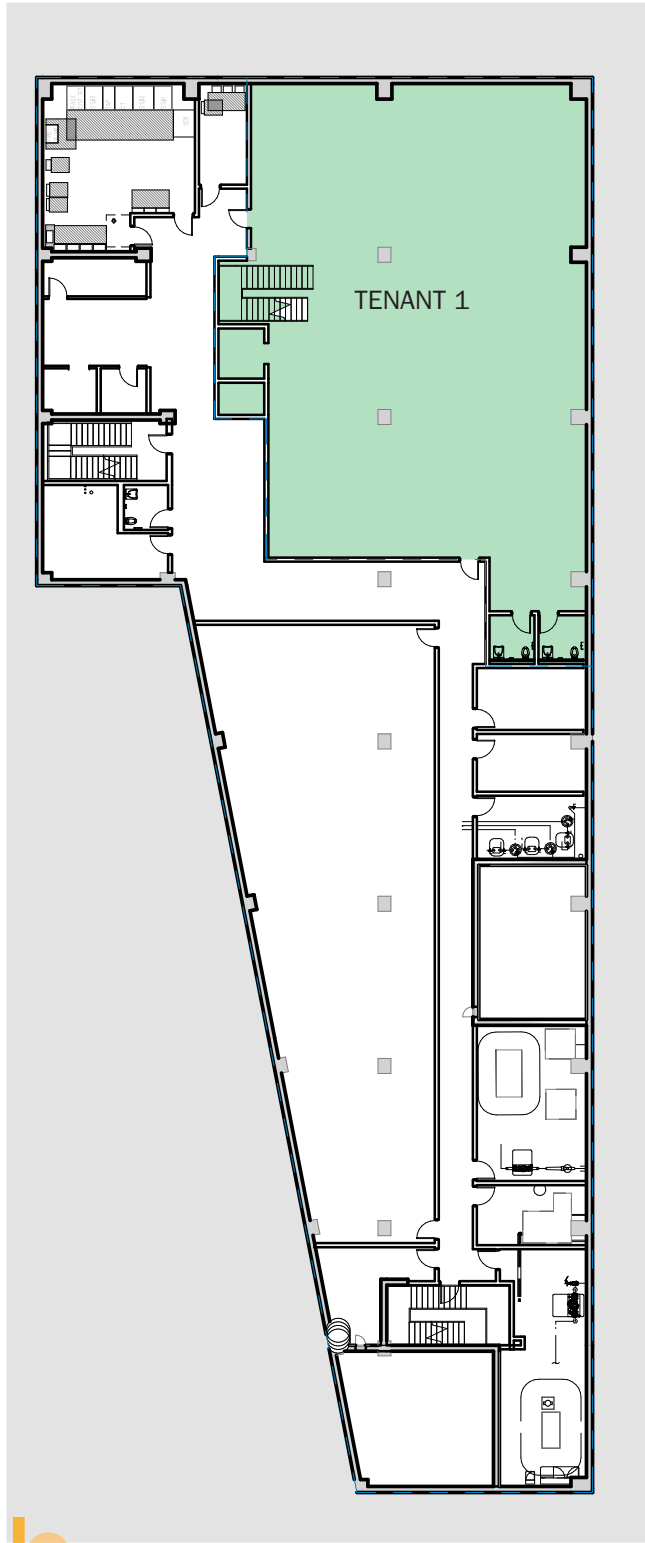
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# Office Lobby



# FLOOR PLANS

# RETAIL | BASEMENT

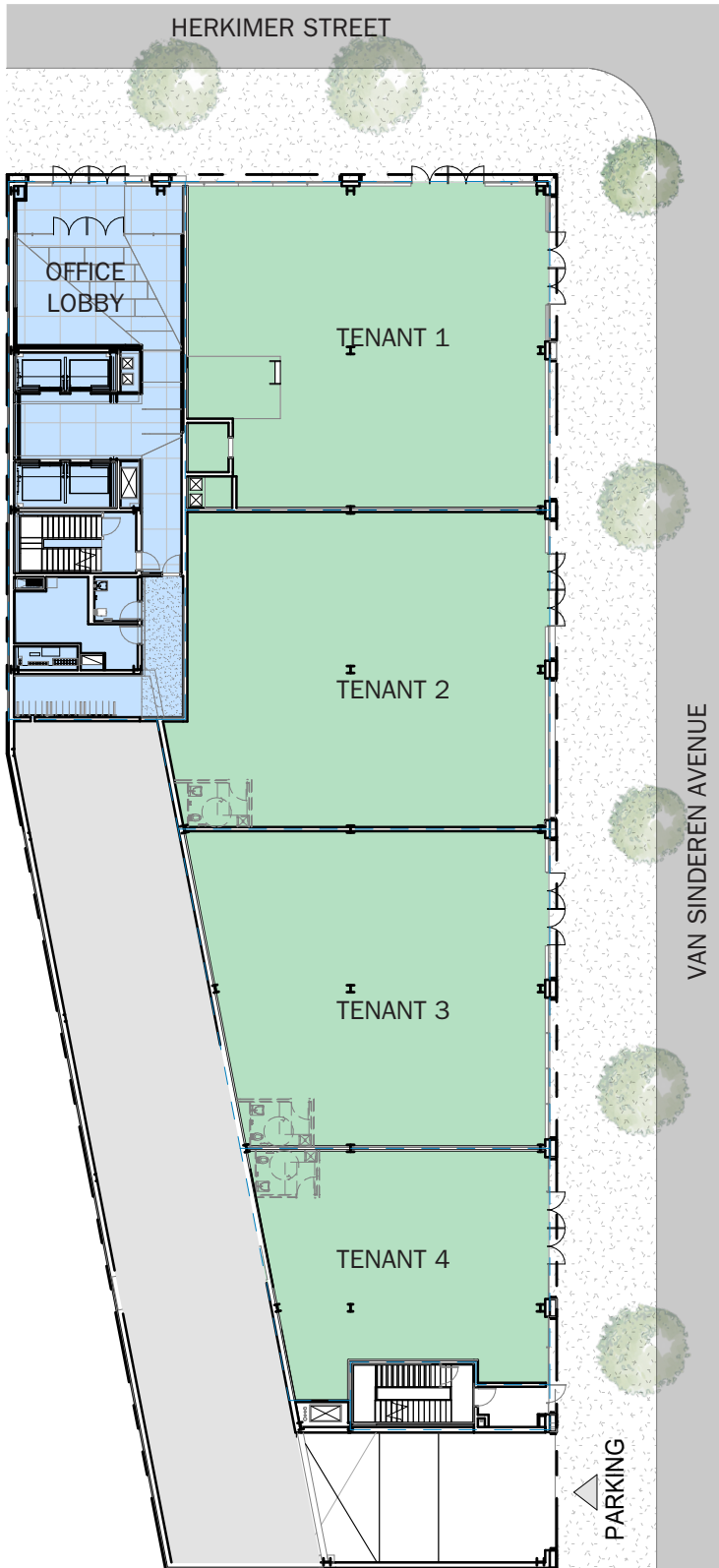


Basement Gross Area

Name	Area Type	Area
TENANT 1	Store Area	4999.59 SF



# RETAIL & OFFICE LOBBY | GROUND FLOOR

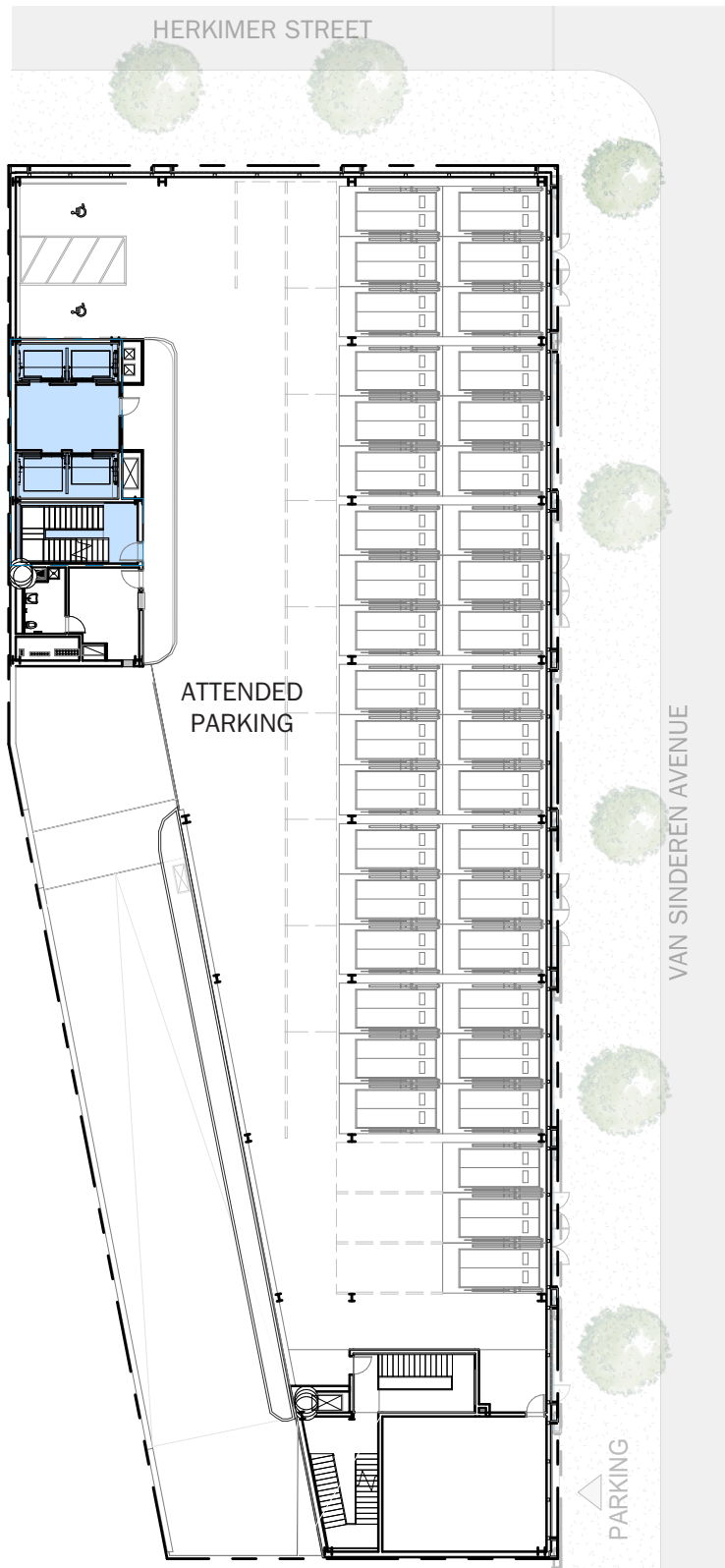


Ground Gross Area

Name	Area Type	Area
TENANT 2	Store Area	3386.61 SF
TENANT 3	Store Area	3111.45 SF
TENANT 4	Store Area	1886.07 SF
OFFICE LOBBY	Office Area	2720.98 SF



# PARKING | 2nd FLOOR



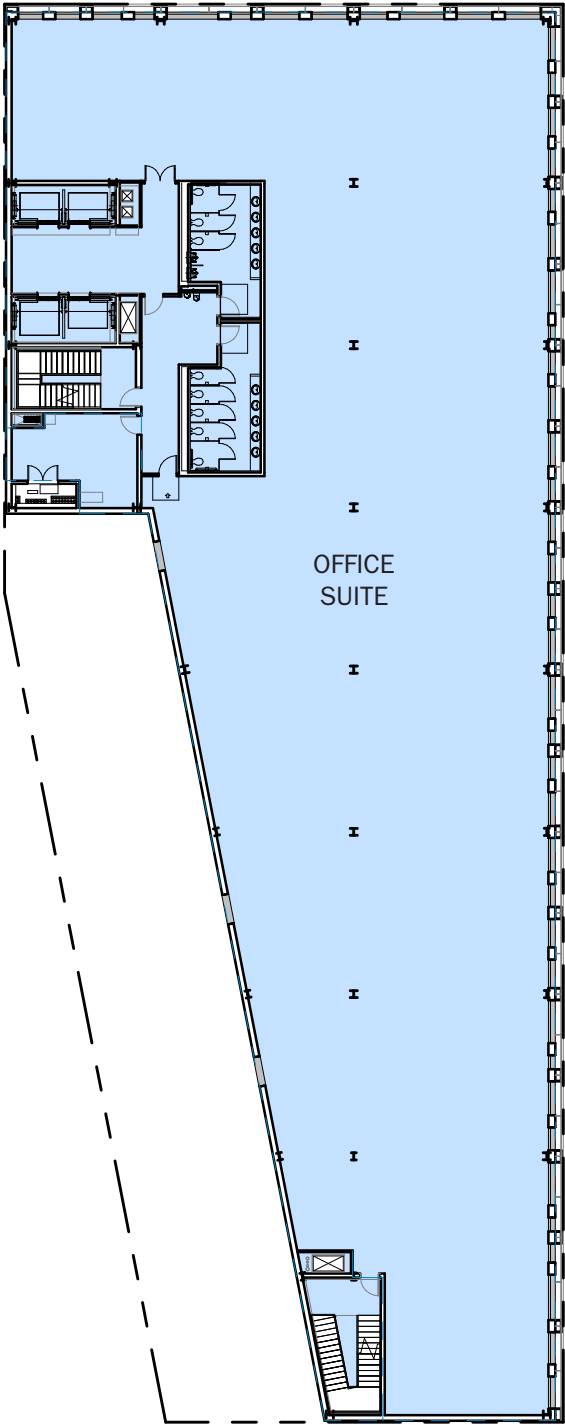
Parking Gross Area

Name	Area Type	Area
OFFICE	Office Area	766.78 SF

# OFFICE | 3rd - 6th

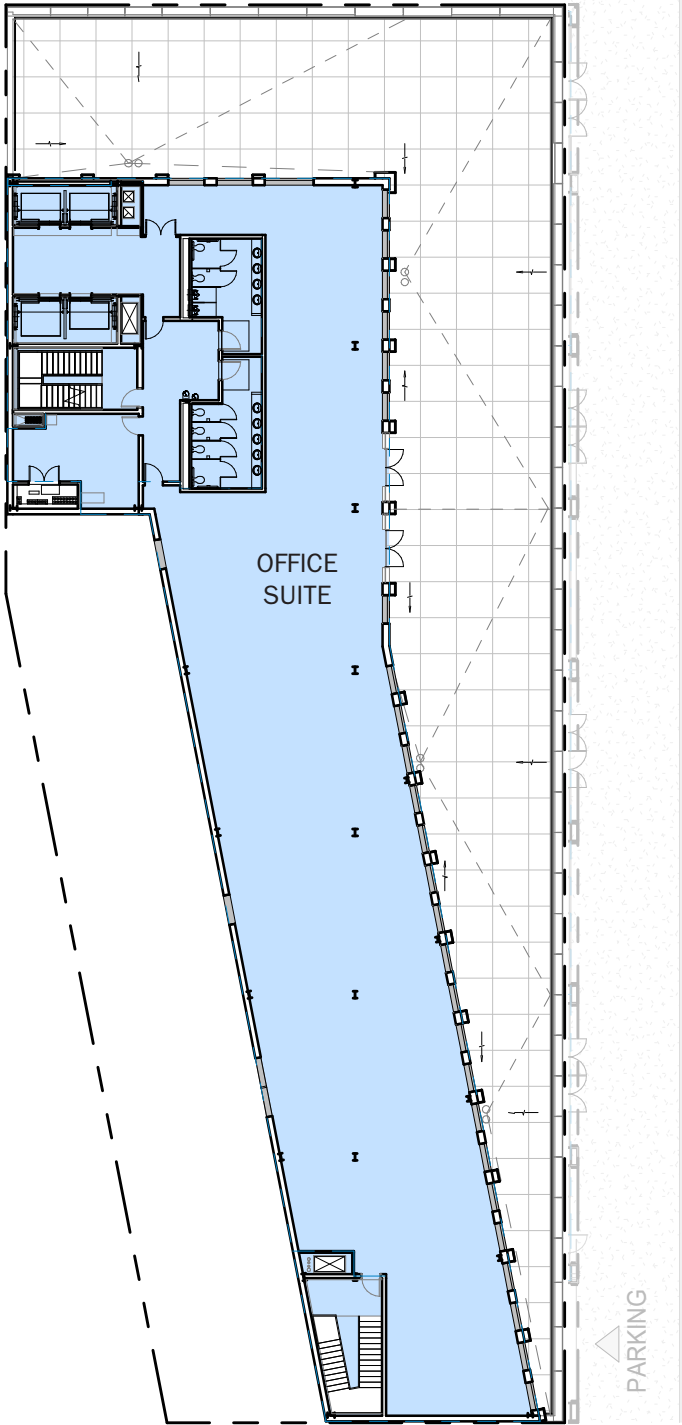
Office Gross Floor Area 3rd - 6th

Name	Area Type	Area
OFFICE SUITE	Office Area	15640.88 SF



# OFFICE | 7th FLOOR

Office Gross Floor Area 7th



Name	Area Type	Area
SUITE 700	Office Area	8900.31 SF

TOTAL GROSS FLOOR AREA	
GROUND FLOOR	2720.98 SF
2nd FLOOR	766.78 SF
3rd FLOOR	15640.88 SF
4th FLOOR	15640.88 SF
5th FLOOR	15640.88 SF
6th FLOOR	15640.88 SF
7th FLOOR	8900.31 SF
<b>OFFICE</b>	<b>72,230.61 sqft</b>
CELLAR FLOOR	4999.59 SF
GROUND FLOOR	3428.86 SF
GROUND FLOOR	3386.61 SF
GROUND FLOOR	3111.45 SF
GROUND FLOOR	1886.07 SF
<b>RETAIL</b>	<b>16,812.58 sqft</b>
Other	30,857.18 sqft
<b>Total</b>	<b>119,900.37 sqft</b>



Leser Group

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