



REAL ESTATE

131 EIGHTH STREET

FOR SALE/LEASE | CREATIVE OFFICE SPACE | GOWANUS, NY 11215



PROPERTY DESCRIPTION

Table with 2 columns: Property Feature and Value. Includes Location, Block_Lot, Ground Floor, Lower Level, Parking Lot, Zoning, Total Building SF, Commercial SF Permitted, Air Rights, Assessment (15/16), Tax Rate (15/16), and Taxes (15/16).

PROPERTY HIGHLIGHTS

- Unique 100-year-old warehouse currently built out as office space
Ceiling heights between 11' and 14'; eaved ceilings up to 22'
Ability to add additional 12,898 SF of space
Ideal for an HQ type end user
Large windows and skylights allow for ample natural light
Ground Floor virtually column free
Freight elevator available
Sprinkler system installed
Eight parking spaces on site

PUBLIC TRANSPORTATION

- 2 minute walk to the F, G, and R trains at the 9th Street and 4th Avenue Stations
B37, B61, and B103 buses service the area
Easy vehicular access to the Brooklyn Queens Expressway, Manhattan, and other boroughs.

ASKING PRICE: OWNER REQUEST PROPOSAL

ASKING RENT: \$43 PSF NNN

For Further Information, Please Contact Exclusive Leasing Team:

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CPEX REAL ESTATE | 81 WILLOUGHBY STREET, 8TH FL | BROOKLYN, NY 11201 | TEL: (718) 935-1800 | FAX: (718) 935-1822 | WWW.CPEXRE.COM

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed.

IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER/ TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.



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Building and Parking Area



Available Parking



Lower Level Space



Ground Floor Space

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- | | | | | | |
|---|----|----|----|----|------------------|
| 1 | 7 | 13 | 20 | 26 | 32 |
| 2 | 8 | 14 | 21 | 27 | 33 |
| 3 | 9 | 15 | 22 | 28 | NOT SHOWN ON MAP |
| 4 | 10 | 16 | 23 | 29 | 19 |
| 5 | 11 | 17 | 24 | 30 | |
| 6 | 12 | 18 | 25 | 31 | |

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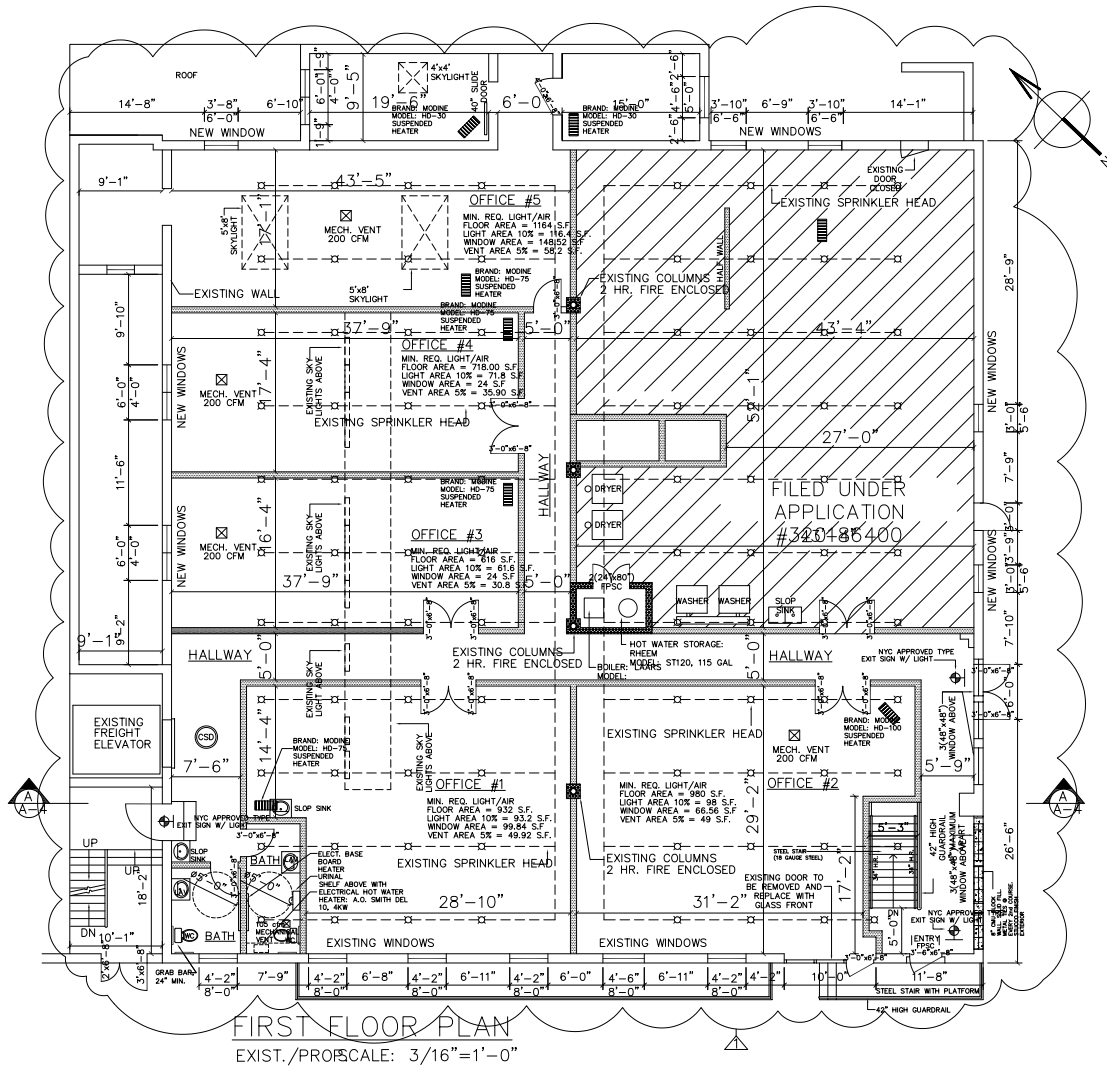
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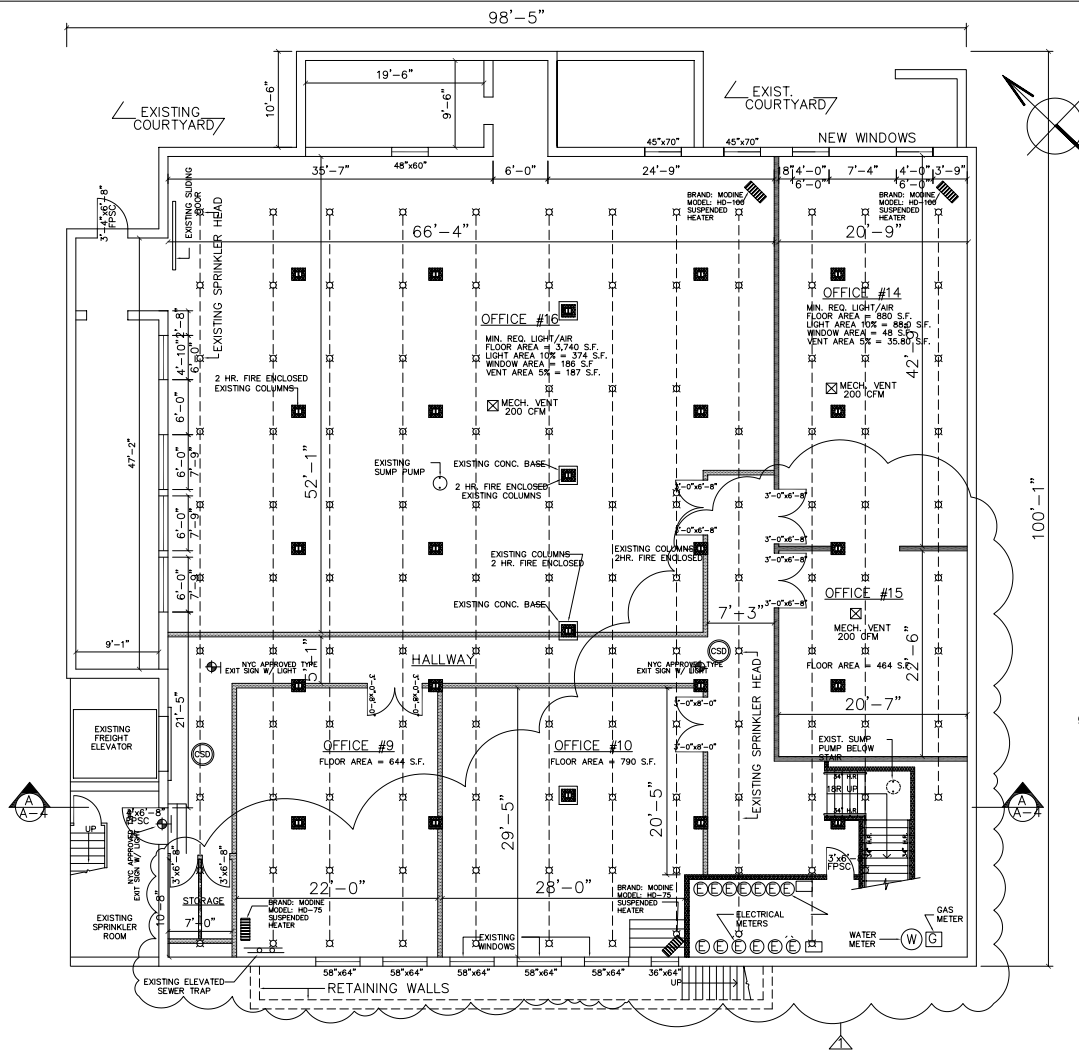
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CELLAR FLOOR PLAN

EXIST./PROP SCAI F: 3/16"=1'-0"

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