

# SUNSET YARDS

341 39TH STREET, BROOKLYN

NEWMARK



Cover Option 2



# SUNSET YARDS

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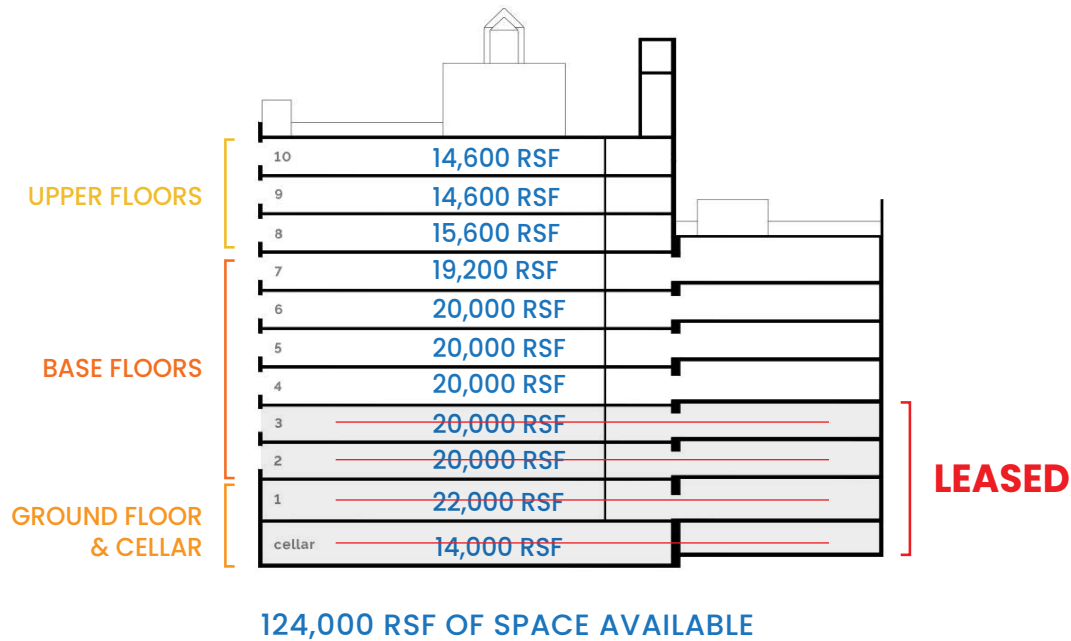


## OPEN VIEWS. FROM SUN UP TO SUNDOWN

Uniquely positioned between the subway and the expressway, and standing adjacent to open rail yards, the building enjoys 360 degrees of unobstructed views and sits around the corner from Industry City's six million square feet of retail, workspace, and amenities.

[sunsetyardsbrooklyn.com](http://sunsetyardsbrooklyn.com)

# AVAILABILITIES



## COMMENTS

- Space available immediately
- All floors in white boxed condition with new windows
- 360 degrees of unobstructed views
- Recently renovated lobby
- Easy access to all major public transportation
- Average 12'0" slab heights
- Two floor penthouse opportunity with potential roof deck

**SUNSET  
YARDS**

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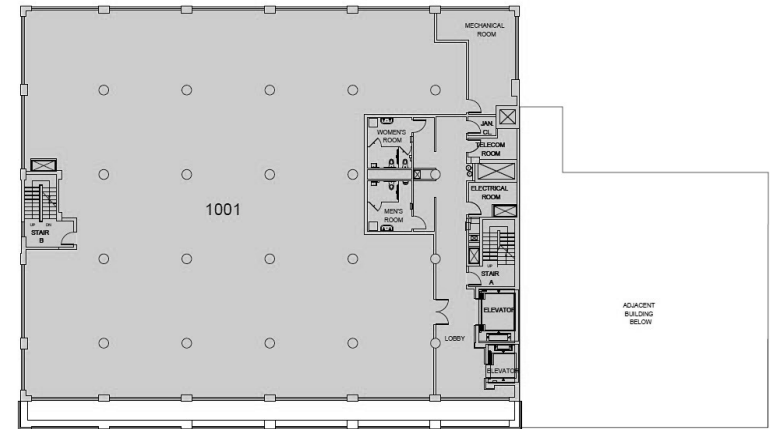


# FLOOR PLANS

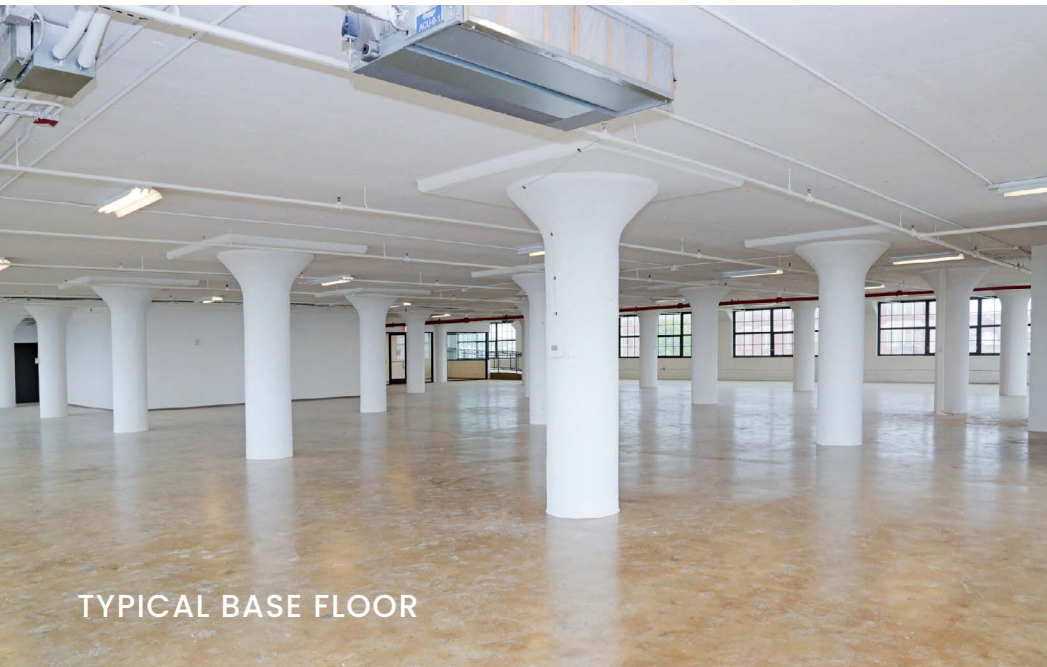
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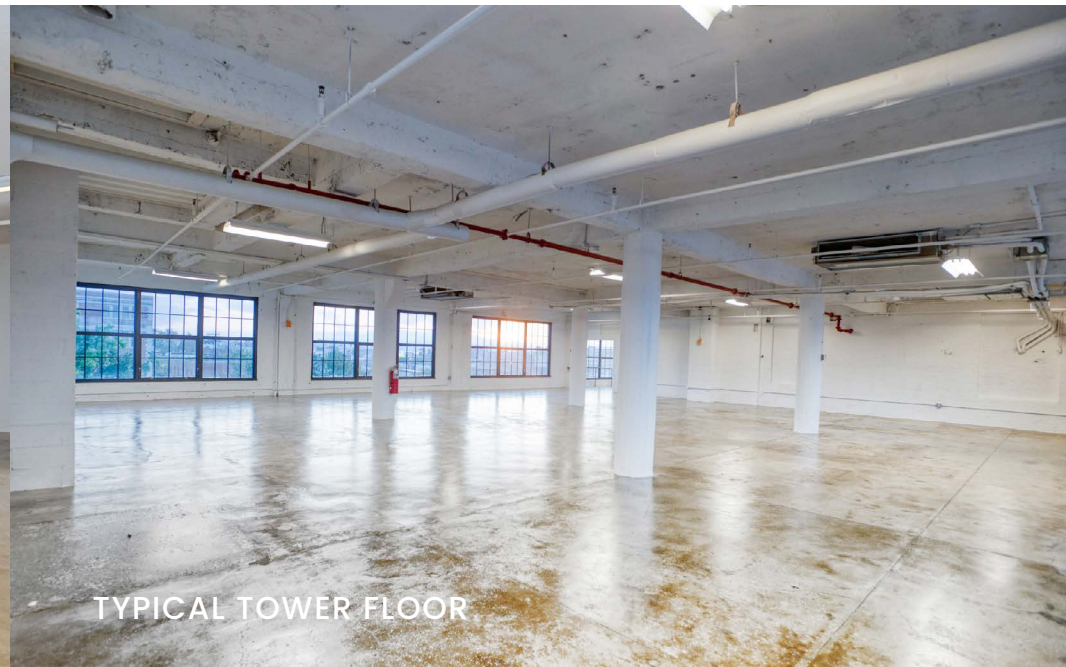
TYPICAL BASE FLOOR



TYPICAL TOWER FLOOR



TYPICAL BASE FLOOR



TYPICAL TOWER FLOOR

# TRANSPORTATION

TRANSIT TIMES	SUBWAY	CAR	BICYCLE
Atlantic Terminal	12 min	14 min	15 min
Union Square	27 min	24 min	43 min
Penn Station	36 min	36 min	50 min
Grand Central	38 min	27 min	49 min



Three blocks from the 36th Street express subway station



Adjacent to the 39th Street exit off the I-278/Gowanus Expressway



Three bus lines within a one block radius servicing: Sunset Park, Bay Ridge, Fort Hamilton, Borough Park, Flatbush-Ditams Park, and East Flatbush





# NEIGHBORHOOD

## Key Attractions

- 01 Industry City
- 02 Brooklyn Nets Training Facility
- 03 Brooklyn Army Terminal
- 04 Sunset Park Library
- 05 NYU Lutheran Medical Center
- 06 Whale Building

## Shopping

- 07 Saks Off 5th
- 08 Bed, Bath, & Beyond
- 09 Design Within Reach
- 10 Costco
- 11 ANH Vintage Construct

## Cafes

- 12 Green Fig Bakery Cafe
- 13 Parkette
- 14 Tin Cup Cafe
- 15 Laurentino's Pasticceria
- 16 Parlay

## Restaurants

- 17 Maria's Bistro Mexicano
- 18 Ba Xuyen
- 19 Nyonya
- 20 Pacificana
- 21 Kofte Piyaz
- 22 Sunset Bagels
- 23 Thanh Da
- 24 La Fe Restaurant
- 25 Super Pollo Latino
- 26 El Tesoro Ecuatoriano
- 27 Ines Bakery
- 28 Tacos El Bronco
- 29 Industry City Food Hall

## Parks

- 30 Sunset Park
- 31 Bush Terminal Piers Park
- 32 Green-Wood Park
- 33 Brooklyn Waterfront Greenway

## Fitness

- 34 CrossFit 718
- 35 Richie's Gym
- 36 Ardon Sweet Science Gym

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# BUILDING SPECIFICATIONS

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### NUMBER OF FLOORS

10

### AVERAGE SLAB-TO-SLAB HEIGHTS

10'0" to 12'0"

### COLUMN SPACING

20'0" by 20'0" typical

### ELEVATORS

2 Elevators: 1 passenger/freight,  
1 passenger only

### WIRED CERTIFIED SILVER

Multiple points of  
telecommunication entry for  
redundancy and resiliency

## BUILDING SYSTEMS

### HVAC

High-efficiency, variable volume heat  
pump with heat recovery and energy  
recovery ventilation

### CONTROLS

Building management system including  
Quadlogic submetering and VRF-shared  
refrigerant control system

### COOLING

High-efficiency VRF system with 50 tons of  
cooling per floor

### HEATING

High-efficiency heat pumps with heat  
recovery

### ELECTRICITY

120/208V service with 12 W/SF available at  
all floors, submetered

### PLUMBING

New restrooms, plumbing systems, and  
fixtures on all floors

### LIFE SAFETY

300 KVA emergency standby generator

### FIRE ALARM SYSTEM

Fully equipped, full voice ARC system,  
including all required life safety systems  
(e.g. stair pressurization and post-fire  
smoke purge system)

### SPRINKLER SYSTEM

Fully equipped with wet sprinklers and full  
fire standpipes

## WEST FLOORPLATE SPECIFICATIONS

### YEAR BUILT

1926

### CONSTRUCTION CLASS

Cast-in-place concrete Type 1B

### SETBACKS

6'-3" setback at 9th & 10th floors

### FRAME

Flat slab cast-in-place concrete with drop  
panels and flared capitals at the columns

### DECK

8" concrete slabs with 4" drop panels  
over the columns (total of 12")

### DESIGN LOAD

100 PSF live load cellar - 10th floors, 20 PSF  
live load at roof

### EXTERIOR FINISH

Exposed concrete columns & beams, &  
brick infill

## EAST FLOORPLATE SPECIFICATIONS

### YEAR BUILT

1917

### CONSTRUCTION CLASS

Steel framed with concrete floor slabs  
Type 1B

### SETBACKS

6'-0" setback at 7th floor

### FRAME

Steel frame construction with framed  
terra cotta concrete floor slabs

### DECK

8" - 12" concrete slabs on concrete  
encased steel beams

### DESIGN LOAD

100 PSF live load at cellar - 7th floors,  
20 PSF live load at roof

### EXTERIOR FINISH

Brick facade

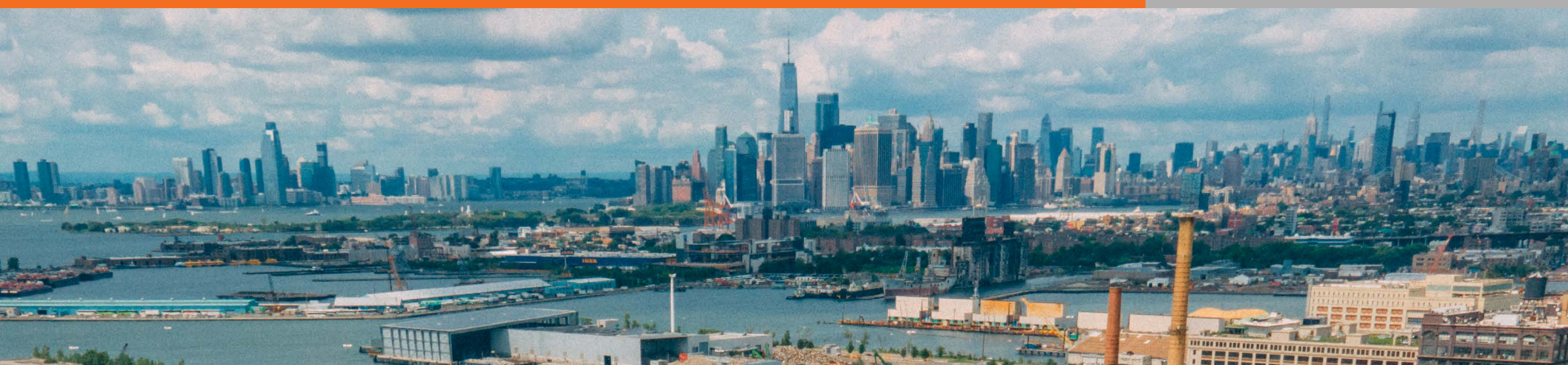


# INCENTIVES

PROGRAM	ELIGIBLE BUSINESSES	BENEFIT	DURATION	POTENTIAL SAVINGS
REAP Relocation & Employment Assistance Program	Relocating office or industrial tenants from Manhattan or outside NYC	\$3,000 business tax credit/employee	12 years	33.6%
CEP Commercial Expansion Program	New, renewal or expansion office or industrial tenants	\$2.50 PSF property tax abatement	5 years with 2 year phase out (10 years for manufacturing)	10.0%
IBZ Industrial Business Zone	Relocating industrial and manufacturing tenants	\$1,000 business tax credit/employee	One-time	11.2%
Excelsior Jobs Program	Targeted industries that provide new jobs	Various business and property tax credits	10 years	
ECSP Energy Cost Savings Program	Relocating office or industrial tenants	45% electrical & 35% natural gas costs	12 years with 4 year phase out	

## ECONOMIC & CITY INCENTIVES

New York City and New York State provide various incentive programs geared towards attracting commercial tenants to the area, supporting efficient energy use, and promoting commercial development and growth





# CONTACT

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## NEWMARK

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