

Property Overview & Description





INTRODUCING "92":

9201 4th Avenue is located on the southeast corner of 92nd Street and 4th Avenue in Bay Ridge, Brooklyn, NY. Bay Ridge is a dense urbanized neighborhood bound by the Brooklyn Queens Expressway, the Belt Parkway and ample waterfront space that overlooks the Verrazano Bridge. Bay Ridge is known for its strong residential housing stock and commercial corridors that run along 3rd Avenue, 5th Avenue and the famous "86th Street", which is an outdoor shopping mall anchored by department stores and national retailers. The retail amenities and residential housing together with the R-train that runs along 4th Avenue has made Bay Ridge a viable destination for families, businesses, and professionals.

9201 4th Avenue's new owner plans an extensive renovation that will expand the size of the property to over 120,000 sq ft of rentable space. The expansion will be created by changing the current "wedding cake" design that has the upper floors set back to a new curtain wall that will rise straight up from the base with a new energy efficient and soundproof curtain wall featuring floor to ceiling windows. The renovation will see the building's lobby relocated and the replacement of the elevators as well as all new tenant-controlled HVAC, Plumbing, Electrical and Life Safety upgrades.

The finished product will be the most unique, modern, and desirable mixed-use space in the South Brooklyn Marketplace. Tenants will enjoy incomparable, breathtaking views of the Verrazzano Narrows Bridge and the New York Harbor. These views will be enjoyed through the European sourced floor to ceiling windows, outdoor terraces, and a landscaped rooftop patio.

Property Highlights

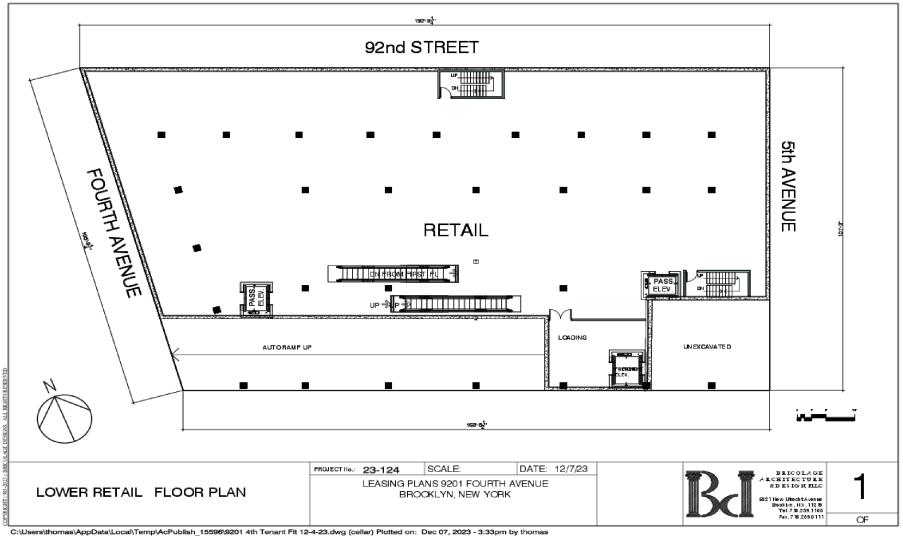


HIGHLIGHTS

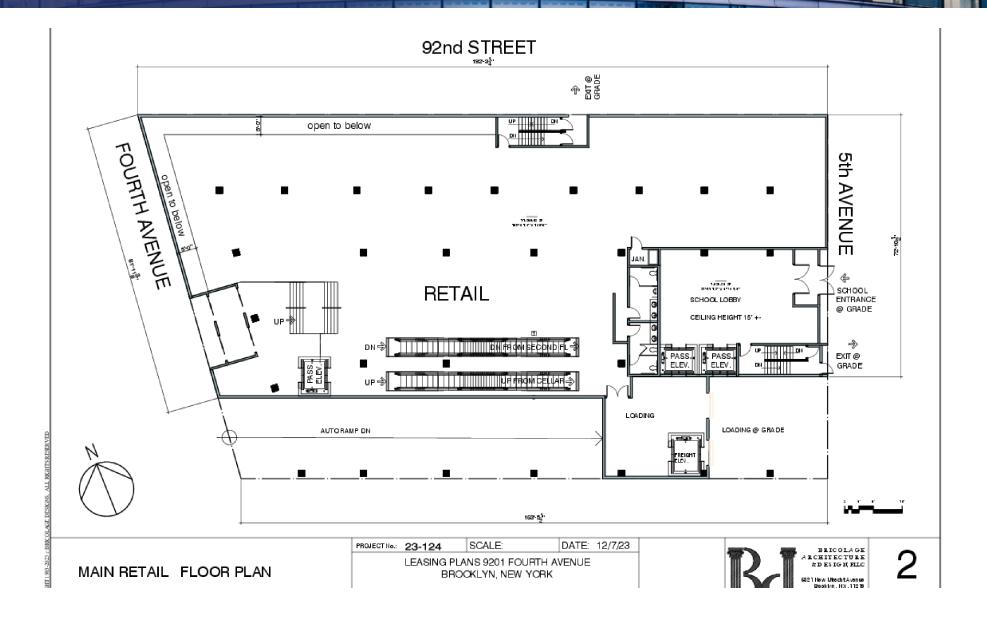
- Experienced and local ownership's deep knowledge of the local marketplace combined with a keen understanding of the needs and desires of today's tenant pool is evidenced with the recent success of another nearby office renovation nearing completion at 437 88th Street, a scant four blocks from "92".
- Featuring outdoor terraces, a rooftop garden, intelligent elevators, a virtual doorman with 24/7 building access, and tenant-controlled HVAC.
- Unparalleled food and beverage, shopping, and dining opportunities in the Bay Ridge Neighborhood.
- Highly accessible with on-site parking and the subway on the same block at the 92nd Street exit of the Brooklyn Queens Expressway.
- · ICAP tax abatement.

- · Build to suit available
- Three Street Frontage
- On Site Parking for 200 cars
- Off Street loading dock
- Incredible signage opportunities
- 48,000 sf of retail space on 3 levels

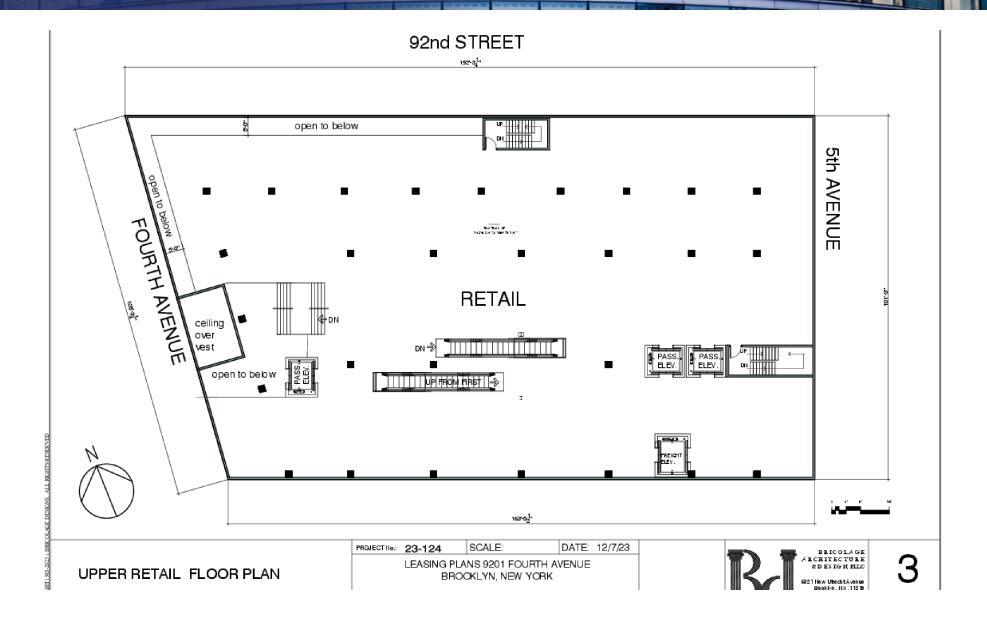
Lower Level Retail Floor Plan



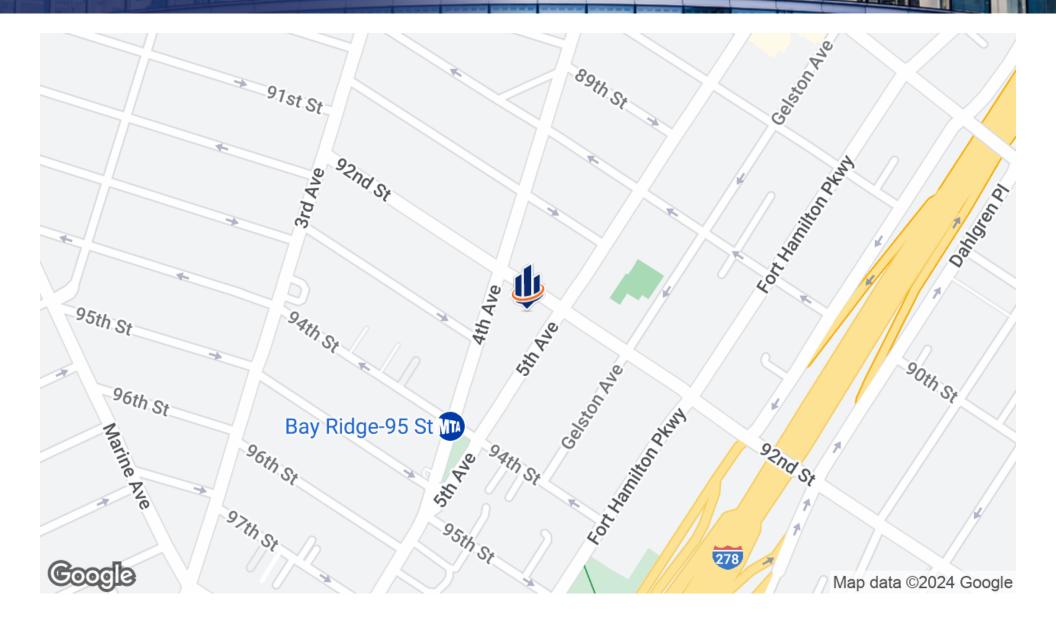
Mail Level Retail Floor Plan



Upper Level Retail Floor Plan



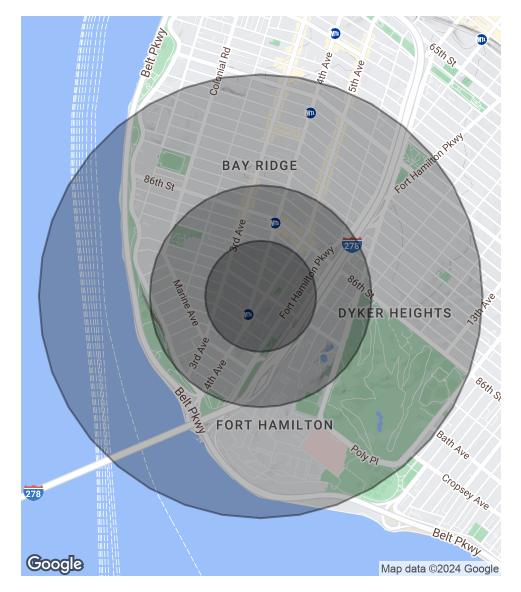
Location Map



Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,975	28,501	64,001
Average Age	40.4	40.1	41.7
Average Age (Male)	38.0	38.7	39.9
Average Age (Female)	43.4	42.0	43.5
HOUSEHOLDS & INCOME	0.05.144.50	0.5.411.56	4 1 411 5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
HOUSEHOLDS & INCOME Total Households	0.25 MILES 3,892	0.5 MILES 13,808	1 MILE 29,836
Total Households	3,892	13,808	29,836

^{*} Demographic data derived from 2020 ACS - US Census





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