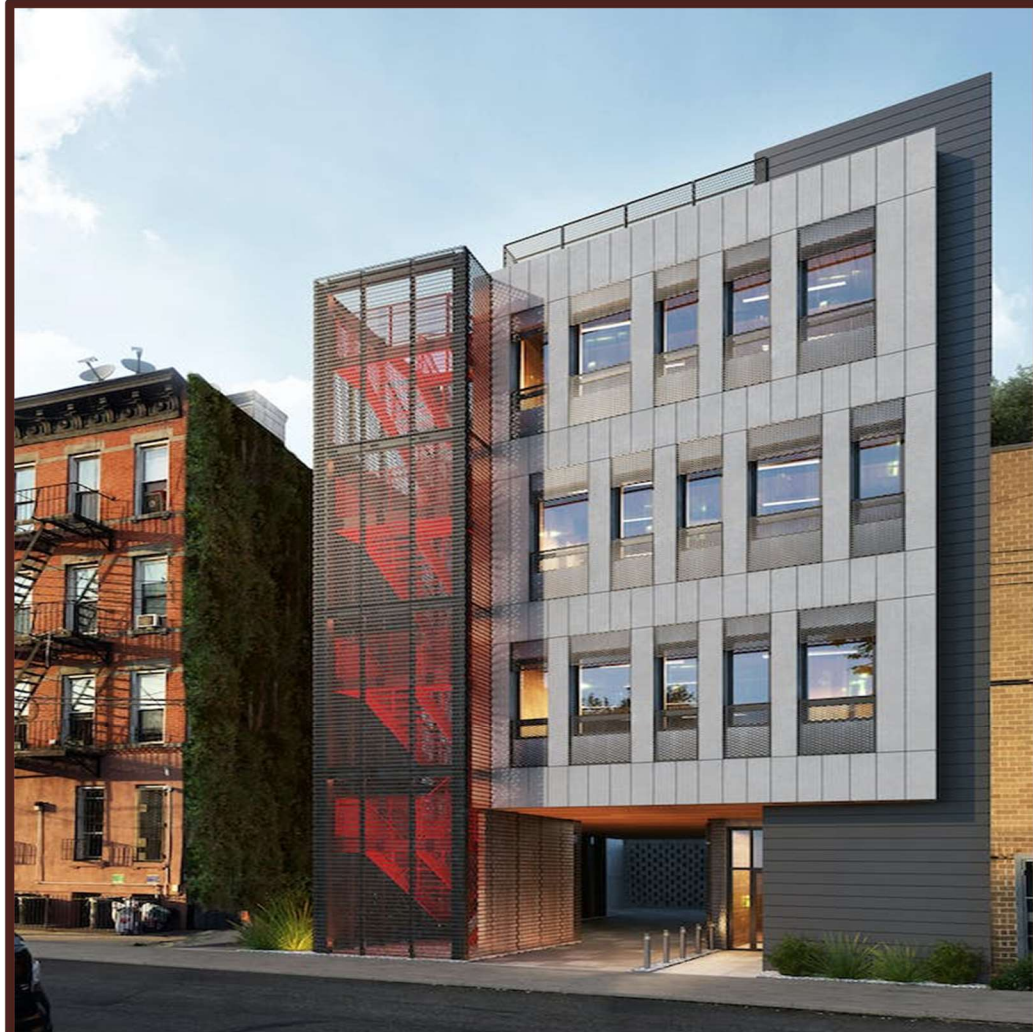


160 DIKEMAN STREET

**FLEX INDUSTRIAL OFFICE
BUILDING**

**FOR SALE / LEASE, 14.5K
SQF (\$688/SQF)**



INVESTMENT HIGHLIGHTS

- **FLEX INDUSTRIAL OFFICE:** Built in 2020, 160 Dikeman is the solution to the hybrid work model, providing a multi-purpose design with shared amenities and potential cost savings.
- **AMENITIES RICH:** 14,532 sqf spanning 5 floors of modern design, with two outdoor spaces, including roof deck, built-in bar, WIFI, pantry, bicycle storage and on-site parking.
- **LOCATION, LOCATION, LOCATION:** *Brooklyn's* tech hub with neighbors like Tesla, Amazon, Ikea, etc.
- **IRRESISTABLE INCENTIVES THAT PAY:** Including 25-year ICAP, Commercial Rent Tax (CRT), Relocation Employment Assistance Program (REAP), Opportunity Zone Business Eligible, Energy Cost Savings Program (ECSP), Industrial Business Zone (IBZ)



Figure 1: LOBBY

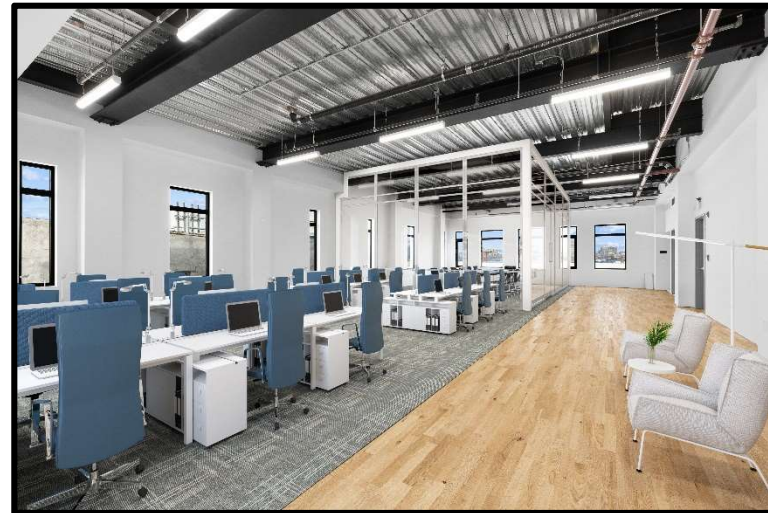


Figure 2: SHARED WORK SPACE

160 DIKEMAN ST, REDHOOK, BROOKLYN

PROPERTY INFORMATION

ADDRESS	160 DIKEMAN ST, BROOKLYN, NY
INVESTMENT TYPE	FLEX – INDUSTRIAL/OFFICE
BUILDING INFORMATION	
Building Area	14,532 sqf.
Building Dimensions	42 Ft x 76.3 Ft
Floors	5 including penthouse with roof deck
Proposed Layout	<ul style="list-style-type: none">➤ 1st Fl: 4,315 sqf (Lobby, 8 – 12 car parking, delivery, package, bike storage)➤ 2nd Fl: 3,052 sqf (office/warehouse/storage, 2 bthrms, pantry, conf rm, outdoor terr)➤ 3rd Fl: 3,052 sqf (office/manufacturing/storage, 2 bthrms, pantry, conf rm)➤ 4th Fl: 3,052 sqf (office/manufacturing/storage, 2 bthrms, pantry, conf rm)➤ PENTHOUSE 1,061 sqf (Roof deck, lounge, storage, 2 bthrms)
Property Taxes	\$24,784 (22/23)
Year Built	2020
Building Class	(O2) Low-rise Office
Construction	Fireproof Steel
COMMENTS	Building can be delivered vacant Potential long-term leaseback of 2 nd fl providing substantial income ELIGIBLE BENEFITS & INCENTIVES: ICAP, OZ, IBZ, CRT, REAP, ECSP
LAND INFORMATION	
Land Use	Commercial & Office Building
Lot Area	4,999 sqf.
Lot Dimensions	50 ft X 100 ft
Zoning	M2-1

ASKING PRICE: \$10,000,000

ADDRESS: 160 DIKEMAN ST, RED HOOK, BROOKLYN

EXECUTIVE SUMMARY

The Lennon Team at Douglas Elliman has been retained on an exclusive basis to arrange for the sale and lease of 160 Dikeman Street, a 42' wide, new construction, five story flex – industrial office building located in the Red Hook neighborhood of Brooklyn. This steel-clad commercial asset spans 14,532 sqf which includes a parking garage/delivery space, a retractable roof deck, and a penthouse with 360 views of Brooklyn, Manhattan NJ skylines, including the Statue of Liberty.

Although the building can be delivered vacant, ownership is prepared to do a long-term lease back of the 2nd floor space providing immediate cash flow to a potential investor. The M2-1 zoning provides for multiple uses including office and commercial, and an open layout highlighting the flex design.

Investors/Users will have the advantage of valuable cost savings associated with this new development as the space is essentially turn-key with only interior buildouts necessary. Additionally, the property is eligible for multiple incentives and benefits including, ICAP, CRT, REAP, QOZ, ECSP and IBZ.

Located in Brooklyn's next tech hub, the neighborhood has something for everyone including science and innovation, established artists spaces, fresh air and top tier restaurants, all within walking distance! Red Hook is truly a one-of-a-kind neighborhood that needs to be experienced to believe. It is a perfect blend of old-world charm and cutting-edge creativity. And with access to the NYC Ferry, Wall Street is only a 20-minute ride, and the Lower Eastside is approximately 35 minutes away.

OFFICE FLEX SPACE -4th FL: 3,052 sf



Figure 3: STAGED INTERIOR PHOTOS - OFFICE FLEX SPACE -4th FL: 3,052 sf

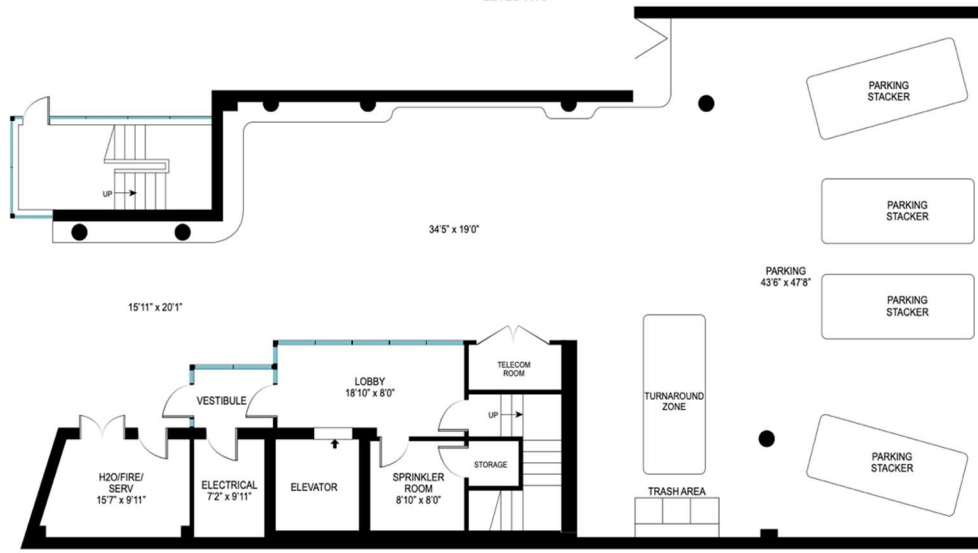
2ND FL OUTDOOR TERRACE



Figure 4: STAGED EXTERIOR PHOTO

ADDRESS: 160 DIKEMAN ST, RED HOOK, BROOKLYN

1st & 2nd FLOOR PLANS



160 Dikeman Street



For illustrative purposes only. Measurements are approximate, and while we believe the information contained in this floorplan to be accurate, interested parties should conduct their own inquiries.

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ADDRESS: 160 DIKEMAN ST, RED HOOK, BROOKLYN

3rd & 4th FLOOR PLANS



LEVEL FOUR



LEVEL THREE



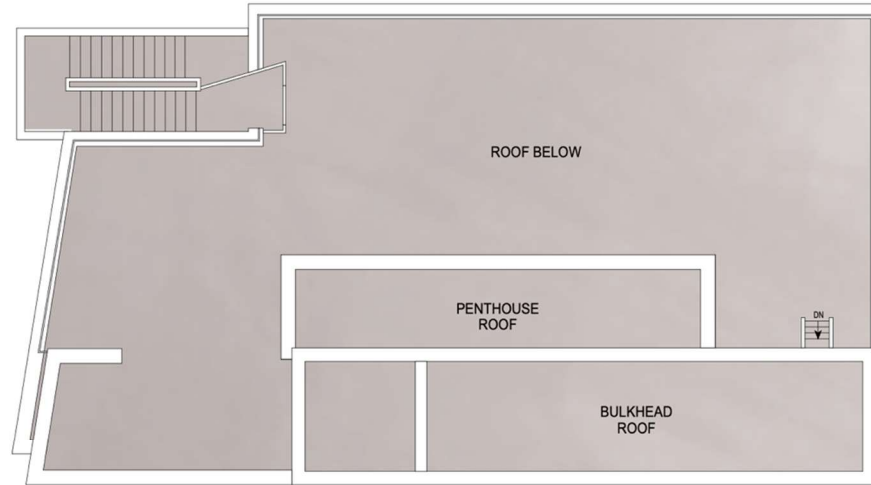
160 Dikeman Street



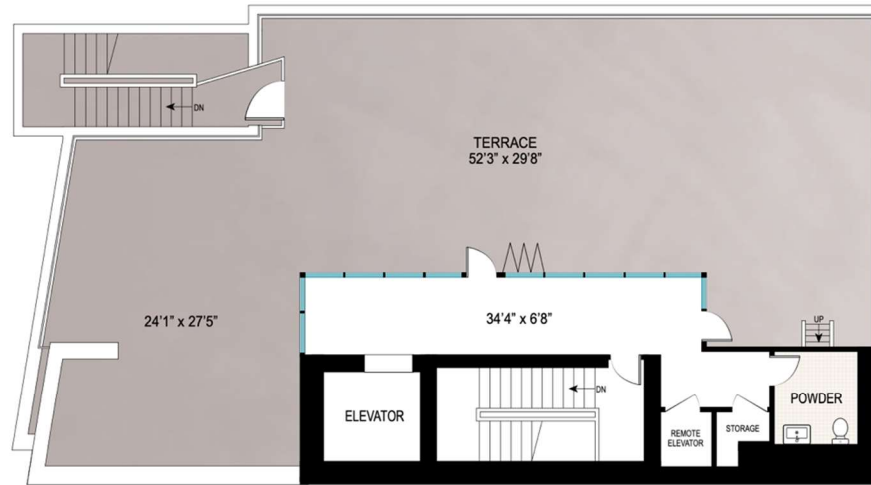
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ADDRESS: 160 DIKEMAN ST, RED HOOK, BROOKLYN

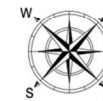
PENTHOUSE & ROOF/BULKHEAD FLOOR PLAN



ROOF/BULKHEAD



PENTHOUSE

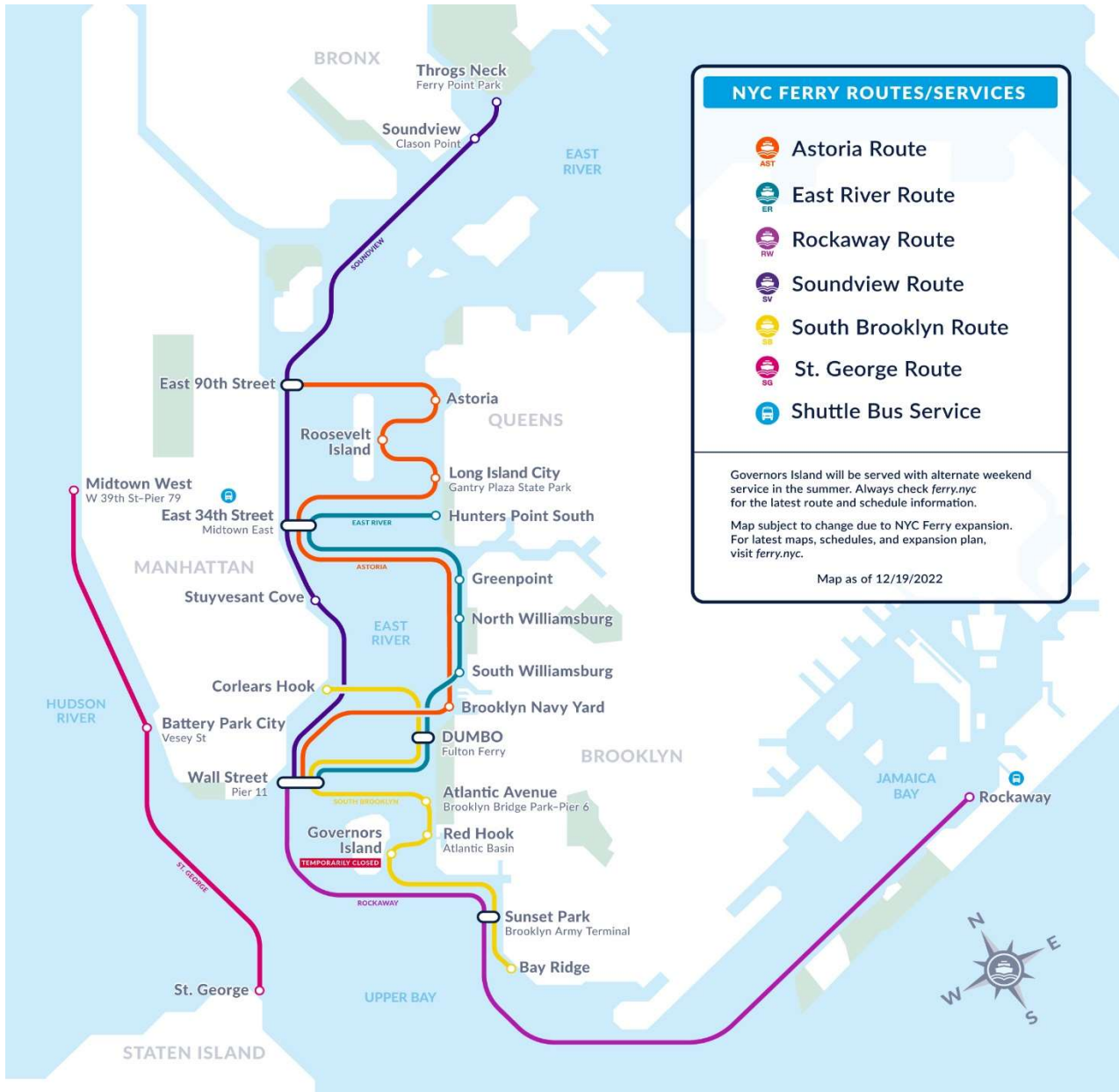


160 Dikeman Street



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FERRY ROUTES/SERVICES



NYC FERRY ROUTES/SERVICES

- Astoria Route
- East River Route
- Rockaway Route
- Soundview Route
- South Brooklyn Route
- St. George Route
- Shuttle Bus Service

Governors Island will be served with alternate weekend service in the summer. Always check ferry.nyc for the latest route and schedule information.

Map subject to change due to NYC Ferry expansion. For latest maps, schedules, and expansion plan, visit ferry.nyc.

Map as of 12/19/2022

TRANSIT OPTIONS



Bus

B61 Bus between Van Brunt Street and King Street



Train

F & G Train between Smith Street and W 9th Street



Bike

Citibike:

Commerce St between Imlay St. and Van Burn

Between Pioneer St and Van Brunt St

Van Brunt St & Wolcott St.

Coffey St. and Conover St

Richards St & Delavan St

Coffey Park, Richard St and Pioneer St.

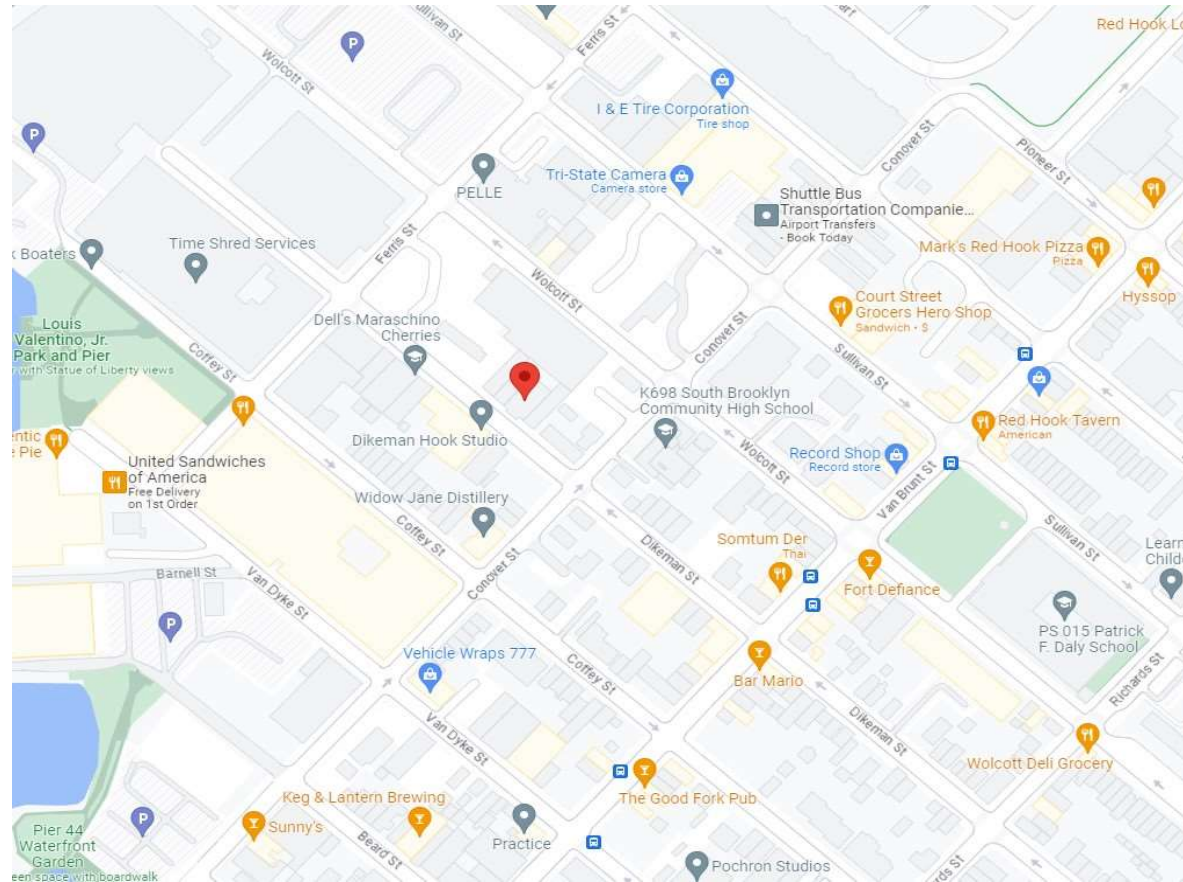
Loraine St. & Dwight St.

Columbia St. and W 9th St.

Columbia St. and Loraine St.

W 9th St. and Henry St.

Henry St. and Bay St.



**FOR MORE
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