

BUILDING SPECIFICATIONS

LOCATION

300 Huntington Street between Smith Street and Gowanus Canal, Brooklyn, NY 11231

TRANSIT ACCESS

Smith/9th Street Station adjacent to the building
Two bus stops one block away
Citibike station one block away
Hugh Carey Tunnel three blocks away

LOBBY & ACCESS

24/7/365 access
Access Controlled Elevators

GROUND FLOOR RETAIL

Retail Space 1: 1,798 SF
Coffee Shop: 978 SF
Retail Space 2: 2,078 SF
Retail Space 3: 12,279 SF

OFFICE FLOORS

Floor 6: 16,275 RSF
Floor 5: 16,275 RSF
Floor 4: 16,275 RSF + over 7,000 SF private terraces

SLAB HEIGHT

13'-8" typical

OFFICE FLOOR COLUMN SPACING

Column-Free

TERRACES

Over 7,000 SF of landscaped public/private terraces on the 4th floor.

PUBLIC PARK

8,500 SF green public esplanade designed by SCAPE

WINDOWS

Oversized 9x10 ft windows

FAÇADE

Masonry exterior with custom brick rustication

FLOOR LIVE LOADS

50 PSF

ELEVATORS

Two 4,000 LB Otis passenger/freight elevators

HVAC

40 tons of capacity per floor, using highly efficient 100% electric Variable Refrigerant Flow (VRF) Systems with Heat Recovery

Over 2,200 CFM of fresh air per floor with MERV-13 filters

Each tenant floor includes additional outdoor air louvers to allow tenants to maximize fresh air intake on their floor

LOADING

Rear loading dock with access to elevator

ELECTRICITY

6 Watts/SF for lighting and power, submetered

LIFE SAFETY

Fully sprinklered with a Class E addressable fire alarm system

Cumins 175 KW generator supports base building life safety systems

PLUMBING HOOKUPS

Multiple domestic water and sanitary connections provided on each floor

SECURITY

24/7 video surveillance
S2 Building Access Control with Visitor Management System

TELECOM / CABLE

WiredScore Certified
Verizon Fios (fiber)
Spectrum



SUSTAINABILITY

Fully electric building
Energy Recovery Ventilation
Green Roof

TENANT AMENITIES

Bike Room
Mail/Package Room
Pet Friendly
8,500 SF public park and esplanade

BATHROOMS

Fully finished core restrooms on each floor with additional separate gender neutral restrooms

