

160 IMLAY STREET

RED HOOK | BROOKLYN

COMPASS



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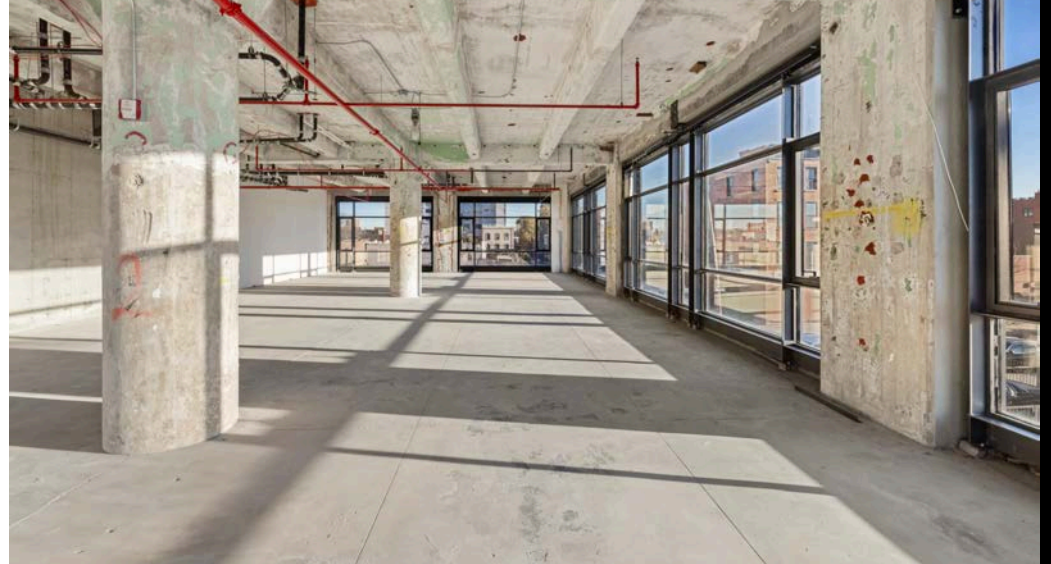
OPPORTUNITY SUMMARY

Featuring 12' to 16' ceilings throughout, stunning skyline and water views, floor-to-ceiling windows, and multiple potential configurations, this offering includes five retail spaces on the first floor (from 1,412 SF to 15,656 SF) and seven office condos on the second floor (from 2,059 SF to 20,810 SF), as well as 21 parking spaces. The spaces are available for sale or lease, either individually or as a package. The office spaces also present potential for conversion to residential, further expanding their versatility.

160 Imlay underwent a residential conversion on the third through sixth floors, with all 70 residential units having sold quickly, underscoring demand for the area. With the recent announcement of the "Harbor of the Future," a massive mixed-use development of the contiguous 122-acre Brooklyn Marine Terminal, Red Hook—and 160 Imlay in particular—is on its way to becoming one of the premier destinations in New York City.

There are multiple uses that would work well here depending on how much space you need, ranging from classic retail on the smaller spaces to large-scale class-based activities such as a school, yoga studio, or gym, as well as event-oriented concepts that would benefit from the open layouts and striking views.

This unique offering presents an excellent opportunity for both retail and office users to capitalize on the growing vibrancy and connectivity of Red Hook.



AVAILABILITY

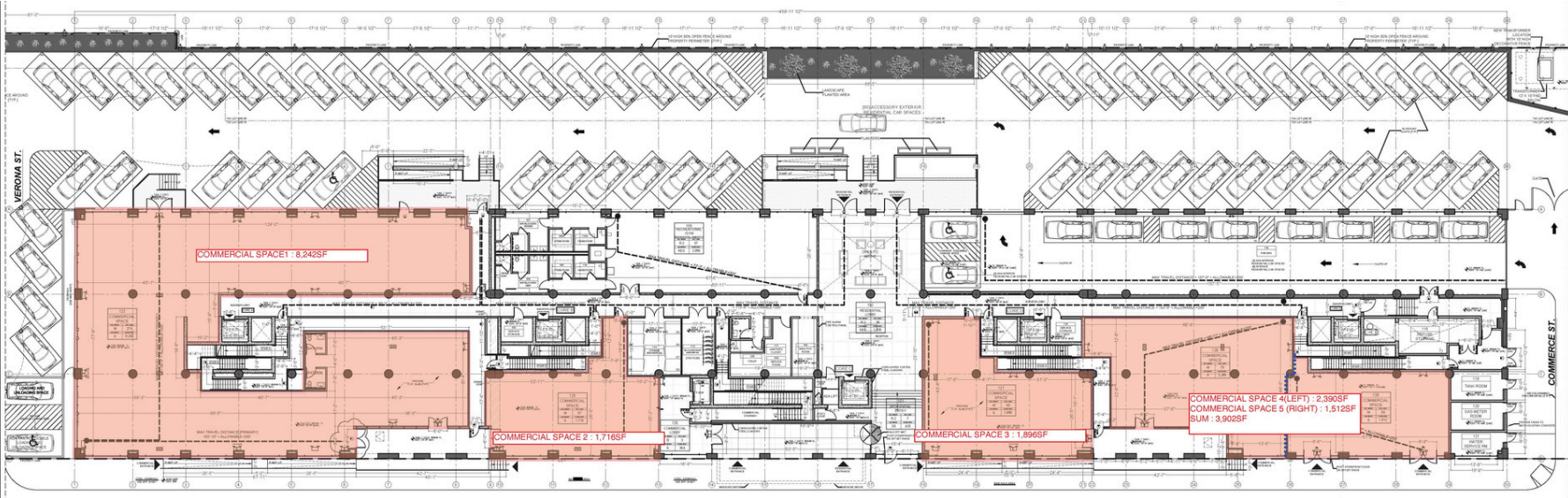
\$399/FT FOR SALE

RETAIL	Floor 1	Sqft	Sales Price	Monthly Tax	Monthly Common Charges
	Retail 1 \$499/ft	8,242 sqft	\$4,112,758	\$4,350.35	\$2,448.74
	Retail 2	1,716 sqft	\$684,684	\$905.68	\$509.79
	Retail 3	1,896 sqft	\$756,504	\$1,000.71	\$563.28
	Retail 4	2,390 sqft	\$953,610	\$1,261.40	\$710.02
	Retail 5	1,412 sqft	\$563,388	\$797.98	\$449.17
	Total	15,656 sqft	\$7,070,944	\$8,316.12/mo	\$4,681/mo
OFFICE	Floor 2	Sqft	Sales Price	Monthly Tax	Monthly Common Charges
	Office 1 \$499/ft	2,839 sqft	\$1,416,661	\$1,503.72	\$938.91
	Office 2	3,648 sqft	\$1,455,552	\$1,932.11	\$1,206.47
	Office 3	3,335 sqft	\$1,330,665	\$1,766.36	\$1,102.95
	Office 4	2,971 sqft	\$1,185,429	\$1,573.56	\$982.57
	Office 5	3,137 sqft	\$1,251,663	\$1,661.51	\$1,037.47
	Office 6	2,059 sqft	\$821,541	\$1,090.51	\$680.95
	Office 7	2,821 sqft	\$1,125,579	\$1,494.16	\$932.96
	Total	20,810 sqft	\$8,587,090	\$11,021.93/mo	\$6,882.28/mo

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FLOOR PLAN

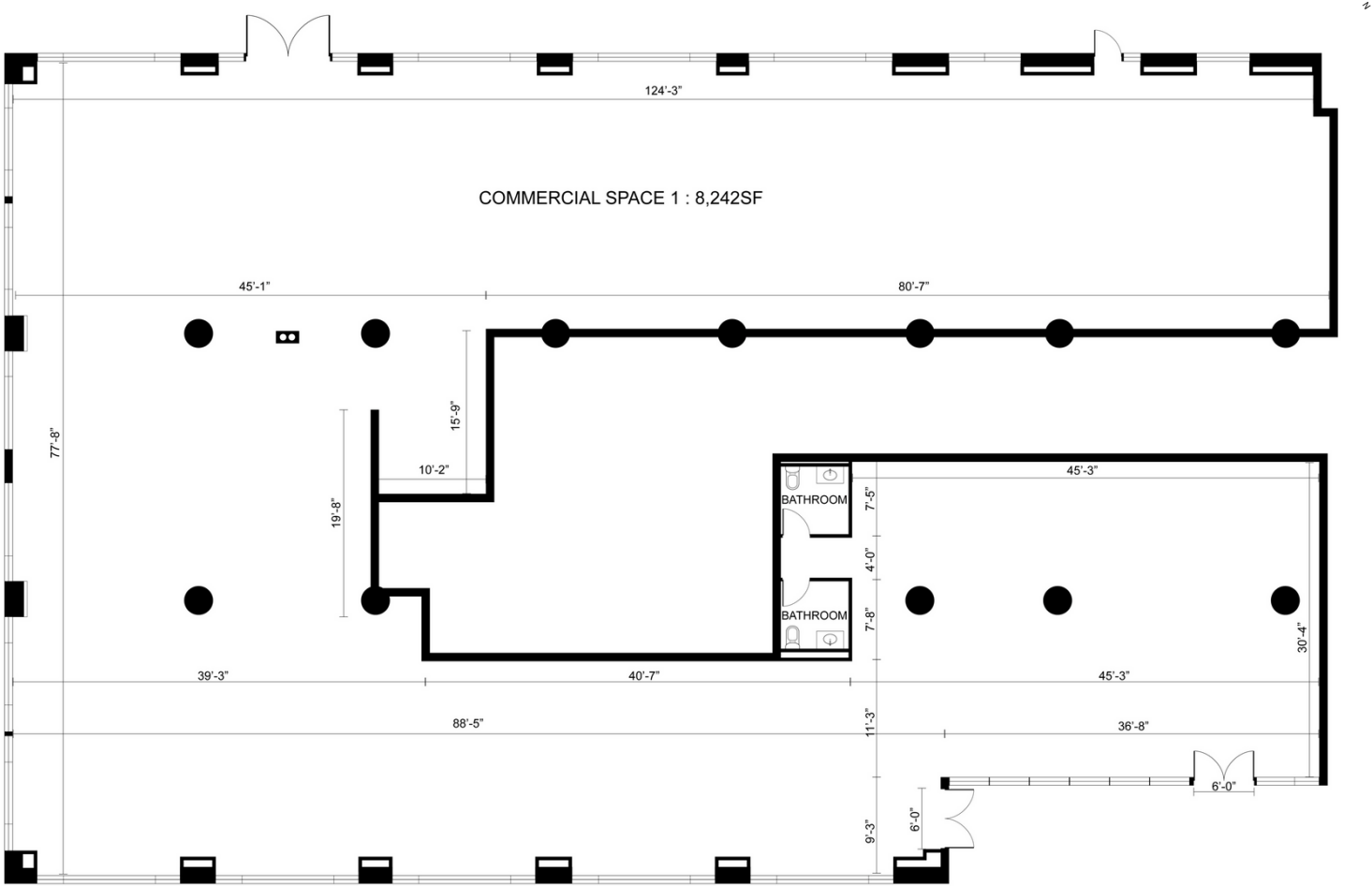
RETAIL SPACE OVERVIEW



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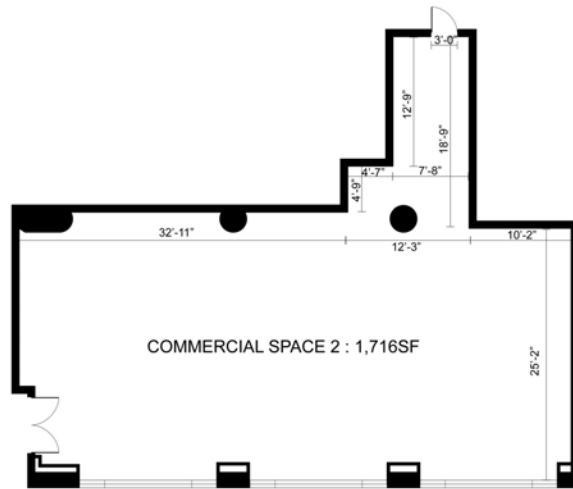
RETAIL SPACE 1 | 8,242 SQFT



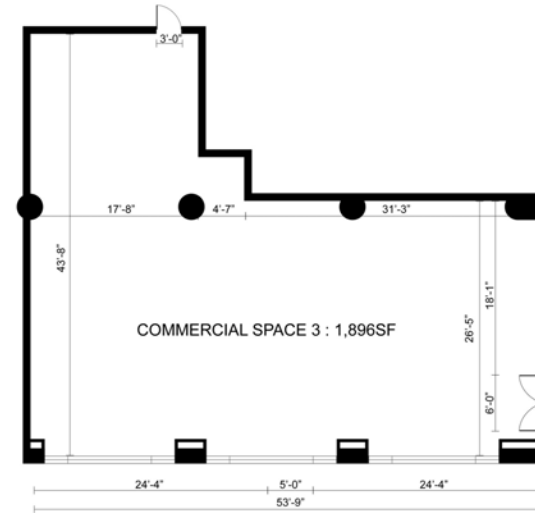
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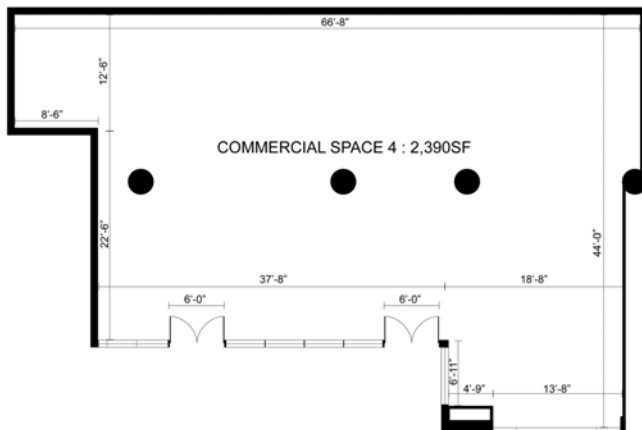
RETAIL SPACE 2 | 1,716 SQFT



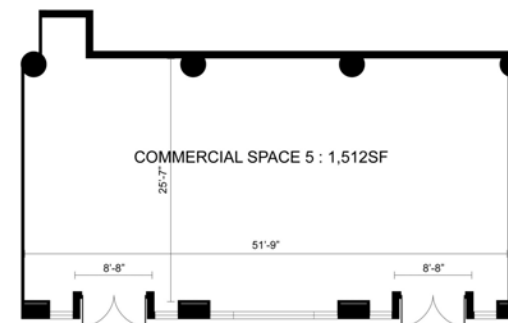
RETAIL SPACE 3 | 1,896 SQFT



RETAIL SPACE 4 | 2,390 SQFT



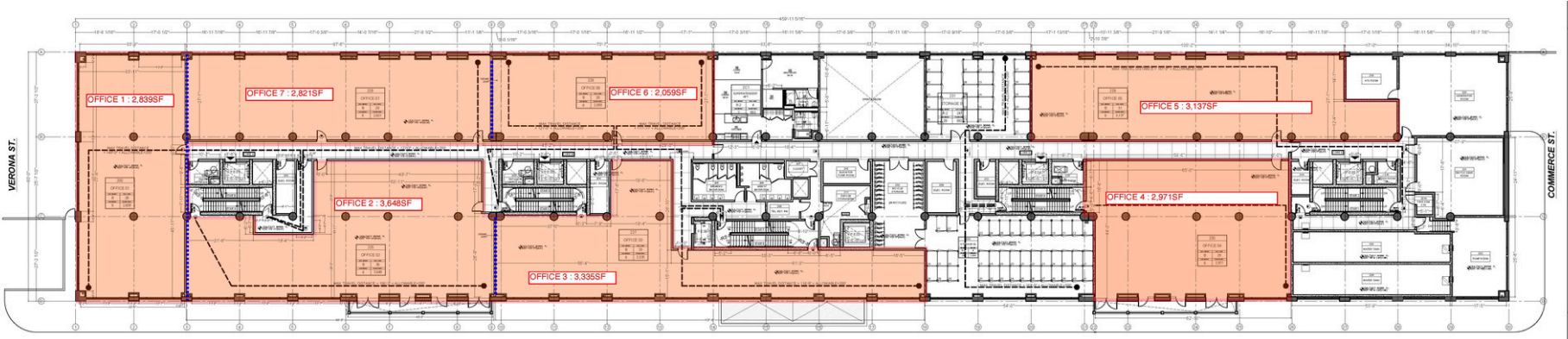
RETAIL SPACE 5 | 1,412 SQFT



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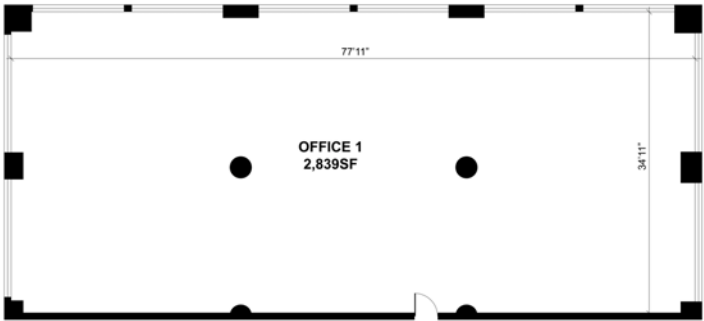
OFFICE SPACE OVERVIEW



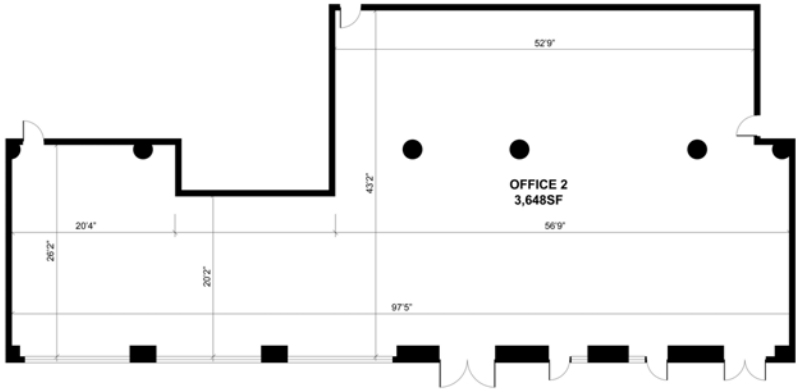
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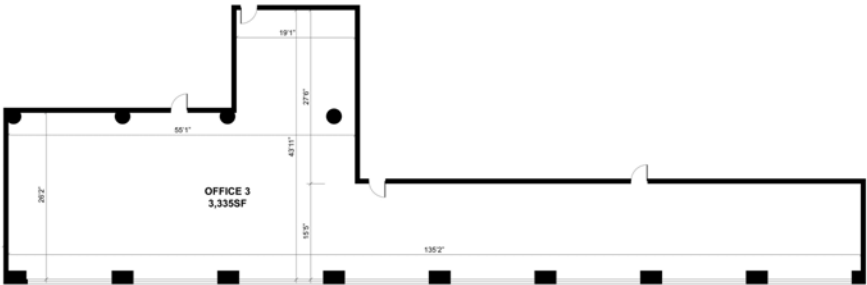
OFFICE SPACE 1 | 2,839 SQFT



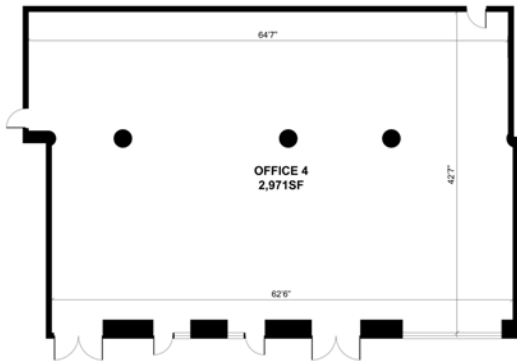
OFFICE SPACE 2 | 3,648 SQFT



OFFICE SPACE 3 | 3,335 SQFT



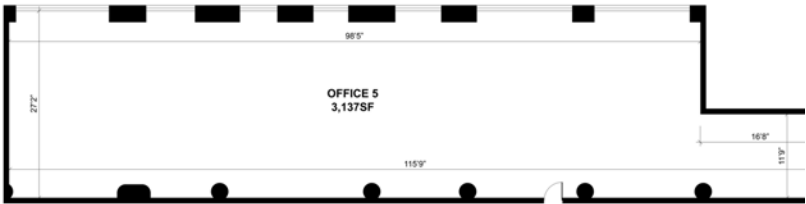
OFFICE SPACE 4 | 2,971 SQFT



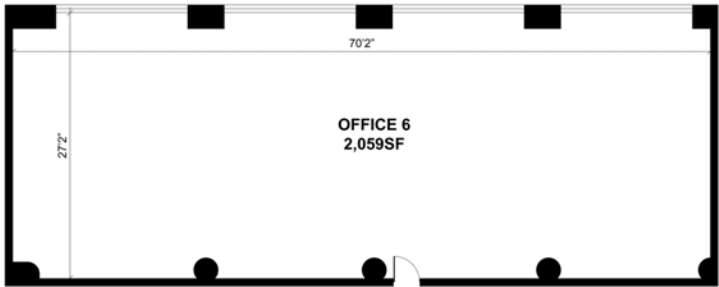
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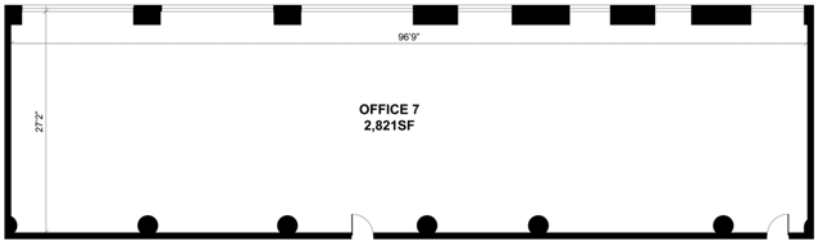
OFFICE SPACE 5 | 3,137 SQFT



OFFICE SPACE 6 | 2,059 SQFT



OFFICE SPACE 7 | 2,821 SQFT

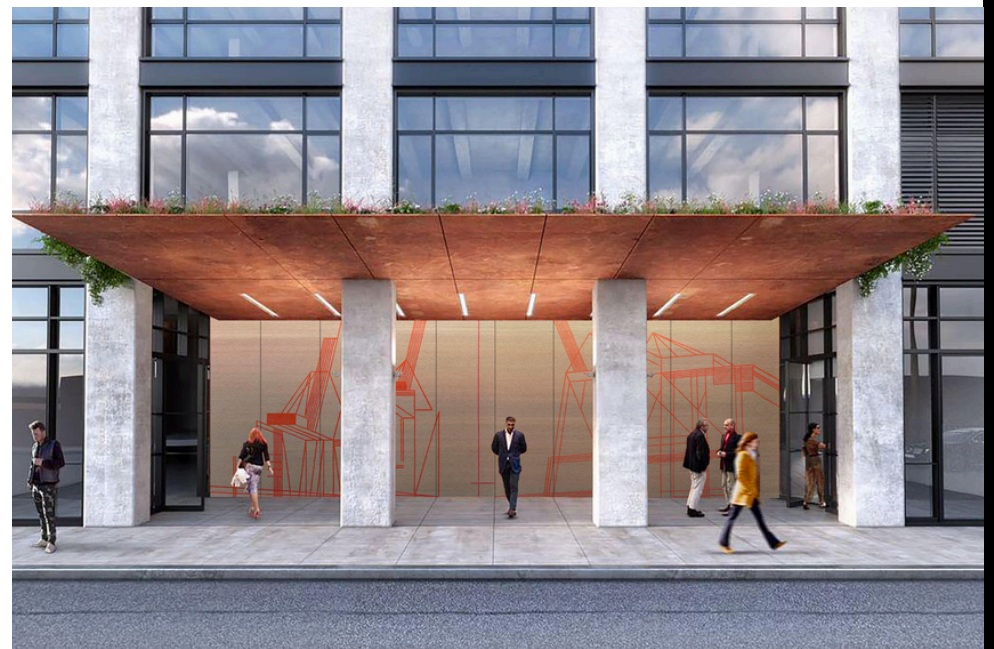


BUILDING HISTORY

Originally constructed in 1910 by the esteemed designers Maynicke & Franke for the New York Dock Company, this historic property has been masterfully reimagined into the Red Hook Lofts by Morris Adjmi Architects and Aldo Andreoli, in collaboration with developers Estate Four and interior design firm Bluearch. Most recently, fresh concepts have been introduced by Ben Hansen Architects, further enhancing the building's appeal. The property has undergone a partial conversion to residential zoning, secured through a Board of Standards and Appeals variance. It now stands as a six-story mixed-use condominium, featuring 70 residential units and 12 commercial spaces. Notably, all residential units have been sold, underscoring the demand for this unique offering.

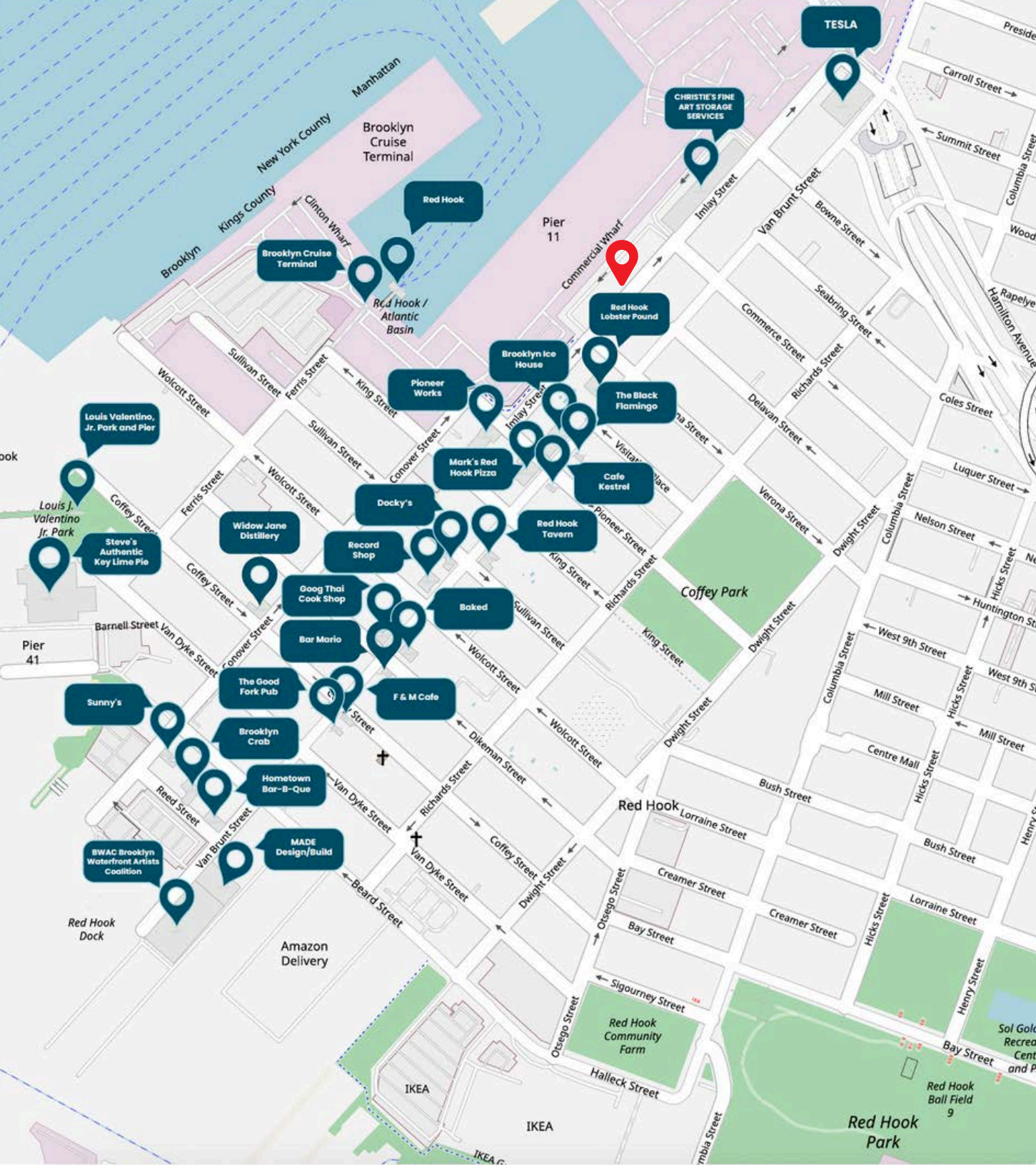
The lofts boast impressive 12 to 16-foot high ceilings, stunning skyline views, and an aesthetic that harmoniously blends exposed ceilings and columns with modern finishes, including contemporary appliances, European White Oak flooring, and custom oversized European doors. Access is thoughtfully designed with two separate entrances—one dedicated to the residential lofts and the other to the commercial spaces located on the first and second floors. To meet FEMA regulations, the first floor has been elevated, and flood gates have been installed as needed.

The building showcases oversized steel windows, custom-fabricated in Italy, adding to its architectural charm. Residents enjoy an array of amenities, including a gym, lounge, parking, storage, gardens, a roof deck, and doorman services. This property also has a rich history as a storage center for goods entering New York City, adding a unique layer of character to its narrative.



RED HOOK POINTS OF INTEREST

- Goog Thai Cook Shop
- Bar Mario
- Red Hook Tavern
- Docky's
- Brooklyn Ice House
- Mark's Red Hook Pizza
- Cafe Kestrel
- The Black Flamingo
- Red Hook Lobster Pound
- Pioneer Works
- Steve's Authentic Key Lime Pie
- Sunny's
- Brooklyn Crab
- Hometown Bar-B-Que
- The Good Fork Pub
- Louis Valentino, Jr. Park and Pier
- Tesla
- Christie's Fine Art Storage Services
- Brooklyn Cruise Terminal
- Red Hook
- BWAC Brooklyn Waterfront Artists Coalition
- MADE Design / Build
- Widow Jane Distillery
- Record Shop
- F & M Cafe
- Baked



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