



PINNACLE REALTY
OF NEW YORK, LLC

www.pinnaclereny.com

46-34 11th Street • Long Island City, NY 11101

718-784-8282

4,230 SQ. FT. MEDICAL / FLEX SPACE AVAILABLE FOR LEASE IN PRIME GREENPOINT LOCATION TURN-KEY OPERATION FOR MEDICAL USER

FEATURES:

- Building Size: 12,600 Sq. Ft.
- Building Dimensions: 40' x 95' Irr.
- Lot Size: 4,750 Sq. Ft.
- Lot Dimensions: 50' x 95'
- Stories: 3
- Year Built: 1931
- Ground Floor Space: 4,230 Sq. Ft.
- Fully Functioning Medical Office
- Located in a Strong Residential and Retail Market

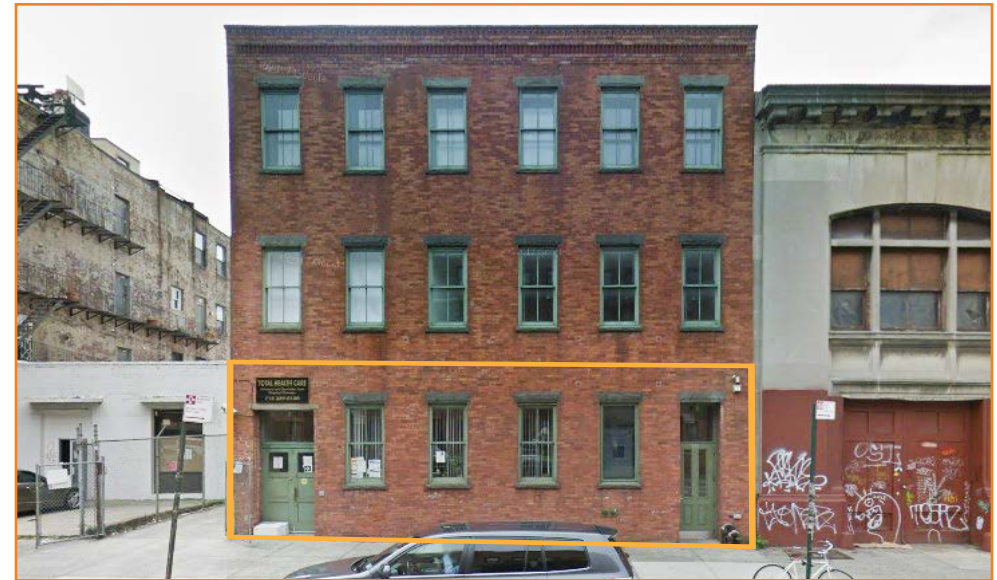
NEARBY:

- Brooklyn-Queens Expressway
- Queens Midtown Tunnel
- Long Island Expressway
- Pulaski Bridge
- Manhattan Ave
- Greenpoint Waterfront

Transportation:



POSSESSION SEPTEMBER 2018



LEASE PRICE:

UPON REQUEST

REAL ESTATE TAXES:

UPON REQUEST

126 GREENPOINT AVENUE, BROOKLYN, NY

BLOCK: 2563

LOT: 26

ZONING: R6A / C2-4

For Information About This Property
Contact Exclusive Agents:

Nechama Liberow, Associate Broker
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718-778-6006

James Tack, Partner
jtack@pinnaclereny.com
718-784-8541



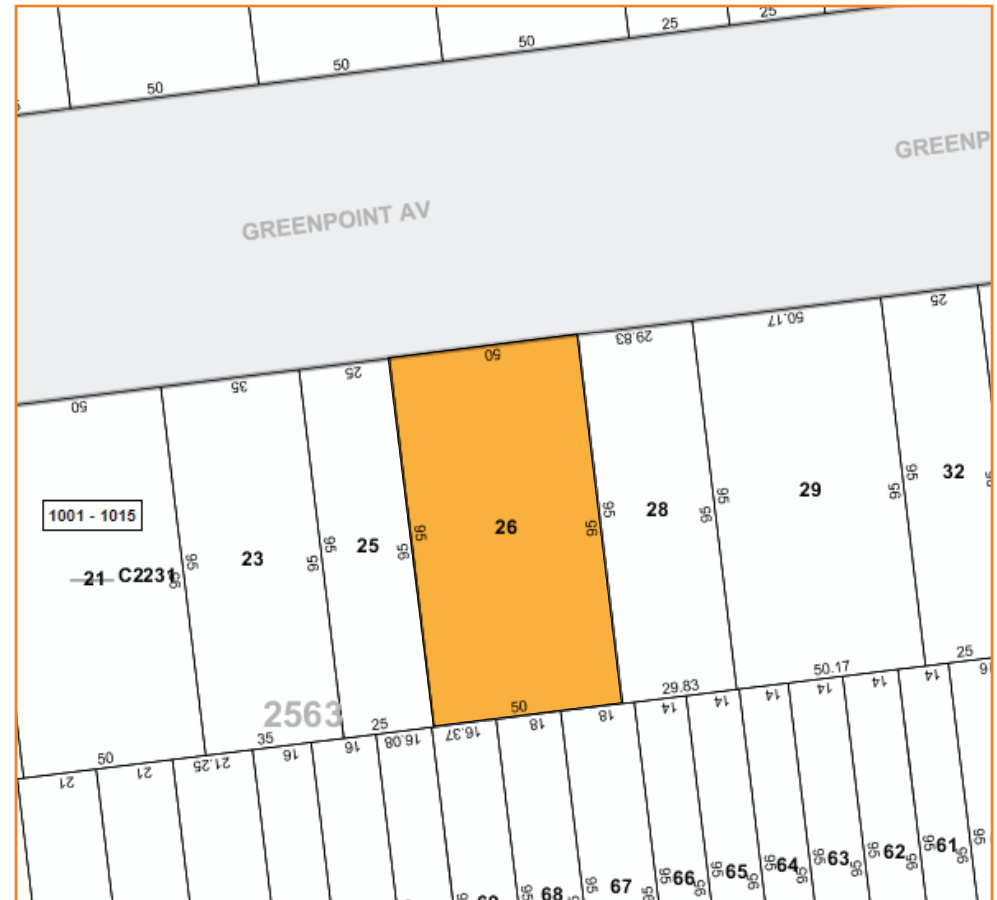
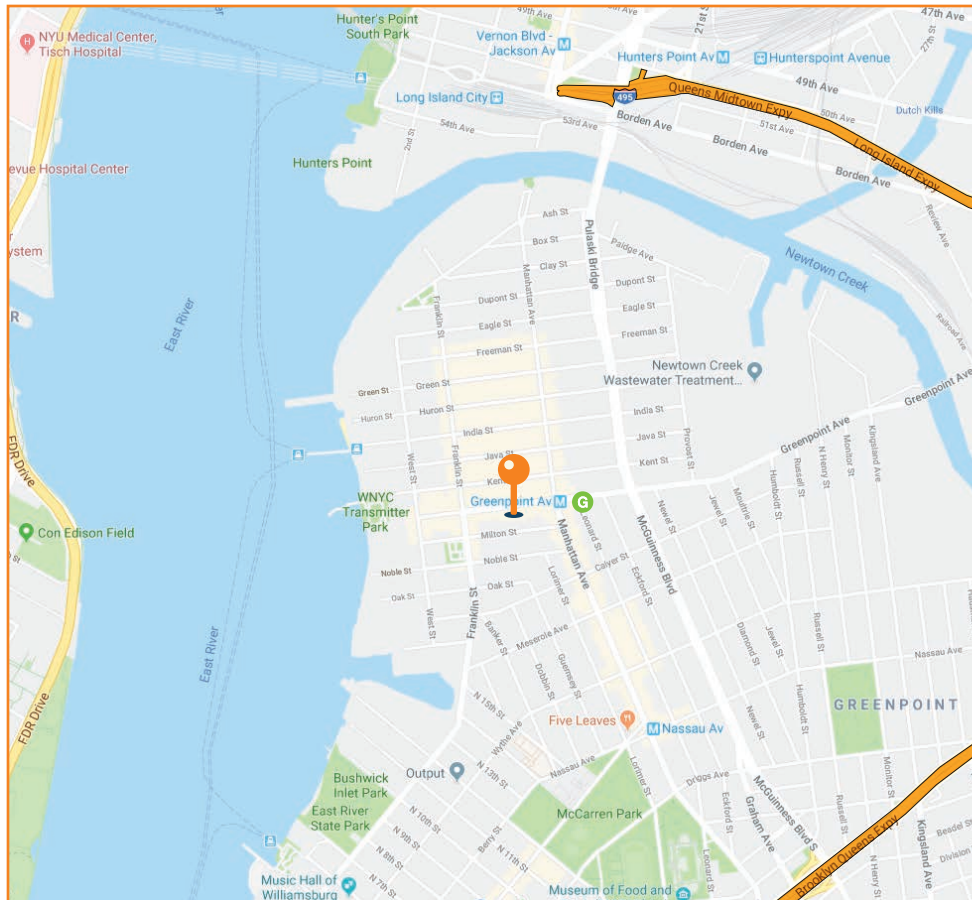
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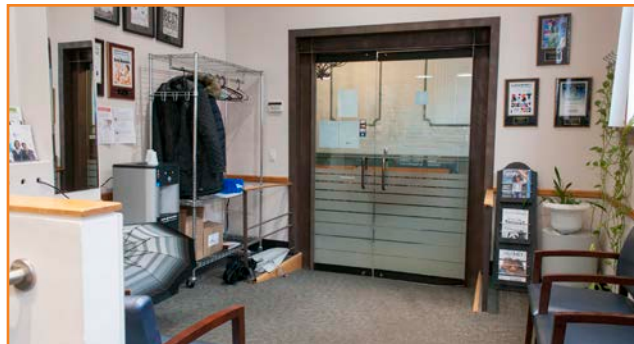
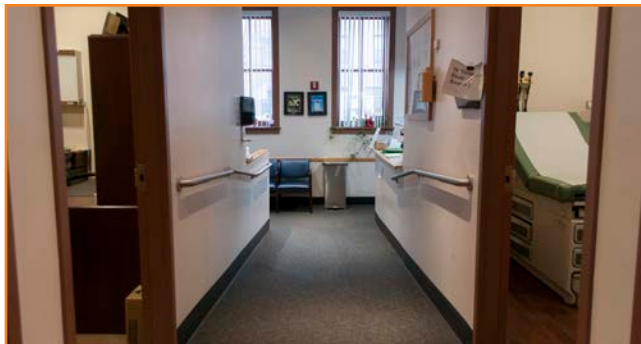
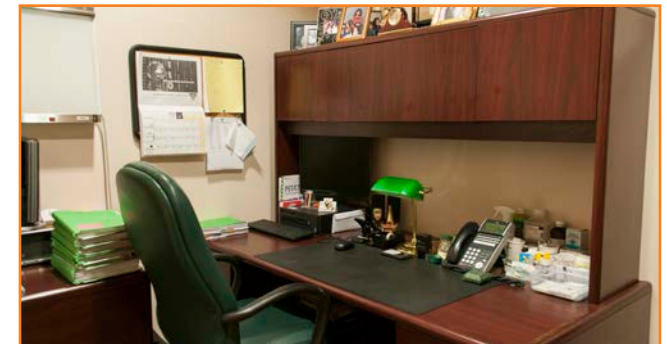
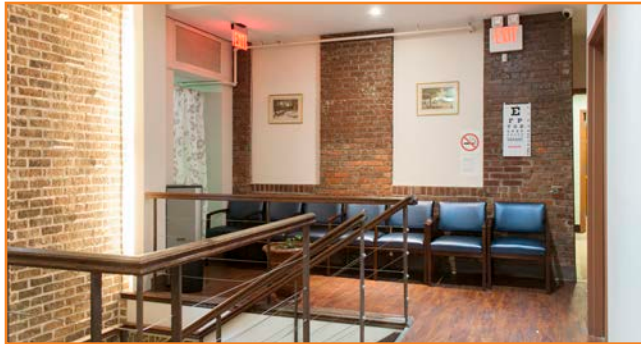
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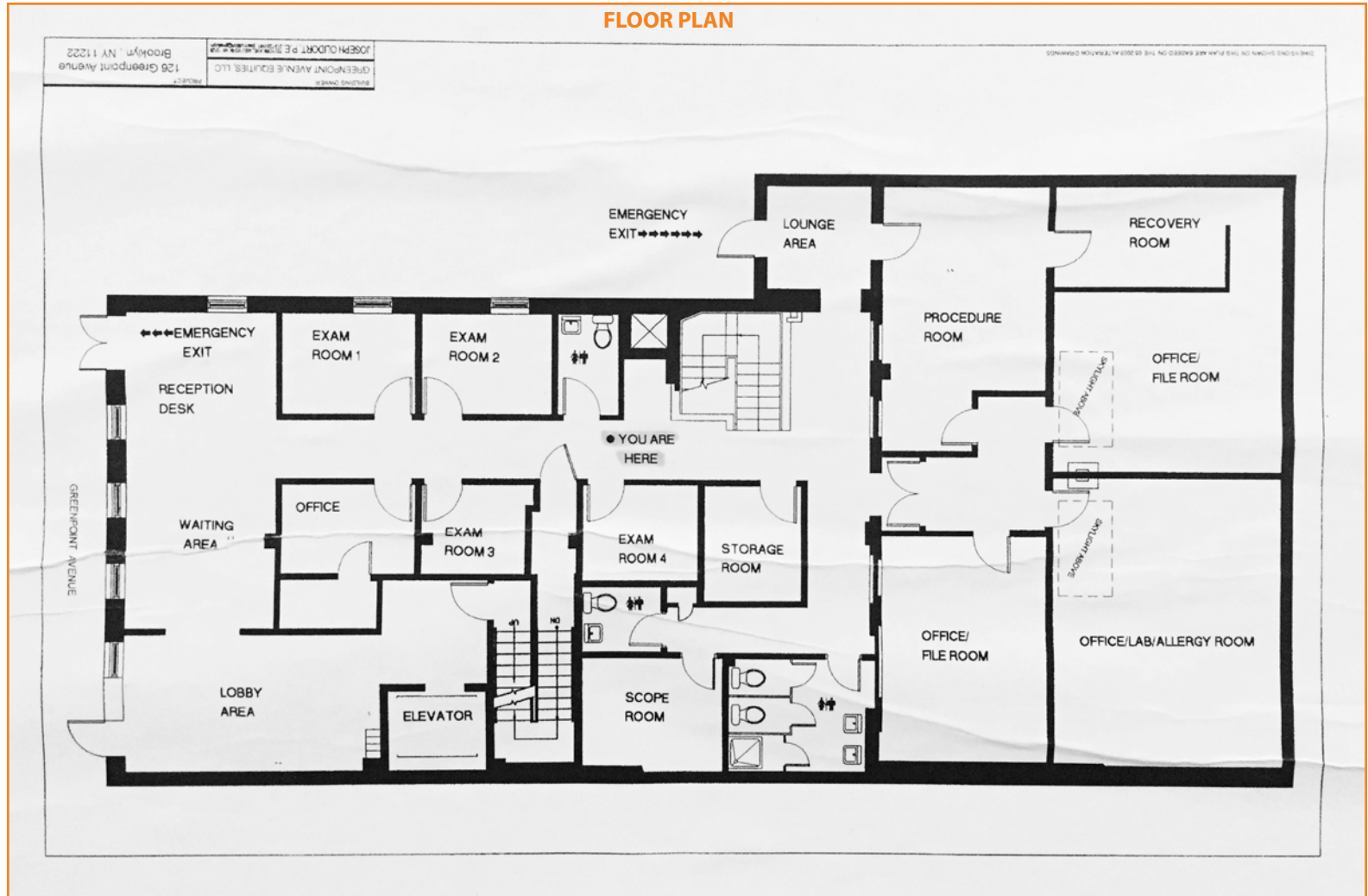
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ADDITIONAL FEATURES:

- Receptionist & Waiting Area
- 4 Exam Rooms
- Office
- Procedure/Surgery Room
- Lab Room
- Storage Room
- Medical Waste Room
- Fully Sprinklered
- Fully HVAC
- Surveillance System
- Fire Alarm
- Most Tenants in Building Are Medical Users

FLOOR PLAN





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GREENPOINT HISTORY



Greenpoint is the northernmost neighborhood in the New York City borough of Brooklyn, in the U.S. state of New York. It is bordered on the southwest by Williamsburg at the Bushwick inlet, on the southeast by the Brooklyn-Queens Expressway and East Williamsburg, on the north by Newtown Creek and Long Island City, Queens at the Pulaski Bridge, and on the west by the East River. The neighborhood has a large Polish immigrant and Polish-American community, containing many Polish restaurants, markets, and businesses, and it has often been referred to as Little Poland.

Originally farmland – many of the farm owners' family names, such as Meserole and Calyer, are current street names – the residential core of Greenpoint was built on parcels divided during the 19th century, with rope factories and lumber yards lining the East River to the west, while the northeastern section along the Newtown Creek through East Williamsburg became an industrial maritime area.

Greenpoint has long held a reputation of being a working class and immigrant neighborhood, and it initially attracted families and workers with its abundance of factory jobs and longshoreman or dock work. Since the early 2000s, a building boom in the

neighborhood, especially of multifamily dwellings, has made the neighborhood increasingly a center of nightlife and gentrification. There have also been efforts to reclaim the rezoned Greenpoint / Williamsburg East River waterfront for recreational use and also to extend a continuous promenade into the Newtown Creek area.

At the time of European settlement in New York, Greenpoint was inhabited by the Keskachauge (Keshaechqueren) Indians, a sub-tribe of the Lenape. Contemporary accounts describe the area as remarkably verdant and beautiful, with Jack pine and oak forest, meadows, fresh water creeks and briny marshes. Water fowl and fish were abundant. European settlers originally used the "Greenpoint" name to refer to a small bluff of land jutting into the East River at what is now the westernmost end of Freeman Street, but eventually it came to describe the whole peninsula.

In 1638, the Dutch West India Company negotiated the right to settle Brooklyn from the Lenape. The first recorded European settler of what is now Greenpoint was Dirck Volckertsen (Batavianized from Holgerssøn), a Norwegian immigrant who in 1645 built a 1 1/2-story farmhouse there with the help of two Dutch carpenters. It was built in the contemporary Dutch style just west of what is now the intersection of Calyer Street and Franklin Street. There he planted orchards and raised crops, sheep and cattle. He was called Dirck de Noorman by the Dutch colonists of the region, Noorman being the Dutch word for "Norseman" or "Northman." The creek that ran by his farmhouse became known as Norman Kill (Creek); it ran into a large salt marsh and was later filled in.

On May 11, 2005, New York City's Department of City Planning approved a rezoning of 175 blocks in Greenpoint and Williamsburg. According to the project's Environmental Impact Statement, the rezoning was expected to bring approximately 16,700 new residents to the neighborhood by 2013 in 7,300 new units of housing. 250,000 square feet (23,000 m²) of new retail space are projected, along with a corresponding loss of just over 1,000,000 square feet (93,000 m²) of existing industrial capacity. The rezoning also includes a 28-acre (110,000 m²) waterfront park. Included in its requirements are provisions for a promenade along the East River, built piecemeal by the developers of existing waterfront lots.

An inclusionary housing plan was included in the resolution and provides height bonuses along the waterfront and in Northside Williamsburg for developers providing apartments at rates considered affordable for low-income households (below 80% of the area's median income); on the waterfront, these bonuses could allow for up to seven-story height increases. The rezoning was a dramatic change in scale to a previously low-slung, industrial neighborhood. The proposed changes were the subject of much debate, including a letter written by Jane Jacobs to Michael Bloomberg criticizing the proposed development.