



## **TerraCRG retained as exclusive agent for net-lease of 80 Hudson Avenue in Brooklyn**

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TerraCRG, Brooklyn's leading commercial real estate brokerage firm, have been retained as the exclusive agent for the net-lease of 80 Hudson Avenue in the Vinegar Hill section of Brooklyn. Ofer Cohen, Melissa DiBella, Dan Marks, Peter Matheos, Michael Hernandez, and Joseph Terzi of TerraCRG are representing the owner. The 76,700 gross s/f building is located on the corner of Hudson Avenue and Front Street. The property presents a rare opportunity to rent an entire building in the NYC center of innovation and creativity, as it is the only large, available, free-standing commercially zoned building situated in the area. The building, which can easily be subdivided, consists of 66,700 s/f above grade with 10,000 s/f below grade, along with ceiling heights ranging from 11' to 13' throughout the building. The building has two interior loading docks, two exterior loading docks, and eight parking spaces. The property is ideal for, but not limited to, office, hotel, medical, artist studios, or light commercial manufacturing. Vinegar Hill is located on the East River waterfront between Dumbo and the Brooklyn Navy Yard, and covers a six block radius. The property is located in the third largest business district in New York City and situated in the heart of the Brooklyn Tech Triangle. Vinegar Hill and the surrounding area have become one of New York City's most popular neighborhoods to live, work, and play, and is a center of innovation for tech companies, creative agencies, and boutique finance firms. Brooklyn is home to large tech and office users such as Etsy, Makerbot, Kickstarter, Hugu, Tough Mudder, Green Desk, WeWork, and Amplify. National brands, upscale retailers, restaurants, and entertainment venues are flocking to Dumbo to cater to the new foot traffic and residential growth spurred by these companies. The building is accessible by the York Street F train and the High Street A & C trains, making the commute to Manhattan under ten minutes. "This is an extremely rare opportunity for a company to bring their corporate headquarters or back office operations to their own free standing building in such a desirable neighborhood," said Dan Marks, VP of Investment Sales & Leasing at TerraCRG. "Companies like Etsy, Hugu, and Amplify are drawn to this area because of the neighborhood amenities and because so many of their employees live in Brooklyn," Marks adds.

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