



Cammeby's cuts ribbon on S9 Architecture-designed Neptune/Sixth: A 161,000 s/f mixed-use project

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Brooklyn, NY Officials joined representatives of Cammeby's to celebrate the grand opening of 626 Sheepshead Bay Rd. with a ribbon-cutting ceremony. The seven-story, 161,000 s/f, commercial and retail building is part of Neptune/Sixth, a mix of retail, commercial and public spaces, that will serve as a community hub for the Coney Island community.

"I welcome 626 Sheepshead Bay Rd. to Brooklyn's rich economic landscape," said borough president Eric Adams. As we continue the revitalization of Coney Island, the commercial and office tenants who will call this new building home will be joining a vibrant community that is on the rise."

Designed by S9 Architecture, Neptune/Sixth is a community-oriented development, set to be home to a mix of both retail shops and service-oriented business, while adding new amenities that the community can use and share, including parking. Suffolk was the construction manager.

Unlike most office space available in Brooklyn, especially in the southern part of the borough, 626 Sheepshead Bay Road offers large, continuous floor plates. The building's total square footage is already 50-percent leased, with retail tenants that include DII Store, I & M Liquor, Krupa Card Store, Danny's Café Express, and a branch of the United States Post Office.

"We wanted the 626 Sheepshead Bay Rd. to be a catalyst for the neighborhood," said Jacob Cohen, executive vice president of development at Cammeby's. "The building is meeting a need for modern commercial and retail space in Coney Island, and we are proud to have been at the forefront of identifying this opportunity and addressing the demand."

The curtain wall at 626 Sheepshead Bay Rd. uses a frit pattern to echo the look of surrounding redbrick buildings. Floor-to-ceiling windows offer views of Coney Island's Luna park, the Cyclone roller coaster, the Manhattan skyline and the Verrazano-Narrows Bridge.

"Cammeby's is invested in the development of Coney Island and Brighton Beach," Cohen said. "We are Brooklyn-based and it's been exciting to watch the area recover from Hurricane Sandy and flourish. It has been a pleasure to work with the community to bring this project to life and we are looking forward to working together on subsequent phases of the Neptune/Sixth development as part of our commitment to South Brooklyn."

The building is the most flood-resilient building in South Brooklyn. To be in compliance with new

post-Hurricane Sandy DOB/FEMA regulations, the building is designed so that the retail component on the first floor sits on a 4-foot raised platform. This retail component is then further protected against flooding by a ring of hyper-durable, 2 feet 9 inches of flood-proof 'aquarium' glass. This enabled the building to retain a modern, glass-and-steel aesthetic, while meeting new stringent FEMA requirements.

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