

177 LIVINGSTON STREET

AT GALLATIN PLACE · DOWNTOWN BROOKLYN



AVAILABLE

177

LIVINGSTON

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FOR LEASE

±4,600 SF Ground Floor · Single Contiguous Space

Property Details

LOCATION

Livingston Street at Gallatin Place
Downtown Brooklyn · ½ block off Fulton Mall

APPROXIMATE SIZE

Ground Floor: ±4,600 SF
Offered as a single contiguous floor

CEILING HEIGHT

±15 FT

FRONTAGE

±47 FT Livingston Street
±65 FT Gallatin Place
±112 FT total wraparound · subject to confirmation

TERM

Negotiable
Term, structure and delivery condition all open — inquire

ASKING RENT

\$80.00 / SF
Plus electric and pro-rated water · rent varies with use

POSSESSION

Immediate

TRANSPORTATION

2 3 4 5 A C G F R
Hoyt St ±350 ft · four complexes within two blocks

COMMENTS

- Half a block off Fulton Mall — 100,000 daily visitors
- ±112 FT wraparound on two elevations · corner signage
- All uses considered — retail, F&B, fitness, wellness, medical
- Upstairs space available — pair for a retail and office footprint
- Grandfathered assignment may be available — inquire

GROUND FLOOR PLAN

FILED PLAN · DIMENSIONS AS DRAWN



±65 FT — GALLATIN PLACE

In place today: 13 treatment rooms · X-ray · laboratory · sterilization · ADA restroom · locker room · 3 offices · admin & files · work area · waiting & reception · 2 corridors · 2 storage rooms. Plumbing, gas, vacuum and shielding throughout. Taken as it stands or cleared to suit — all uses considered.

±112 FT	±15 FT	2	±350 FT	100,000	ALL USES
WRAPAROUND FRONTAGE	CEILING HEIGHT	EXISTING STREET ENTRANCES	TO THE 2 / 3 AT HOYT ST	DAILY FULTON MALL VISITORS	CONSIDERED BY OWNERSHIP

On the corner, half a block off Fulton Mall

Two full elevations on a signalised corner — seen by everything moving through Downtown Brooklyn on foot and by car, with new towers still going up on every side of it.

86,000

Jobs in Downtown Brooklyn

\$173,136

Median household income · 11201

27,000

New homes since the 2004 rezoning

+57%

Downtown population growth since 2004

THE EXPOSURE

- **100,000** daily Fulton Mall visitors, half a block away
- **±112 FT** wraparound on two elevations · extensive corner signage
- **Livingston Street** carries bus and through traffic past the door
- **Nine subway lines** within two blocks · ±350 FT to the 2/3 at Hoyt
- **New towers on every side** — the skyline here is still going up

THE SPACE

- 13 treatment rooms · X-ray · laboratory · sterilization · ADA restroom
- 3 offices · waiting & reception · work area · 2 storage rooms
- **±15 FT** ceilings · exterior doors on two elevations · ADA chair lift
- Taken as it stands or cleared to suit — **all uses considered**
- **C5-4 zoning** — retail and eating & drinking as-of-right

TAKE MORE OF THE BUILDING

- Upstairs space is available in the same building — pair it with the ground floor for a **retail and office** footprint under one roof

THE MARKET AROUND IT

- **35,000+** students · **8,000** homes in the development pipeline
- **\$4,602** average rent · **+97%** residential foot traffic since 2019





DEVELOPMENT PIPELINE	
1 : BKX @ 422 FULTON — SAME BLOCK	440,000 SF
9 : MTA HEADQUARTERS — 130 LIVINGSTON	3,800 STAFF
2 : 590 FULTON STREET	586 APARTMENTS
3 : 395 FLATBUSH AVE EXT	1,263 APARTMENTS
4 : THE FLEET	450 APARTMENTS
5 : LIFE TIME @ BROOKLYN TOWER	80,000 SF
6 : ARIZONA COLLEGE OF NURSING	40,000 SF
7 : CITY POINT	500,000 SF
8 : ST. FRANCIS COLLEGE — 179 LIVINGSTON	2,700 STUDENTS

SUBWAY RIDERSHIP • 2025	
ATLANTIC AV-BARCLAYS	2 4 R 11,151,273
JAY ST-METROTECH	A C F R 8,538,532
BOROUGH HALL / COURT ST	2 3 4 5 6,533,070
DEKALB AVE	B Q R 5,476,521
HOYT-SCHERMERHORN	A C G 3,079,550
HOYT ST • ±350 FT	2 3 1,428,469
TOTAL • SIX STATIONS WITHIN ½ MILE	36,207,415
FULTON MALL • WEEKDAY PM PEDESTRIANS, MAY 2026	7,283

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FOR LEASE · DOWNTOWN BROOKLYN

177 Livingston Street

AT GALLATIN PLACE · BROOKLYN, NY 11201

THE OFFERING

Ground floor	±4,600 SF
Configuration	Single contiguous
Wraparound frontage	±112 FT
Ceiling height	±15 FT
Street entrances	2
Asking rent	\$80.00 / SF
Term	Negotiable
Expenses	Plus electric & pro-rated water
Possession	Immediate
Zoning	C5-4
Uses	All considered

STRUCTURE

01 Term negotiable

Term, structure and delivery condition are all open, and rent varies with use. A grandfathered assignment may be available. Inquire.

02 Retail and office together

Upstairs space is available in the same building. Take the ground floor alone, or pair it with upper-floor space for a retail and office footprint under one roof.

TOURS

Shown by appointment. The floor is operating — please do not visit unannounced.

CONTACT

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SITE 177 Livingston St, Brooklyn NY 11201

Floor plans, photography and a full survey of the trade area are available to qualified parties on request.

1.9M

SF AT CITY POINT
RETAIL & MIXED-USE

\$24B

PRIVATE INVESTMENT
SINCE 2004

32M

SF OF NEW DEVELOPMENT
SINCE 2004

2.8M

SF NEW & REPOSITIONED
OFFICE SPACE

1,900

HOTEL ROOMS
ACROSS NINE HOTELS

64%

RENTER HOUSEHOLDS
IN THE TRADE AREA

177

LIVINGSTON

AVAILABLE NOW

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