

100 LIVINGSTON STREET — 4TH FLOOR, BROOKLYN NY 11201

Entire Top Floor. 15 Windows. One Block from Borough Hall.



Open work area, virtually staged — representative furnishing

3,500

RSF — FULL FLOOR

\$13,000

PER MONTH, MG

6

PRIVATE OFFICES

15

WINDOWS

9

SUBWAY LINES

Now

AVAILABLE —
VACANT

WHY THIS FLOOR

- **Private elevator landing** — the elevator opens to your floor alone
- **2 private bathrooms** + kitchenette, exclusively yours
- **Central HVAC · direct-metered utilities** — pay for what you use
- 5 windowed perimeter offices + interior conference/records room
- Top-floor sun across the 35' × 34'10" open bullpen
- Cosmetic refresh underway · TIA considered on longer terms

IDEAL FOR

- Small law firms — workers' comp, PI, immigration, family, criminal defense
- Solo attorneys upgrading from aging Court St corridor leases
- Brooklyn nonprofits (\$500K–\$5M operating range)
- CPA, accounting & small professional services
- Charter school administration & satellite offices
- Tutoring centers & small learning programs
- Wellness, behavioral health & specialty medical (build-out ready)
- Manhattan firms' Brooklyn satellites

Tour the space this week

Available now. Same-week showings, directly with the brokers. Co-brokers welcome — 50/50.

MerakiRealtyNYC.com/listings/100-livingston-4l

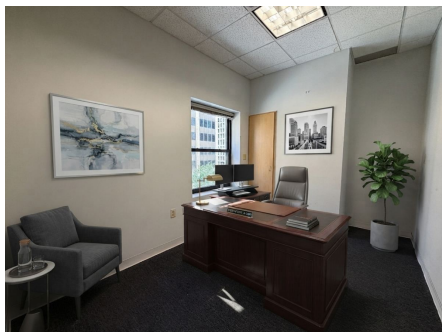


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All information is from sources deemed reliable but is submitted subject to errors, omissions, change of price, or withdrawal without notice. All dimensions are approximate. Prospective tenants should verify all information independently.

THE SPACE



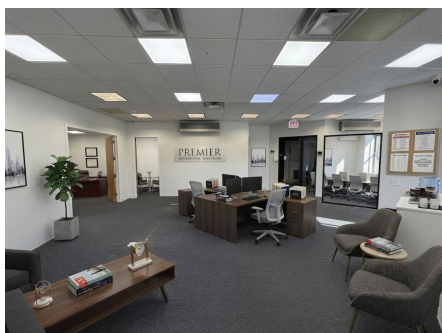
Staged as an executive office



Staged as a law firm



Corner office — virtually staged



Staged as an accounting practice

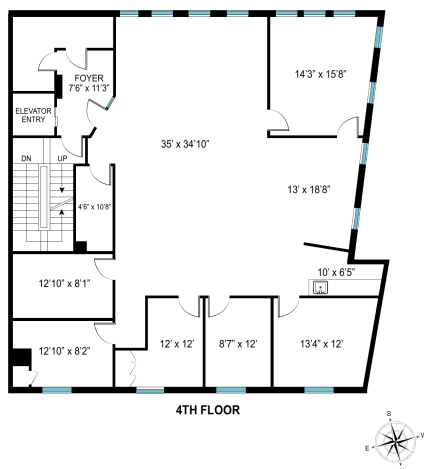


Private office — virtually staged



Staged as a school administration office

FLOOR PLAN



THE DETAILS

ADDRESS	100 Livingston St, Brooklyn, NY 11201
AVAILABILITY	Available now — vacant
FLOOR	4th — entire top floor · private elevator landing
SIZE	3,500 RSF
ASKING	\$13,000/mo (\$44.57/SF) Modified Gross
OFFICES	6 private — 5 windowed + 1 interior
OPEN AREA	35' x 34'10"
BATHROOMS	2 — private to the floor
HVAC	Central air
UTILITIES	Direct-metered
KITCHENETTE	Yes
BUILDING	Attended lobby · elevator
ZONING	C5-4 — office or medical as-of-right
TERMS	Flexible 5–10 years · TIA considered
CO-BROKE	50/50 — brokers welcome

GETTING HERE

Borough Hall



2 min walk

Hoyt–Schmerhorn



5 min walk

Court St



3 min walk

Jay St–MetroTech



6 min walk

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