



585 Union Street

Full Block along 3rd Avenue between Union & Sackett Streets

**good
space**

licensed real estate broker

Size	Frontage	Ceiling Heights	Possession
A: 2,113sf at Grade - leased	A: 84'	14' at Grade	Immediate
B: 1,858sf at Grade - leased	B: 40'		
C: 934sf at Grade	C: 23'		
D: 1,588sf at Grade	D: 80'		
E: 4,684sf at Grade	E: 72'		
F: 9,765sf at Grade	F: 109'		

Space Features

- Outstanding visibility on Union Street - Gowanus's premier retail corridor
- Entirely electric building, with flood resistant landscaping
- One block away from Union St (R) with 2.2M annual riders + 1M annual riders projected post rezoning
- Over 90% of the 240 residential units have been leased

Neighborhood Tenants



**Royal
PALMS**
SHUFFLEBOARD



THE CLIFFS
CLIMBING + FITNESS

**WHOLE
FOODS**

L Train Vintage

Insa
인사

**BLANK
STREET**

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Gowanus rezoning allows for mixed-use development in the 82-block upzoned area, which previously was largely zoned for manufacturing use.

The change enabled construction of more than 8,500 apartments and over 400,000sf of retail. Figures only represent projects currently planned or in development. Rezoning will result in estimated 2.3M increase in subway ridership at Smith-9 Sts, Carroll St, Bergen St and Union St stations.

The significance of the Union Street retail corridor is due in great part to its connection, via the Union Street Bridge, to the affluent neighborhoods west of the Gowanus Canal (Carroll Gardens/Cobble Hill). Tavros Holdings and Charney Companies developments will bring over 1,100 apartment units and approximately 80,500 square feet of retail to the Gowanus area.



Annual Subway Ridership (2019) + Projected Post-Rezoning Ridership

D R N W

F G

2 3 4 5 B D N Q R W

Contact

2.2M Union Street + **1M** Projected Increase
3.6M Carroll Street + **1.1M** Projected Increase
13.9M Atlantic Terminal - Barclays Center

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