



# 2HBK

2 HANSON PLACE





# 2 HANSON

WHERE BROOKLYN COMES TOGETHER



LOWER MANHATTAN

DUMBO

BROOKLYN HEIGHTS

BROOKLYN NAVY YARD

DOWNTOWN BROOKLYN

2HBK

FORT GREENE

BOERUM HILL

ATLANTIC TERMINAL

BARCLAYS CENTER

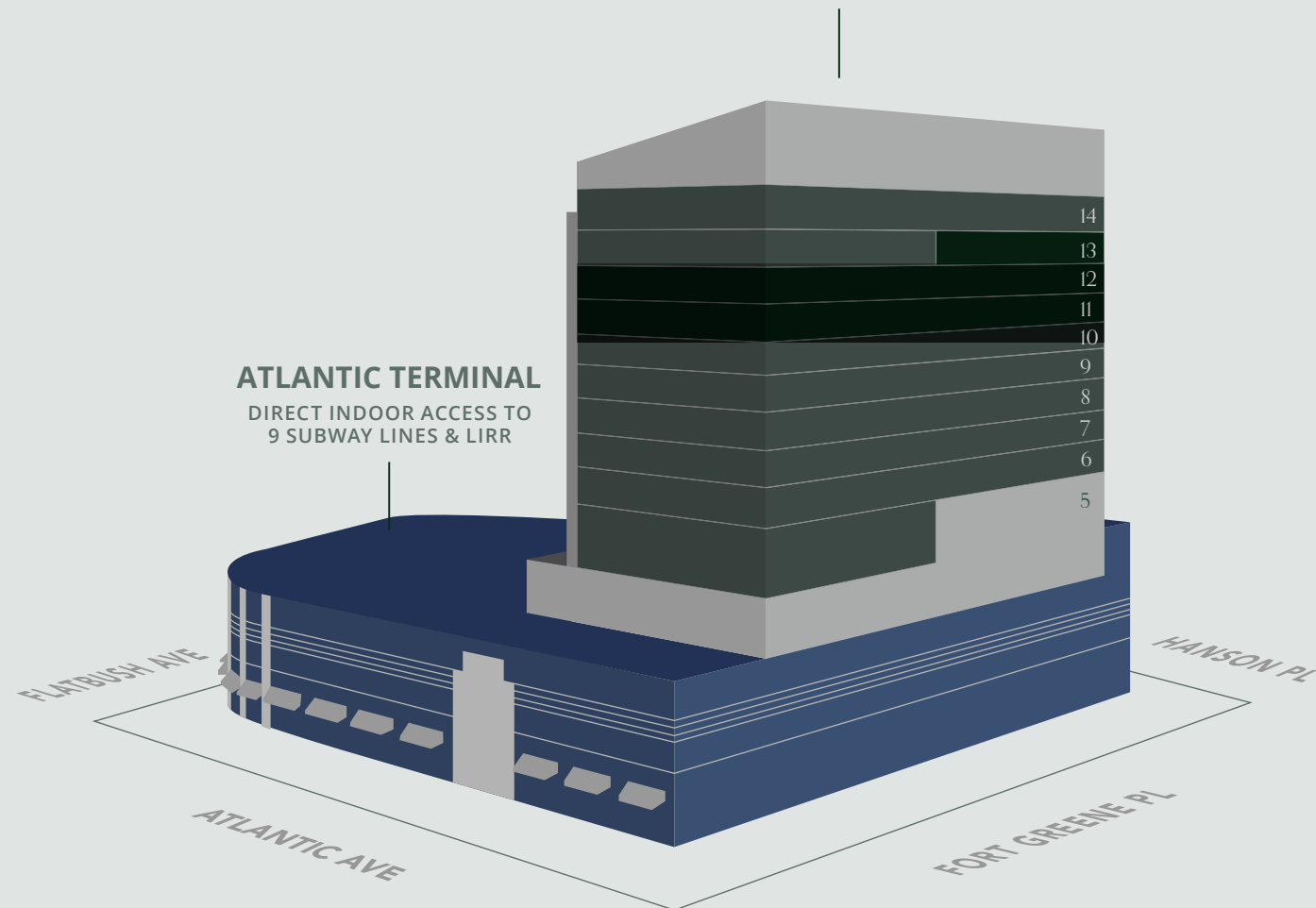


# THE OPPORTUNITY

## 2HBK

### ATLANTIC TERMINAL

DIRECT INDOOR ACCESS TO  
9 SUBWAY LINES & LIRR



FLOOR	RSF	AVAILABILITY
-------	-----	--------------

14	43,061	IMMEDIATE
13	19,256	IMMEDIATE
12	43,111	<b>LEASED</b>
11	43,142	<b>LEASED</b>
10	43,173	IMMEDIATE
9	43,203	IMMEDIATE
8	43,233	IMMEDIATE
7	43,263	IMMEDIATE
6	43,125	IMMEDIATE
5	26,949	IMMEDIATE

**TOTAL AVAILABLE RSF:**  
**305,263**

# CONNECTIVITY & ACCESS

DIRECT INDOOR ACCESS TO 9 SUBWAY LINES & LIRR



DUMBO 10  
MINUTES

WILLIAMSBURG 15  
MINUTES

LOWER  
MANHATTAN 15  
MINUTES

UNION  
SQUARE 18  
MINUTES

CHELSEA 24  
MINUTES

GRAND  
CENTRAL 25  
MINUTES

CENTRAL  
PARK 28  
MINUTES



# WHERE DOWNTOWN BROOKLYN MEETS BROWNSTONE BROOKLYN

## A CENTERED LOCATION

Sitting in the heart of Brooklyn's cultural district, **2 Hanson Place** is centrally located at the crossroads of Fort Greene, Boerum Hill, Park Slope, and Downtown Brooklyn. This prime location draws in an eclectic mix of businesses and people that are attracted to the numerous offerings and unrivaled transit access of the area.







PROSPECT HEIGHTS



BOERUM HILL



CLINTON HILL

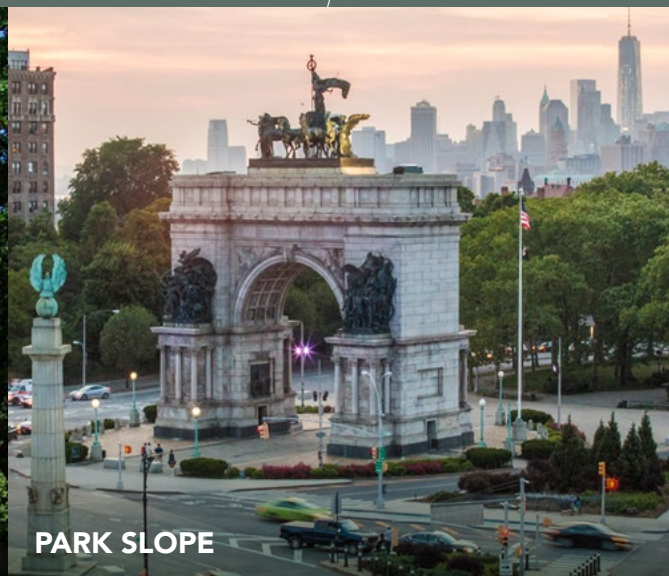
SURROUNDED BY 6  
OF THE MOST DESIRABLE  
BROOKLYN NEIGHBORHOODS



GOWANUS



FORT GREENE



PARK SLOPE



## NEIGHBORHOOD AMENITIES

This dynamic location is a hub for innovation and entertainment as it's home to 100+ cultural institutions, a wide array of chef-driven eateries, entertainment from every artistic discipline, and over 14 renowned parks and plazas.



APPLE STORE



WHOLE FOODS 365



FORT GREENE PARK



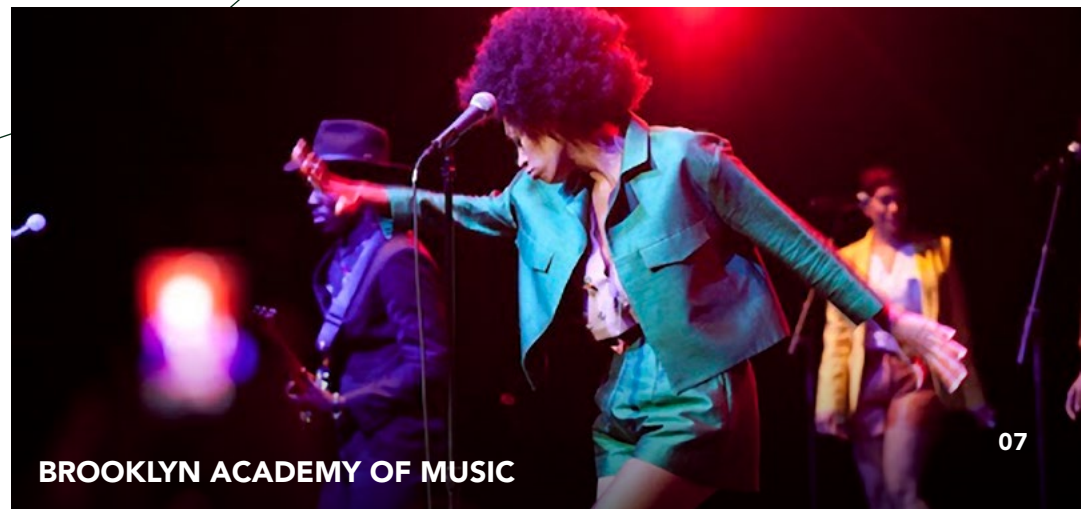
TREE-LINED STREETS



BARLCAYS CENTER



GOTHAM MARKET



BROOKLYN ACADEMY OF MUSIC

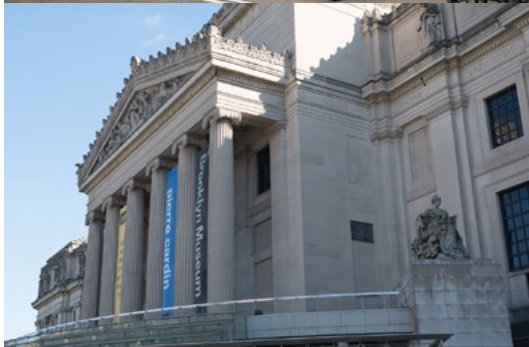




DINING



SHOPPING



MUSEUMS

PARKS



DOWNTOWN  
BROOKLYN

CLINTON HILL

BOERUM HILL

FORT GREENE

GOWANUS

PARK SLOPE

PROSPECT  
HEIGHTS

ALAMO  
DRUMPHOUSE CINEMA  
DeKALB  
TRADER  
JOE'S  
Junior's

DEVOCIÓN  
CHELSEA PIERS  
fitness  
ACE HOTEL  
NEW YORK

BRIC  
GOTHAM  
MARKET  
The Ashland

TACOMBI

WHOLE  
FOODS  
MARKET



2HBK

ATLANTIC TERMINAL

SEPHORA

SHAKE  
SHACK



BARCLAYS

ALCHEMY

McMAHON'S

KITH



Artichoke Basil's Pizza



CONVIVIAM

LARDER

DOUGHNUT PLANT

THREE'S BREWING

HUNGRY GHOST  
COFFEE

Orange theory  
FITNESS

SLT

chuko

WEATHER UP

VANDERBILT

Ample Hills  
CREAMERY

milk

Olmsted

FORT  
GREENE  
PARK

Graziella's

ROMAN'S

DOSA ROYALE

OLEA

WALTER'S  
FORT GREENE

BAR  
MULLANES  
GRILL

Hot House

Habana Outpost

ENDSWELL

TARGET

GREEN AVE

GATES AVE

PACIFIC ST

DEAN ST

PROSPECT PL

PARK PL

ASHLAND PL

ST FELIX ST

FORT GREENE PL

CARLTON AVE

ADELPHI ST

WAVERLY AVE

ST JAMES PL

FLATBUSH AVE

ATLANTIC AVE

HANSON PL

FULTON ST

DEAN ST

BERGEN ST

ST MARKS PL

WARREN ST

BALTIC ST

BUTLER ST

DEGRAW ST

3RD AVE

4TH AVE

5TH AVE

6TH AVE

7TH AVE

5 MIN WALK

10 MIN WALK

15 MIN WALK

# A DIFFERENT KIND OF LANDMARK

## CLASSIC ADDRESS, MODERN OUTLOOK

**2 Hanson Place** will undergo a series of design enhancements, evolving the building into an exciting new landmark for Brooklyn business. Featured upgrades include:

- Exclusive tenant café offering on-site food and beverages
- Reservable, state-of-the-art conference rooms
- 72-person events space for company trainings and/or seminars
- Activated sky lobby and lounge
- Ground floor bike room
- 24/7 virtual concierge













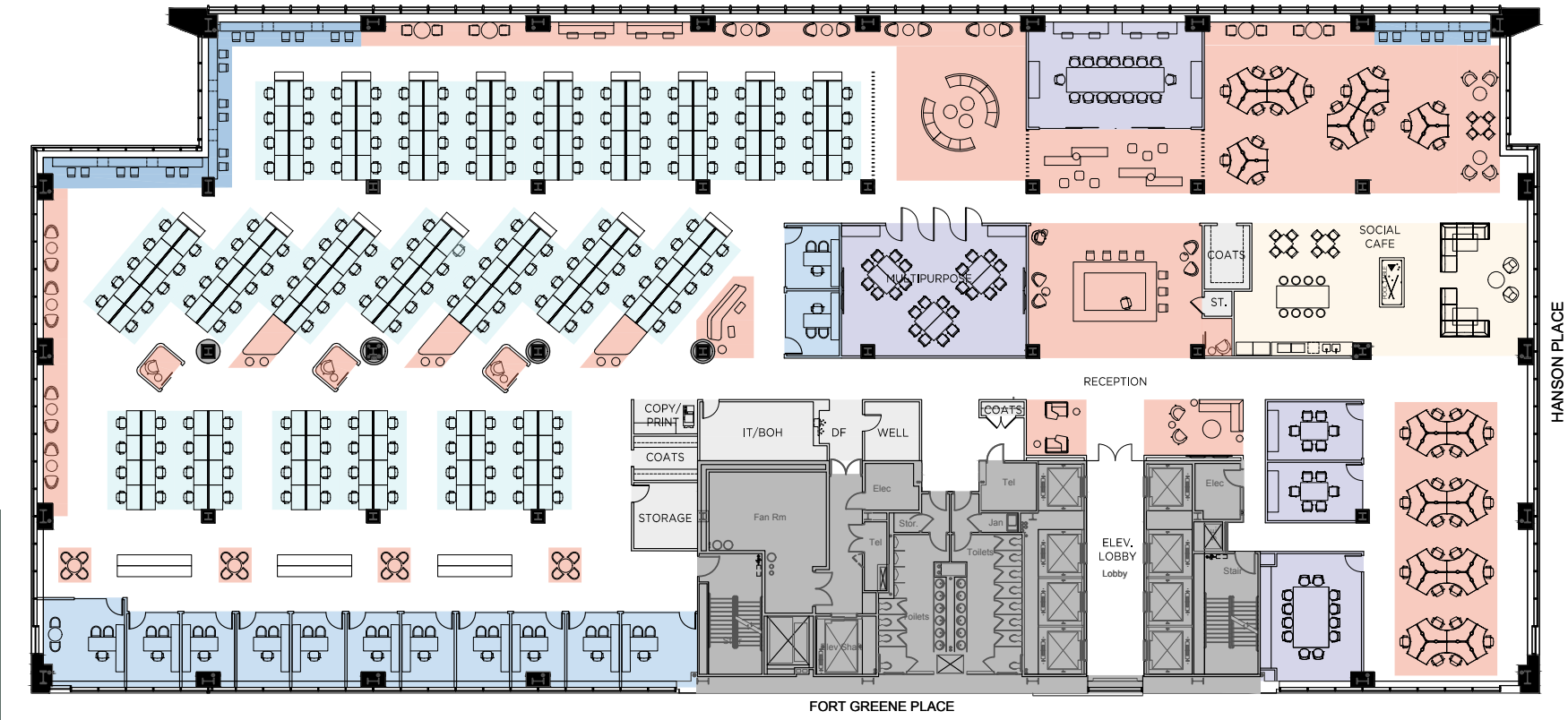


EXCLUSIVE TENANT CAFÉ & LOUNGE



PROPOSED FLOOR PLAN  
HIGH DENSITY LAYOUT

6<sup>TH</sup> FLOOR  
43,125



HEADCOUNT      SEATS

WORKSTATIONS	190
OFFICES	13
TOUCHDOWN	24
TOTAL	227

43,125 RSF / 190 RSF PER PERSON

COLLABORATION      SEATS

ENCLOSED MEETING	70
OPEN COLLABORATION	147
PHONE	4
TOTAL	221

HEADCOUNT      COLLABORATION

WORKSTATIONS	ENCLOSED MEETING
OFFICES	OPEN COLLABORATION
TOUCH DOWN	PHONE

OFFICE TO WORKSTATION RATIO - 7% : 93%  
MAX CAPACITY - 300





LARGE, OPEN FLOORS

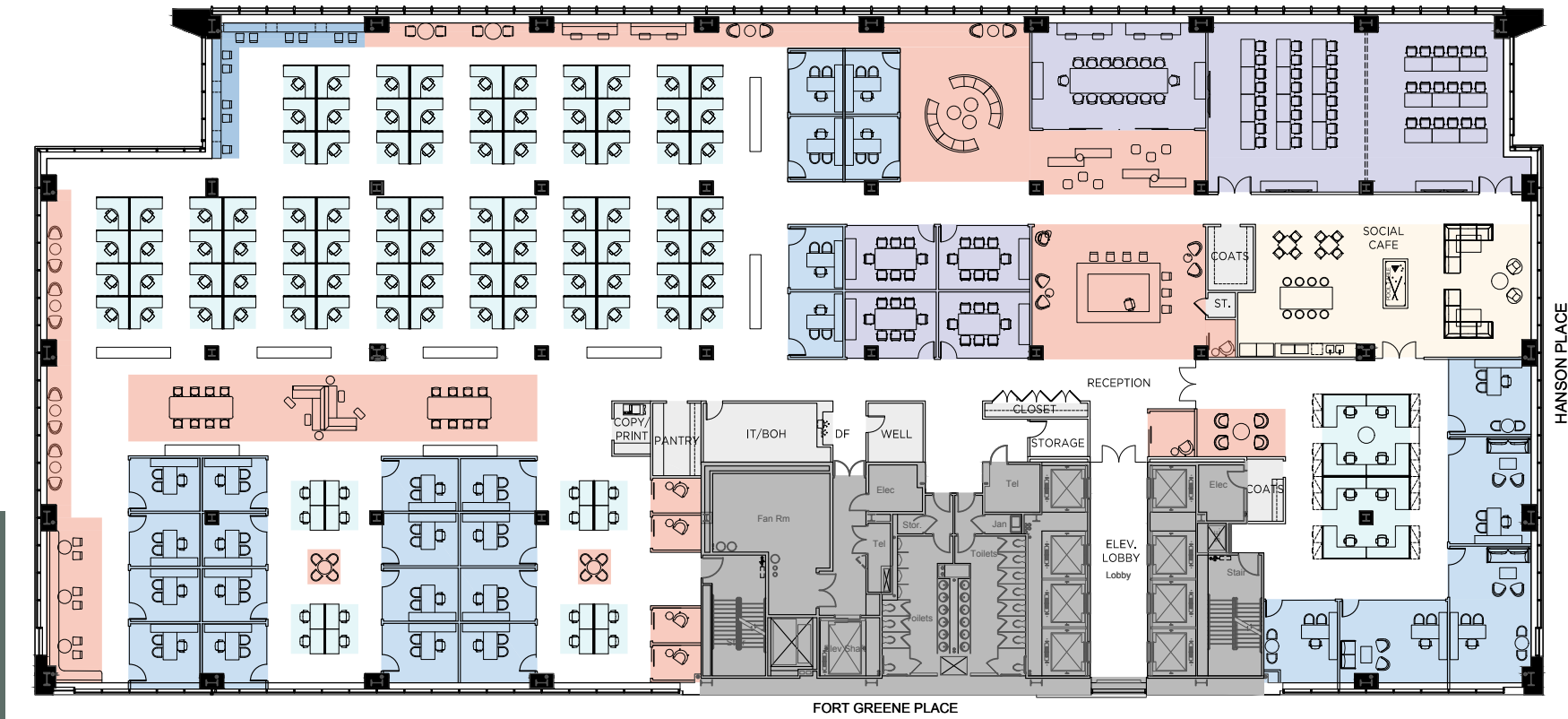






# PROPOSED FLOOR PLAN HYBRID PLAN

6<sup>TH</sup> FLOOR  
43,125



## HEADCOUNT SEATS

WORKSTATIONS	110
OFFICES	27
TOUCHDOWN	11
TOTAL	148

43,125 RSF / 291 RSF PER PERSON

## COLLABORATION SEATS

ENCLOSED MEETING	96
OPEN COLLABORATION	100
PHONE	6
TOTAL	202

## HEADCOUNT

WORKSTATIONS
OFFICES
TOUCH DOWN

## COLLABORATION

ENCLOSED MEETING
OPEN COLLABORATION
PHONE

OFFICE TO WORKSTATION RATIO - 25% : 75%  
MAX CAPACITY - 300









UNRIVALED, 360° VIEWS



# MANHATTAN

## NORTHWEST VIEW





# BROOKLYN

## SOUTHEAST VIEW





Brookfield  
Properties

# BROOKFIELD EXPERIENCE

Brookfield Properties is setting a new benchmark for the modern, urban live-work-play environment, embracing the changing lifestyle of today's sophisticated individual.

MANHATTAN WEST, NEW YORK

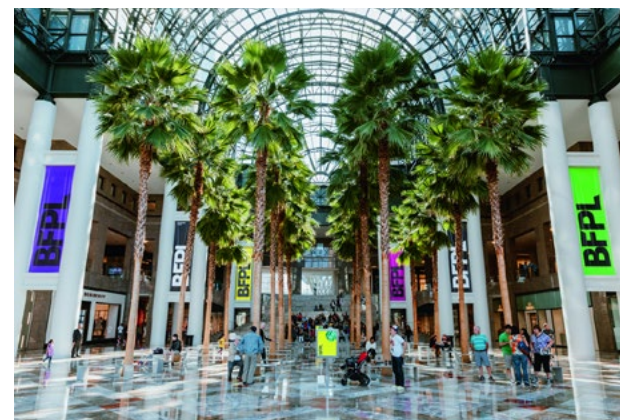


POTSDAMER PLATZ, BERLIN



BROOKFIELD PLACE, PERTH

FIGUEROA AT WILSHIRE, LOS ANGELES



BROOKFIELD PLACE, NEW YORK



Brookfield  
Properties

# ARTS BROOKFIELD

Our mission is to present free, world-class cultural experiences to the public. From concerts and film screenings to art exhibitions, Arts Brookfield brings public spaces to life.





# AS OF RIGHT INCENTIVES

## DOWNTOWN BROOKLYN

### Relocation Employment Assistance Program (REAP)

REAP offers annual business income tax credits of up to \$3,000 per relocated employee and new subsequent jobs. The credit is renewable for twelve years and is refundable as a cash grant for the first five years of participation in the program if the benefit exceeds tax liability.

**\$3,000 PER  
EMPLOYEE**

### Energy Cost Savings Program (ECSP)

ECSP offers up to 45% savings on regulated electric costs and up to 35% savings on natural gas costs for twelve years. Benefits last in full for eight years, followed by a four-year phase-out period with benefits decreasing by 20% per year.

**\$1.00 PER  
RSF/YEAR**

### Commercial Rent Tax Abatement (CRT)

Downtown Brooklyn is not subject to the tax on commercial rent that is levied in certain parts of Manhattan, thus providing companies with significant tax savings.

**\$2.25+ PER  
RSF/YEAR**



# SAFETY & WELLNESS STANDARDS

In keeping with Brookfield Properties' commitment to provide outstanding customer service to our tenants and building visitors, we have implemented portfolio-wide wellness and safety measures in accordance with CDC guidelines.



## SOCIAL DISTANCING DIRECTIONAL SIGNAGE

All of our commercial properties have been outfitted with physical distancing signage to help tenants and visitors navigate the building safely.



## REQUIRED PERSONAL PROTECTIVE EQUIPMENT

All tenant-facing building employees are required to wear personal protective-wear and we ask that all visitors entering the building wear a mask as well.



## CARBON HEALTH PROGRAM

The opportunity to partner with Carbon Health is available for daily temperature tracking and symptom monitoring to keep you and your people safe.



## INCREASED CLEANING FREQUENCIES

High-touch areas are routinely cleaned throughout the day in accordance with new disinfecting guidelines.



## LOBBY ENTRANCES

Lobby doors are open during peak periods to provide a touchless entry. Tenants can use app-enabled technology to check in and move through turnstiles with ease.



## MANDATORY TEMPERATURE READING STATION

As a safety precaution, mandatory temperature screening is in place as an amenity to tenants.



## FRONT DESK PROCEDURES

See-through protective screens have been installed at the manned locations, including concierge desks.



## ELEVATOR OCCUPANCY

In order to practice safe distancing, elevator occupancy has been limited. Building signage clearly indicates occupancy requirements.



## AIR FILTRATION & HVAC SYSTEMS

Our building HVAC and air filtration ensures optimal air quality and functionality with an increase in outside air ventilation, air filtration efficiency and cleaned systems.



# FOR LEASING INFORMATION

2HBK

## Brookfield Properties

### MARK KOSTIC

212-417-7071  
mark.kostic@brookfieldproperties.com

### JESSE COOPERMAN

718-923-8534  
jesse.cooperman@brookfieldproperties.com

### ROSS HODDESON

646-948-7785  
ross.hoddeson@brookfieldproperties.com

## Colliers INTERNATIONAL

### RICHARD WARSHAUER

212-716-3767  
richard.warshauer@colliers.com

### TED KOLTIS

212-716-3786  
ted.koltis@colliers.com

### DAVID HARRELL

212-716-3846  
david.harrell@colliers.com

### KYLE DEBUSSEY

212-716-3847  
kyle.debussey@colliers.com



The logo for Brookfield Properties is located on the right side of the image. It consists of the letters 'B', 'P', and 'N' stacked vertically in a large, light gray, sans-serif font. The 'B' and 'P' have a distinctive rounded, modern design, while the 'N' is also stylized with a thick, clean line.

# Brookfield Properties