



1 PIERREPONT PLAZA

BROOKLYN HEIGHTS



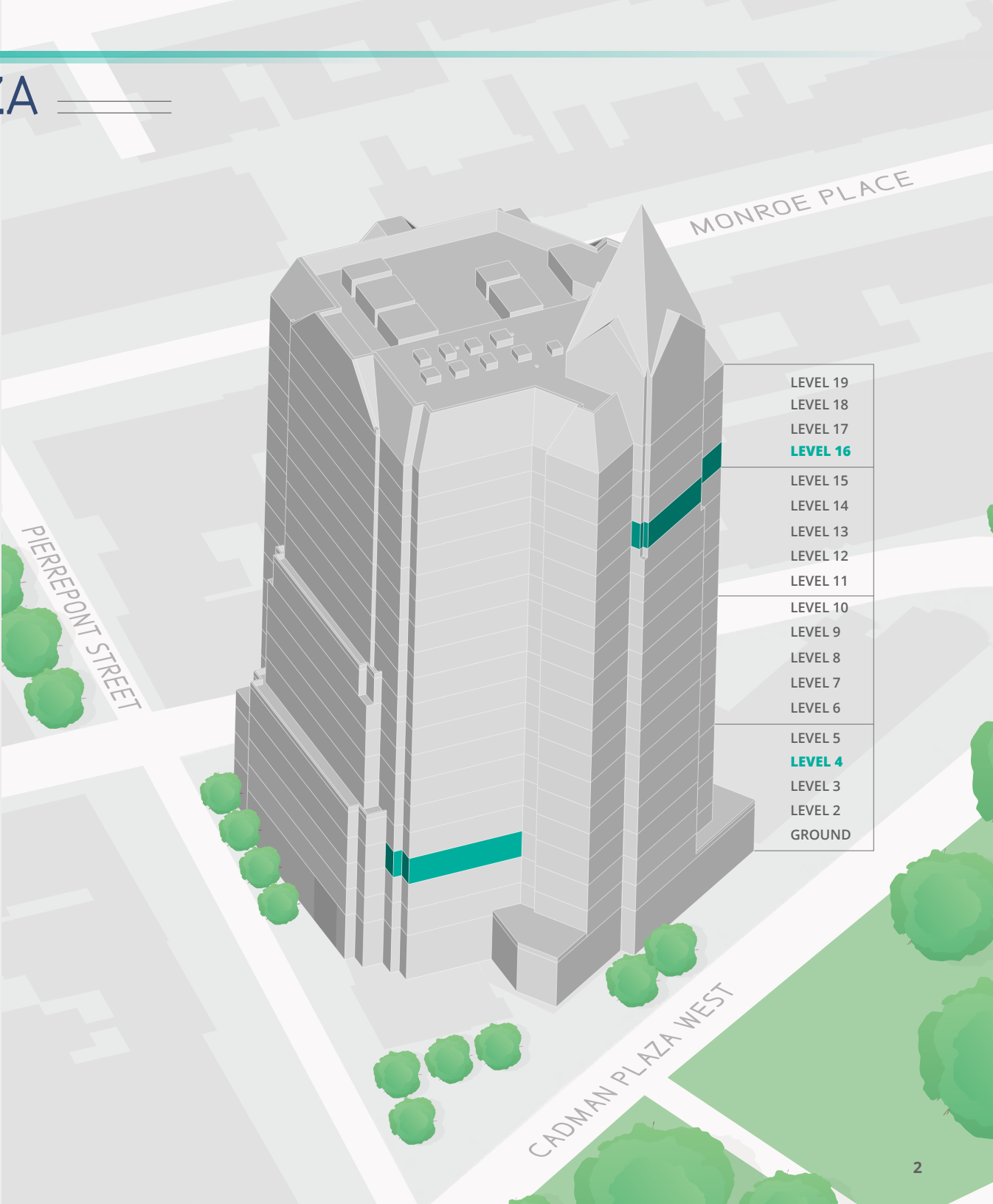
Brookfield
Properties

1 PIERREPONT PLAZA

BROOKLYN HEIGHTS

AVAILABLE IMMEDIATELY
28,000 RSF

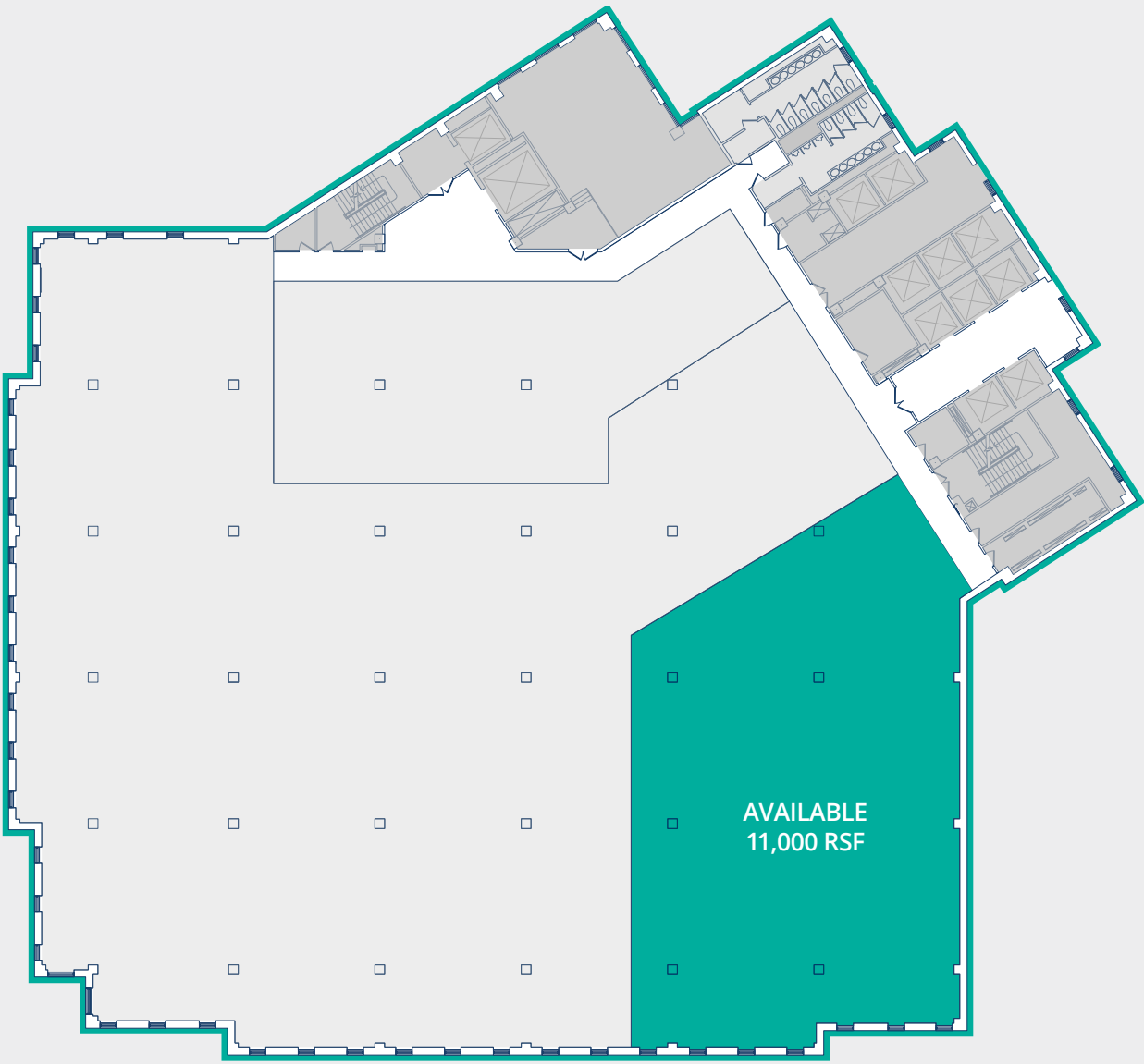
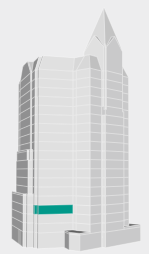
SPACE BENEFITS:
Ample Light and Manhattan Views
14' 6" Slab-to-Slab
Large Column Spacing



- LEVEL 19
- LEVEL 18
- LEVEL 17
- LEVEL 16**
- LEVEL 15
- LEVEL 14
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4**
- LEVEL 3
- LEVEL 2
- GROUND

CORE & SHELL PLAN

4TH FLOOR

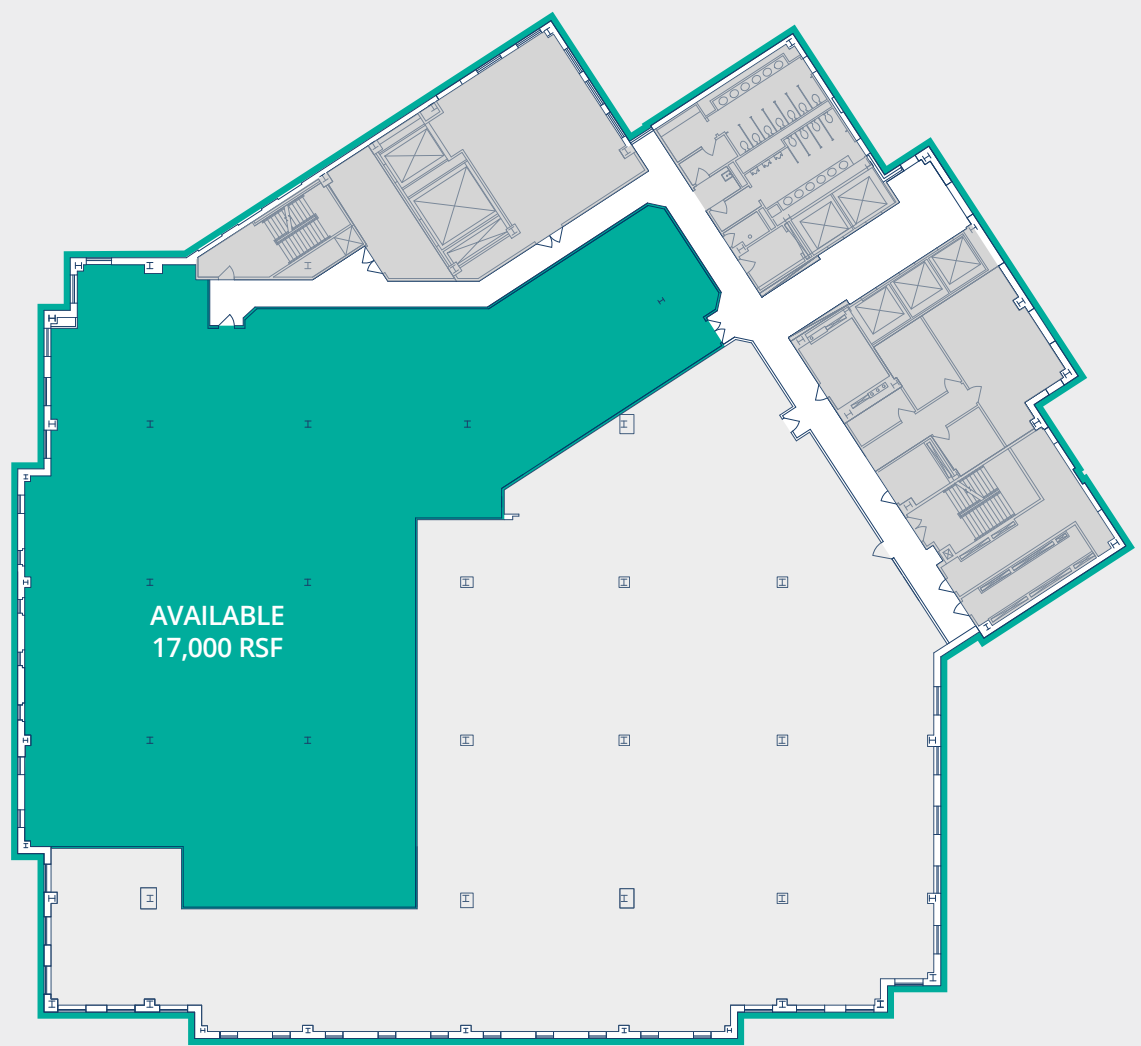
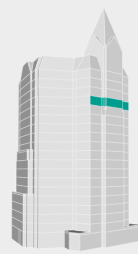


AVAILABLE SPACE	
TOTAL	11,000 RSF

PIERREPONT STREET

CORE & SHELL PLAN

16TH FLOOR

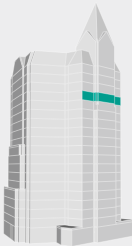


AVAILABLE SPACE	
TOTAL	17,000 RSF

PIERREPONT STREET

PROPOSED SOCIALLY DISTANT PRE-BUILT PLAN

17,000 RSF



16TH FLOOR



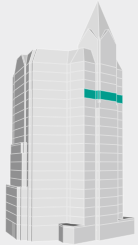
HEAD COUNT	SEATS
Workstations	62
Enclosed Office	8
Receptionist	1
TOTAL	71
17,000 RSF / 239 RSF PER PERSON	

COLLABORATION	SEATS
Enclosed Meeting	18
Open Collaboration	31
Phone Room	4
Phone Booth	7
TOTAL	68

- WORKSTATIONS
- OFFICES
- CONFERENCE ROOMS
- SOCIAL

PROPOSED PRE-BUILT PLAN

17,000 RSF



16TH FLOOR



PIERREPONT STREET

HEAD COUNT	SEATS
Workstations	84
Enclosed Office	8
Receptionist	1
TOTAL	93
17,000 RSF / 182 RSF PER PERSON	


COLLABORATION	SEATS
Enclosed Meeting	42
Open Collaboration	58
Phone Room	4
Phone Booth	7
TOTAL	119

- WORKSTATIONS
- OFFICES
- CONFERENCE ROOMS
- SOCIAL



CONNECTIVITY AND ACCESS

9 SUBWAY LINES WITHIN
A 5 MINUTE WALK


ATLANTIC TERMINAL
9 MINUTES
LOWER MANHATTAN
12 MINUTES
UNION SQUARE
23 MINUTES
GRAND CENTRAL
25 MINUTES
BRYANT PARK
27 MINUTES
HUDSON YARDS
35 MINUTES
CENTRAL PARK
35 MINUTES

BROOKLYN HEIGHTS

CLASSIC CHARM, MODERN COMFORTS



1 PIERREPONT PLAZA

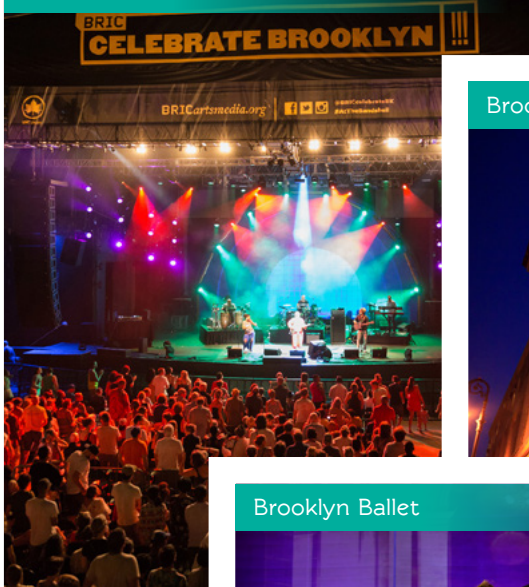
DeKALB

- Ample Hills Creamery
- Arepá Lady
- Brooklyn Wine Cellar
- Fletcher's BBQ
- Forcella
- Fulton Landing Seafood
- Katz's Deli
- And much more

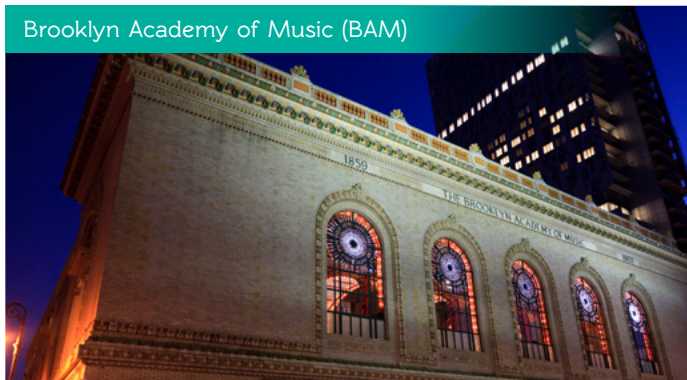
BROOKLYN CULTURAL DISTRICT



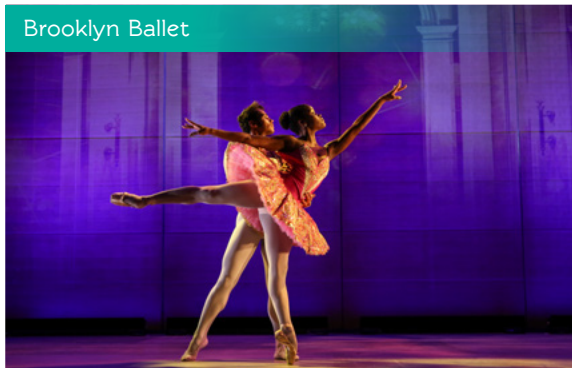
BRIC House



Brooklyn Academy of Music (BAM)



Brooklyn Ballet



ENTERTAINMENT FOR EVERY BEAT



Downtown Brooklyn is a hub for innovation and entertainment as it's home to **100+ cultural institutions**, from the Barclays Center to the Brooklyn Academy of Music. Enjoy unique happenings year-round from every artistic discipline.



YOUR NEIGHBORS

LEADERS IN TECH

BIG SPACESHIP® **Etsy**  **panoply** **QUIP** **SLATE**

Gimlet® **HUGE**  **NYU**
TANDON
SCHOOL OF
ENGINEERING  **blue state digital** **72 and Sunny**

sportsRecruits **RED ANTLER**  **croissant** **Amplify.**

songkick **brooklinen**  **MakerBot**  **United Technologies**

BROOKFIELD EXPERIENCE



320M SF

Office, Retail &
Multifamily Globally

600+

Properties Worldwide

28

Projects Under
Construction

120+

Year Heritage as
Owner-Operators

Brookfield Place, Perth

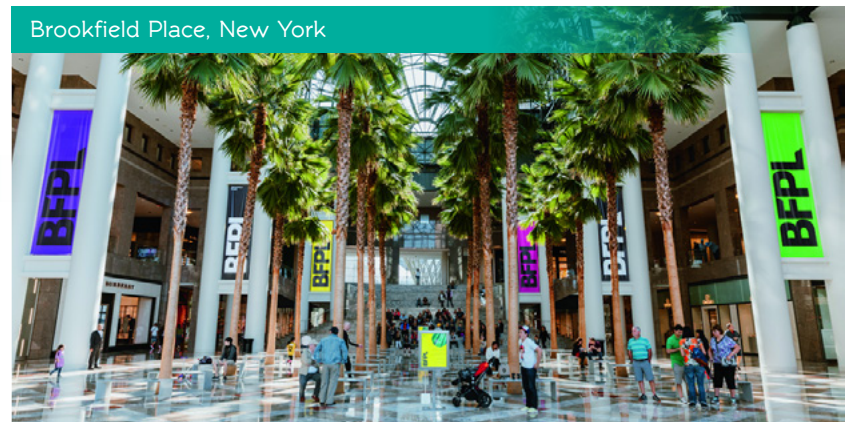


Figueroa at Wilshire, Los Angeles

Manhattan West, New York



Brookfield Place, New York



Potsdamer Platz, Berlin



Brookfield Properties develops and operates real estate investments on behalf of Brookfield Asset Management — one of the largest alternative asset managers in the world. From office to retail, logistics to multifamily, and hospitality to mixed-use, we work across sectors, bringing high-quality, sustainable real estate to life around the globe every day.

AS OF RIGHT INCENTIVES

OVER \$21.00 PER RSF/YEAR

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.

\$18.00*
PER RSF/YEAR

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

*Assumes 300 people/floor

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.



FRONT DESK PROCEDURES

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



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.



INCREASED CLEANING FREQUENCIES

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



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.

CONTACT

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Brookfield
Properties

CBRE