



SINCE 1952



285 NORTH 6TH STREET

285 NORTH 6TH STREET

285 NORTH 6TH STREET

N6 Lofts is a creative hub in the heart of Williamsburg, Brooklyn. Originally constructed in 1906, the historic factory building has been completely re-imagined as a state-of-the-art workplace, offering full-floor boutique lofts that work for all tenants alike. Interiors are ideal for open plan offices or a striking studio, featuring ceilings soaring up to 12.5 feet and four walls of View Glass windows. The charming industrial atmosphere with preserved elements like exposed brick, distressed wood flooring, original wood columns and steel accents throughout is also completely updated with eco-friendly materials, authentic hand-crafted finishes and the latest fixtures.

Located just off Metropolitan Avenue, by the Brooklyn Queens Expressway, convenient road links are supplemented by access to G and L trains moments away. At the heart of what many consider the district leading Brooklyn's transformation into a hub for creatives and those looking to live and socialize in a vibrant community, nearby attractions include a number of excellent local restaurants, bars, retail and the Nitehawk Cinema.

www.n6lofts.com



THE BUILDING

Location

Between Havemeyer Street
and Meeker Avenue

Year Built

1906

Renovations

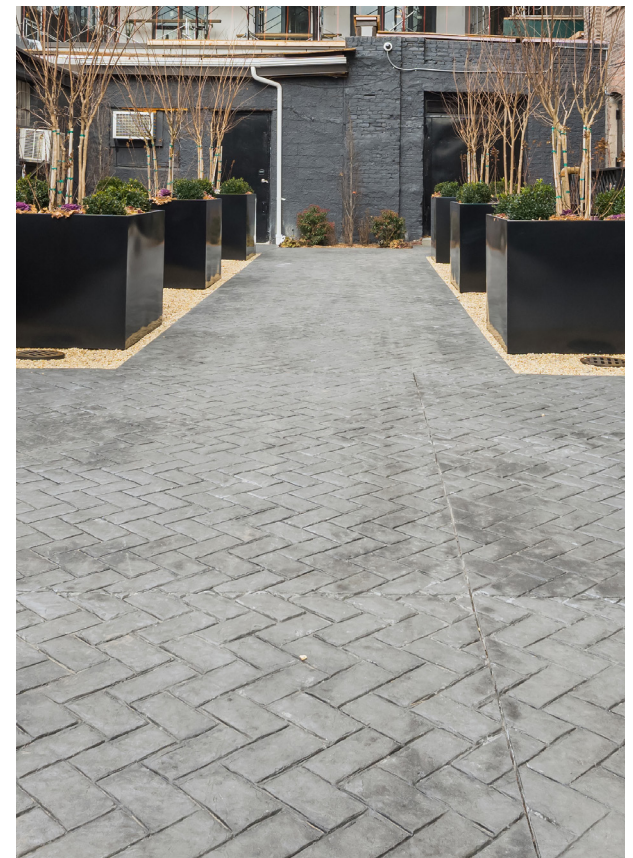
Elevators - 2016; Facade - 2017; Lobby -
2017; Restrooms - 2017; Windows - 2017;
Interiors - 2017; Courtyard - 2017

Building Size

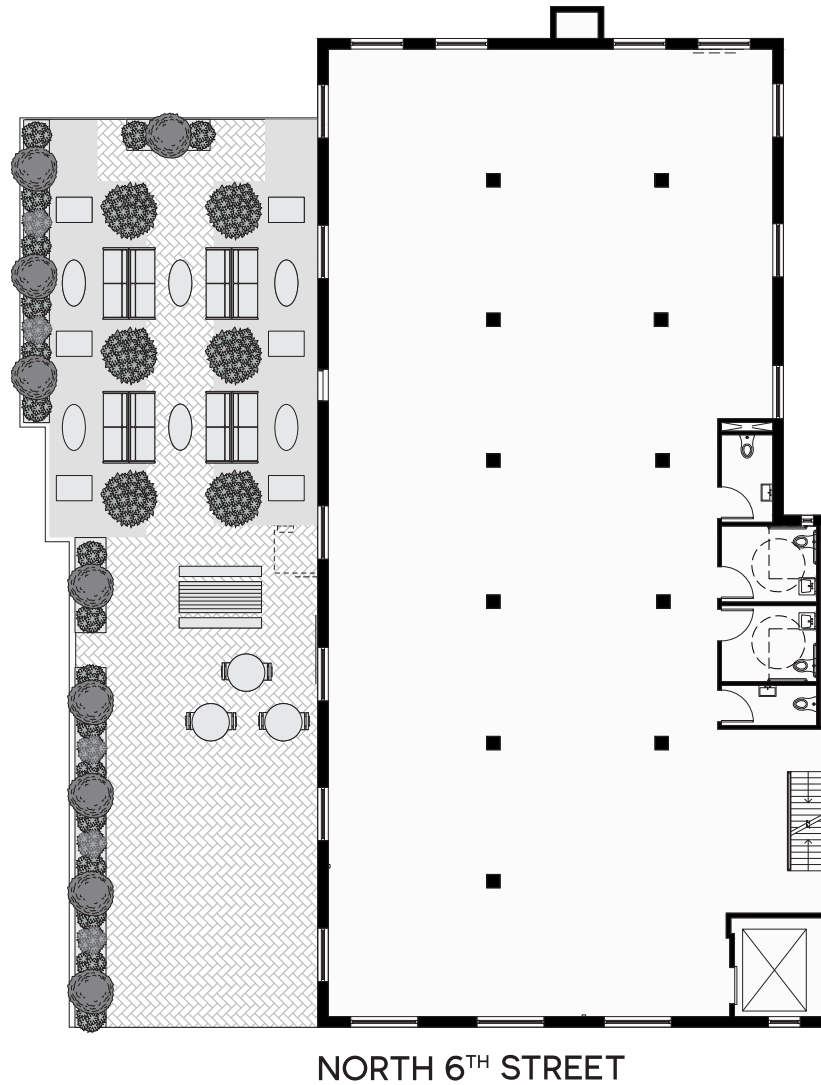
35,000 SF

Floors

5



TYPICAL FLOOR PLAN 5,600 RSF



BUILDING SPECIFICATIONS

Location	Between Havemeyer Street and Meeker Avenue
Year Built	1906
Architect	N/A
Building Size	35,000 SF
Floors	5
Construction	Wood & masonry
Renovations	Elevators - 2016; facade - 2017; lobby - 2017; restrooms - 2017; windows - 2017
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	120
Avg Slab-to-Slab Ceiling Heights	12' 5"
Column Spacing	13' E/W, 16' N/S
Elevators	1 passenger, 1 freight
HVAC	Tenant-controlled ducted air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	View Dynamic Glass, tenant operable
Fire & Life Safety Systems	Temporal 3 fire alarm system
Security Access	Key card access, closed-circuit cameras
Building Hours	24/7 tenant access
Telecom Providers	Verizon, Spectrum
Cleaning	Common Areas M-F
Bicycle Storage	Yes
Municipal Incentives	As-of-Right Incentives: Relocation Employment Assistance Program (REAP), Energy Cost Savings Program (ECSP), and Commercial Rent Tax (CRT). Discretionary Incentives: Excelsior Jobs Program
Transportation	Metropolitan Avenue Station (G), Lorimer Street Station (L), Marcy Avenue (J,M,Z), easy access to the Williamsburg Bridge
Amenities (Neighborhood)	Music Hall of Williamsburg, Marci Triangle, Williamsburg Cinemas, National Sawdust, abundant shopping and dining throughout Williamsburg
Building Website	www.n6lofts.com

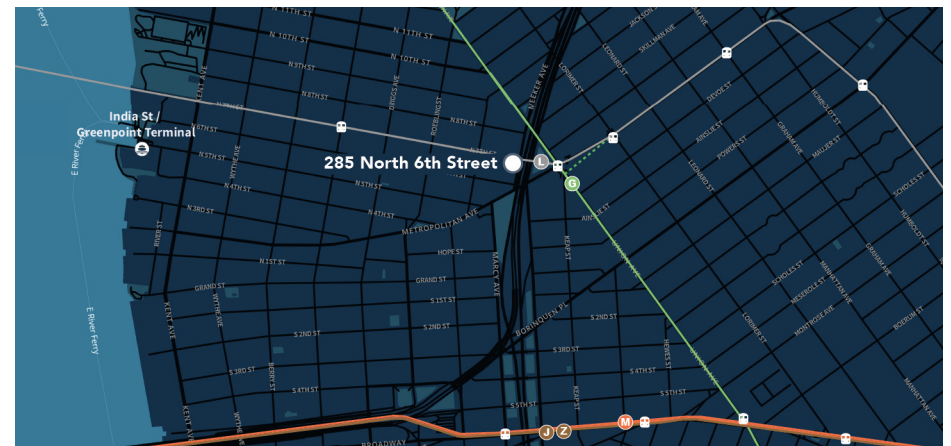
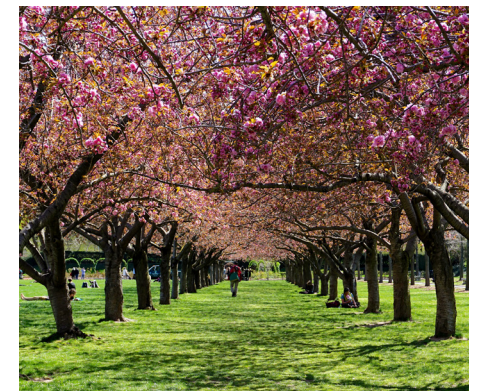
BROOKLYN

Brooklyn is a vibrant collection of diverse neighborhoods, occupying over 70 square miles with hip Williamsburg and Greenpoint in the north, the thriving Downtown, and a number of neighborhoods earmarked as the next destination for those looking to find a different pace of life, a diverse and creative community and more affordable space. The borough is a hive of activity and regeneration.

Diversity remains a key aspect of Brooklyn life, with long-established immigrant communities still strong and newer waves of immigrants, artists and entrepreneurs adding to the mix. Many big name businesses have their roots in Brooklyn, including the world's leading research pharmaceutical company Pfizer. Many start-ups choose Brooklyn as their base, and the old Pfizer building just south of the Broadway Triangle is no different, playing host to food-focused e-commerce enterprises. Others with Brooklyn headquarters include Kickstarter, West Elm and VICE Media.

Brooklyn provides a vibrant mix of stunning brownstones, large industrial spaces, and glass and steel towers Downtown. Each area boasts a delightful mix of independent coffee shops, restaurants, bars, organic grocery stores, galleries, bookshops and quirky boutiques, with major brands Downtown and on major thoroughfares.

Brooklyn is connected to Manhattan by the Williamsburg, Manhattan and Brooklyn Bridges, plus the Brooklyn–Battery Tunnel. 170 subway stations connect each neighborhood to various points in Manhattan, and allow for efficient transport throughout the borough. Main subway lines for commuters are the L,J,M,Z,F,D,N,Q,A,C,2,3,R,4,5 and G train, providing access to Long Island City and connections to Manhattan.



ABOUT OWNERSHIP

GFP Real Estate, LLC
125 Park Avenue
New York, NY 10017

(212) 609.8000
gfpre.com

Asset Manager /
Leasing Contact
Martin McGrath
mmcgrath@gfpre.com
(212) 688.4730

Property Manager
Robert Manno
rmanno@gfpre.com
(212) 609.7140

Committed to building a better New York since 1952, GFP Real Estate is a vertically integrated owner, operator, property manager and developer of commercial real estate in the New York Tri-State Region. With over 50 buildings and more than 11 million square feet under Ownership, GFP's portfolio includes some of the City's most iconic real estate assets, including the Flatiron Building (175 Fifth Avenue), The Film Center Building (630 Ninth Avenue), 515 Madison Avenue, 1560 Broadway and 40 Worth Street. In addition to managing and leasing its own properties, GFP also provides management and leasing services to third-party building owners, representing an additional 22 buildings that cover more than 4 million square feet. The combined GFP portfolio of both owned and managed properties totals 72 buildings and approximately 16 million square feet, cementing the firm's reputation as one of New York City's premiere real estate owners and operators.

Helmed by three generations of the Gural family over six decades, the company is steeped in the tradition of doing business the family way. GFP Real Estate delivers unparalleled service to their over 2,500 tenants, one-third of which are not-for-profits. The company employs more than 600 full-time professionals to oversee every element of real estate management. Their dedication results in a remarkable 90% tenant renewal rate and 99% occupancy rate.