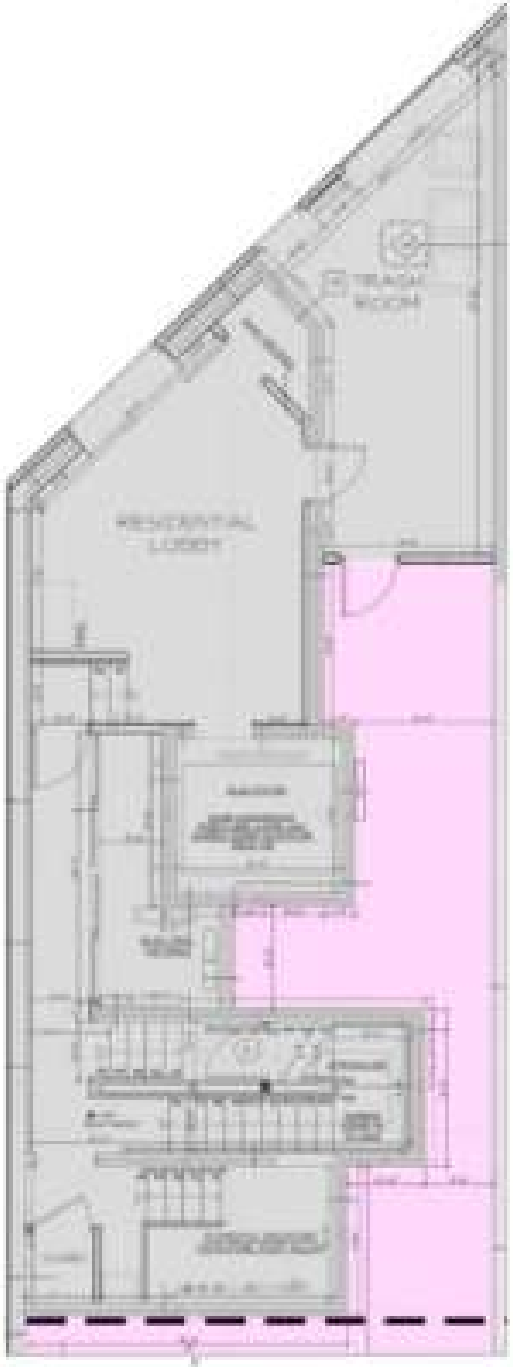


RETAIL AREA

1,800 SF

INTERIOR WIDTH

23' COLUMN TO COLUMN

CEILING HEIGHT

15' SLAB TO SLAB

DOORWAYS

12' X13' RETRACTABLE GLASS GARAGE DOOR
4' X 8' GLASS ENTRY DOOR (RETAIL)
10' X 6' ROLL UP GATE AT REAR LOADING DOCK

VENTILATION

VERTICAL CHASE W/ 20' HOOD CAPACITY

UTILITIES

120/208V/800A (BUILDING)
277/480V/200A (RETAIL)
WATER SUBMETER

GREASE TRAP

INSTALLED OUTSIDE REAR OF BUILDING

GAS LINE

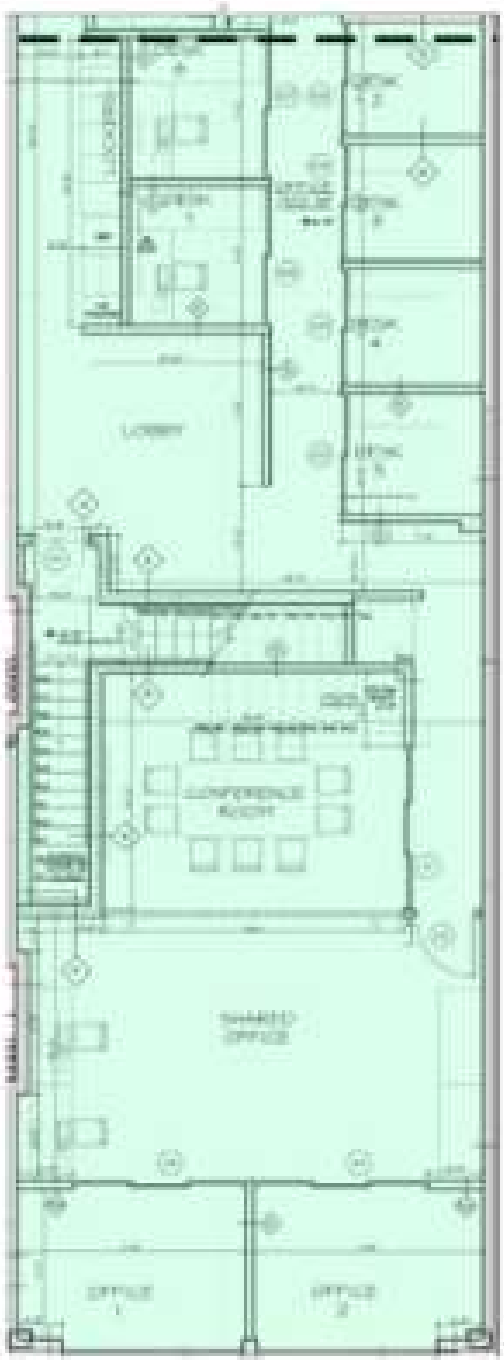
2" PROVIDING 2M BTU

REFUSE ROOM

SHARED WITH RESIDENTIAL IN PRIVATE AREA

RESIDENTIAL LOBBY

ENTRANCE ON 4TH STREET



OFFICE AREA

1,700 SF W/ 7 PRIVATE OFFICES AND 1 LARGE CONFERENCE ROOM

TENANT

BLDGUP MANAGEMENT LLC*

TERM

5 YEAR (MODIFIED GROSS)

USE

REAL ESTATE DEVELOPMENT OFFICE

FIXTURES

8' TALL ALUMINUM FRAMED GLASS DIVIDERS

85" SAMSUNG TOUCHSCREEN

ADA BATHROOM

24/7 (6) CAMERA SECURITY SYSTEM

2 ZONE HVAC SYSTEM

ACCESS

NEWARK AVENUE SIDE

* AN AFFILIATE OF THE DEVELOPER OF 333 FLATS. BLDGUP'S OWNERS HAVE OVER 25+ YEARS OF REAL ESTATE INVESTMENT, DEVELOPMENT, CONSTRUCTION AND FINANCE EXPERIENCE. THE COMPANY STARTED WITH MODEST HISTORIC PROJECTS, ROWHOUSES, AND CONDO CONVERSIONS. THEY HAVE COMPLETED TROPHY PROJECTS LIKE ST. BONIFACE LOFTS AND WHITE EAGLE HALL AND HAS A DEVELOPMENT PIPELINE OF OVER 175 UNITS THROUGHOUT THE CITY.

TOTAL AREA

2,800 SF / FLOOR [GLA + LOFT]

HVAC

DUCTLESS WALL-MOUNTED INDOOR AIR UNITS WITH HIGH-EFFICIENCY HEAT PUMPS

LOUNGE

600SF INDOOR LOUNGE AREA WITH ELECTRIC FIREPLACE

QUARTZ COUNTERTOP TABLES

SOFA SEATING

BAR SEATING AREA.

SMALL KITCHENETTE (FRIDGE, MICROWAVE, SINK)

SAMSUNG FRAME TV ENTERTAINMENT SURROUND SYSTEM

PRIVATE BATHROOM