



# 585 Union Street

Full Block along 3rd Avenue between Union & Sackett Streets

**good  
space**<sup>®</sup>

licensed real estate broker

| Size  | Frontage  | Ceiling Heights     | Possession     |
|---|---|---------------------|----------------|
| <b>A: 17,774sf at Grade</b><br><b>B: 4,269sf at Grade</b> | <b>A: 228' on Union Street</b><br><b>80' on 3rd Avenue</b><br><b>B: 70' on 3rd Avenue</b><br><b>62' on Sackett Street</b> | <b>14' at Grade</b> | <b>Q3 2024</b> |

## Space Features

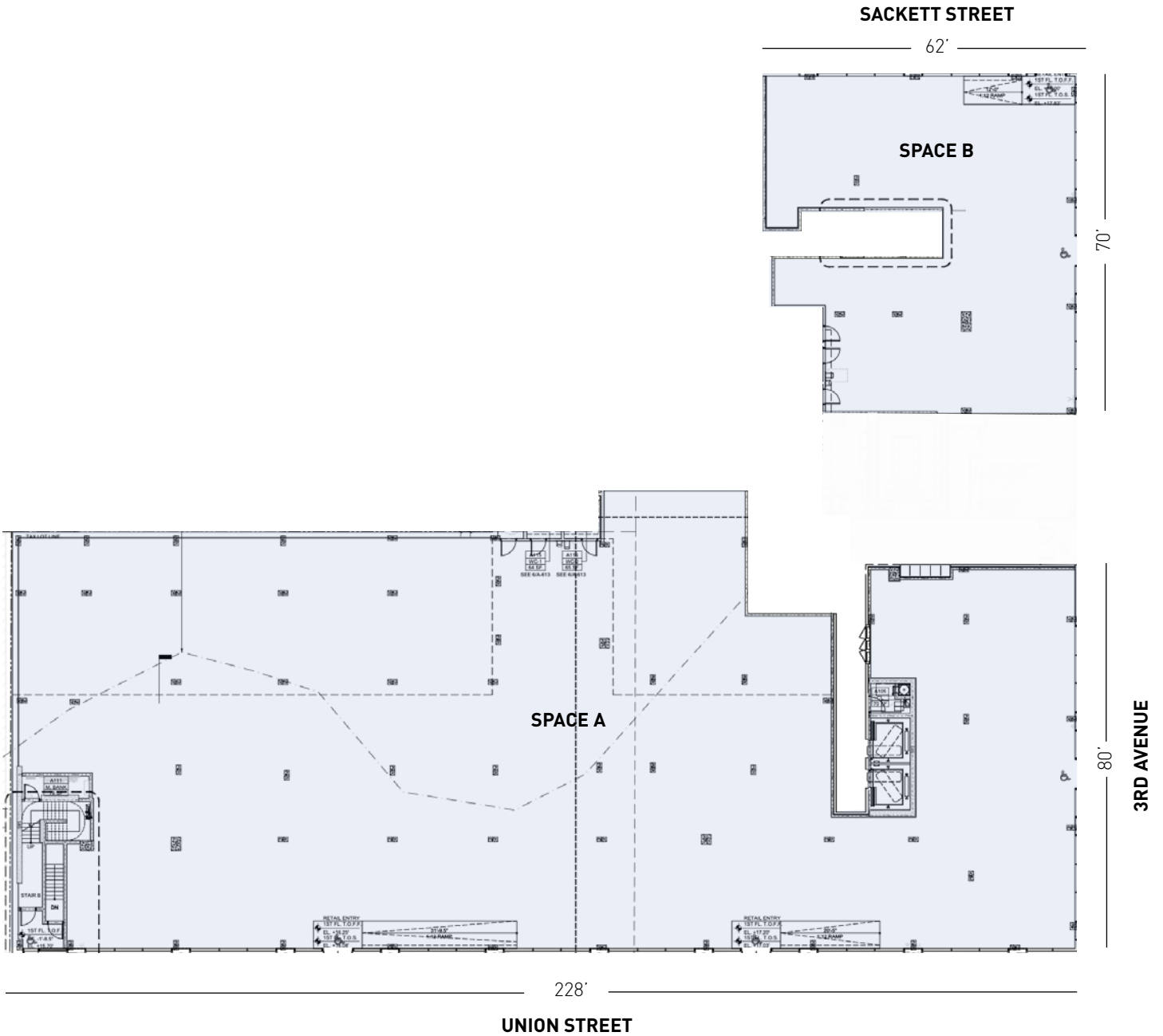
- Outstanding visibility on Union Street - Gowanus's premier retail corridor
- Entirely electric building, with flood resistant landscaping
- Located at the base of 224-unit development
- One block away from Union St (R) Station with 2.2M annual riders + 1M additional annual riders projected post rezoning

## Neighborhood Tenants



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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.



- Rezoned Gowanus Area
- Developments in Process
- Tavros and Charney Companies Developments

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

- D
- R
- N
- W
- F
- G
- 2
- 3
- 4
- 5
- B
- D
- N
- Q
- R
- W

**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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