

# N6 LOFTS

285 NORTH 6<sup>TH</sup> STREET

# THE INDUSTRIAL EVOLUTION



N6 LOFTS IS A CREATIVE HUB IN THE HEART OF  
WILLIAMSBURG, BROOKLYN. ORIGINALLY CONSTRUCTED  
CIRCA 1900, THE HISTORIC FACTORY BUILDING HAS BEEN  
COMPLETELY REIMAGINED AS A STATE-OF-THE-ART  
WORKPLACE, OFFERING FULL-FLOOR BOUTIQUE LOFTS THAT  
WORK FOR ALL TENANTS ALIKE.



# LOBBY



The newly renovated lobby features concrete floors, exposed brick and original wood detailing throughout

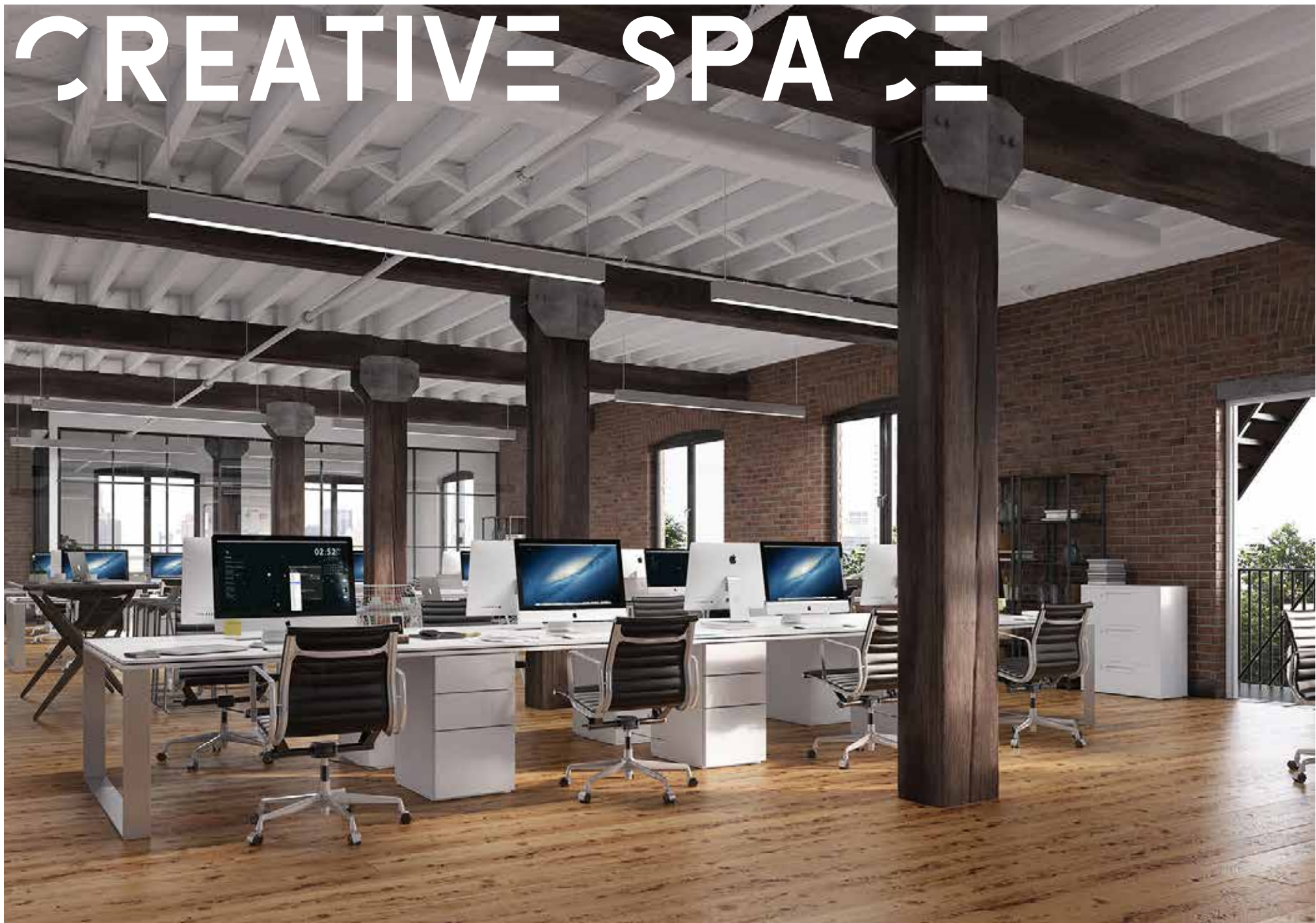


# LOFTS

THAT ELEVATE  
EVERYTHING  
YOU DO

Interiors are ideal for open plan offices or a striking studio, featuring **ORIGINAL ELEMENTS** like exposed brick and wood beams, with open ceilings soaring up to 12.5 feet and four walls of **VIEW GLASS WINDOWS**.

# CREATIVE SPACE





SEE WORK  
IN A NEW  
LIGHT

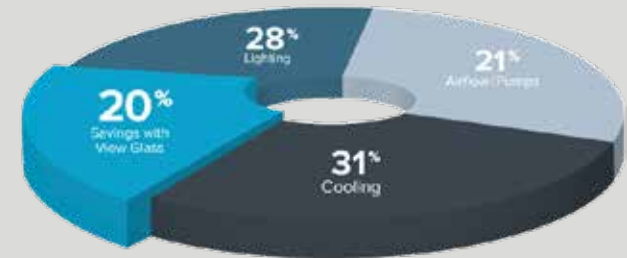
N6 Lofts is **THE FIRST** full commercial building in New York to feature windows with **VIEW DYNAMIC GLASS**, a revolutionary new material that transforms the facade into a “**LIVING SKIN**”, automatically adjusting light levels to provide the perfect temperature and brightness.

HUMAN CAPITAL ACCOUNTS FOR OVER  
90% OF A COMPANY'S OPERATING COSTS



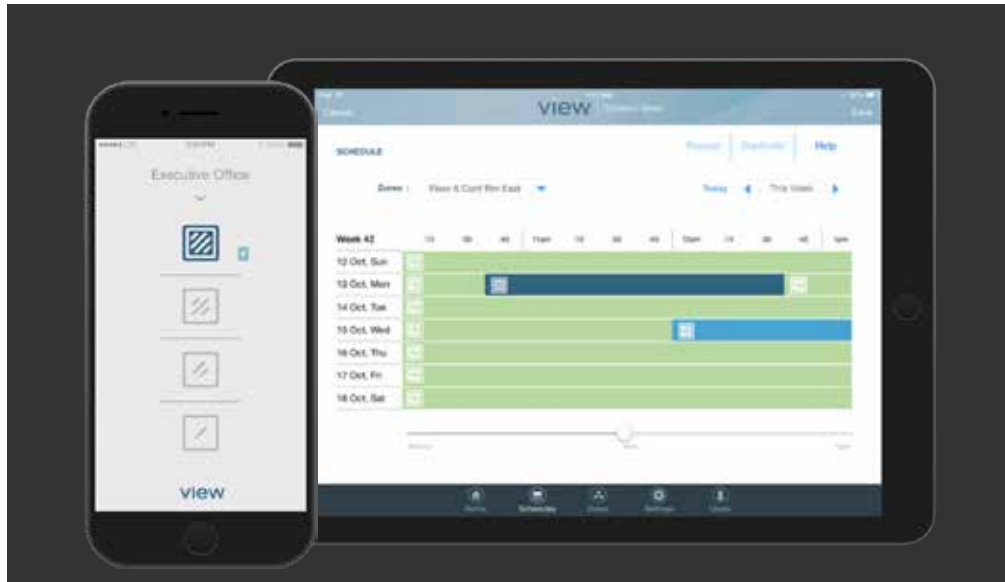
Daylight makes people more productive, with wellness studies showing productivity increases by up to 20%

## 20% ENERGY SAVINGS



This new technology reduces HVAC energy consumption by up to 20%, providing tenants with savings on lighting, electricity, heating, ventilation and AC

VISIT [VIEWGLASS.COM](http://VIEWGLASS.COM) TO LEARN MORE



A downloadable smartphone app gives tenants the ability to control the light and temperature in real-time

All Data Provided By View, Inc.



**GREEN**  
**WITH ENVY**

The **TENANT-EXCLUSIVE BACKYARD** is a **leafy green oasis** equipped with top-of-the-line lounge and dining furniture, as well as entertainment lighting, for the ideal **INDOOR/OUTDOOR** working environment. A newly reinforced **outdoor staircase** provides **DIRECT ACCESS** from every floor.

# BACKYARD




# THE BROOKLYN --- BEAT

**VIBRANT WILLIAMSBURG** is the vanguard of the city's music, fashion, art and dining scenes with N6 Lofts **CONVENIENTLY LOCATED** at the **crossroads** of the neighborhood. Experience **EASE OF ACCESS**, even without the L, so the commute won't feel like work, either.

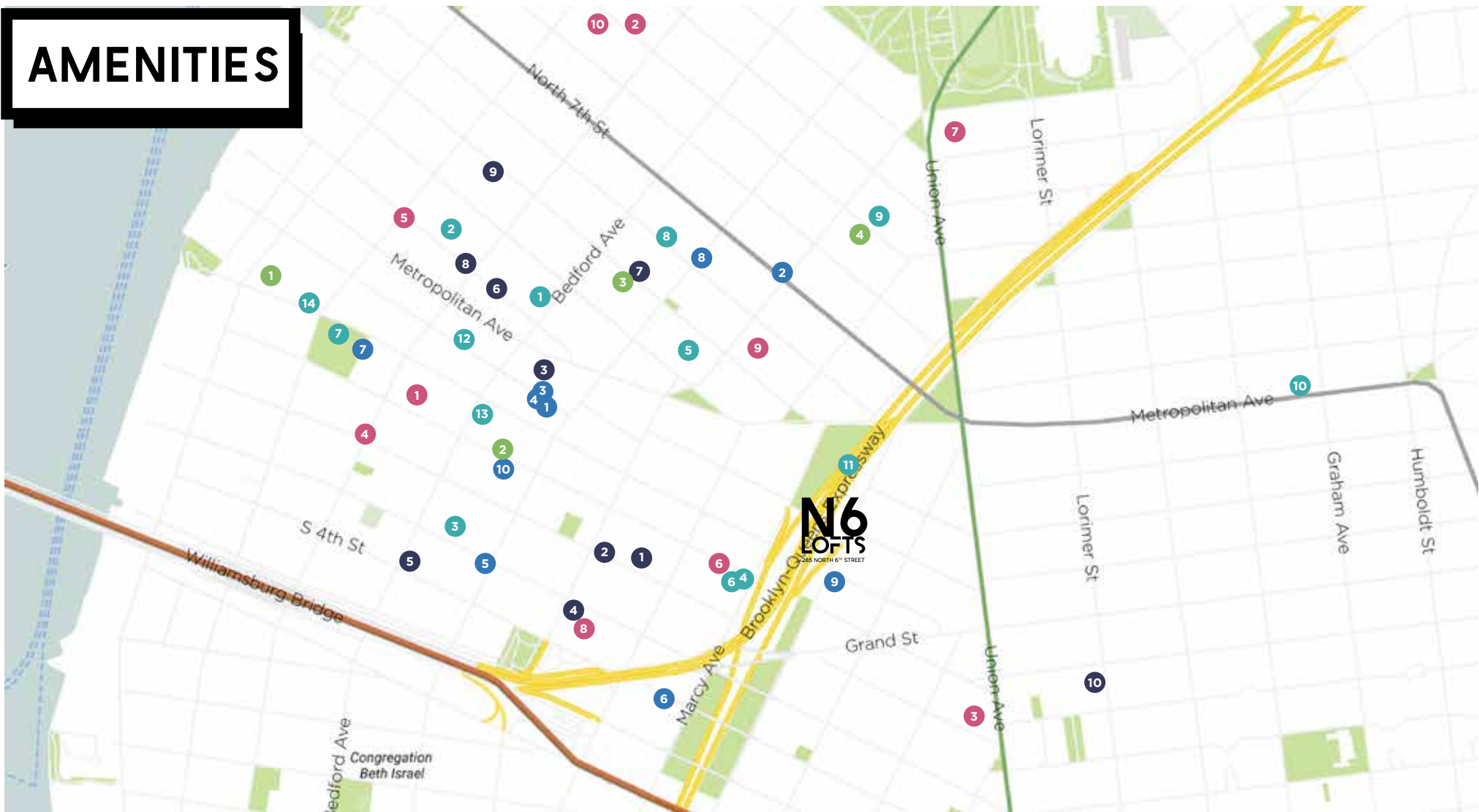
# TRANSPORTATION



## TRANSPORTATION

- METROPOLITAN AVE/LORIMER ST STATION **L** **G**  
3 MINUTE WALK
- BEDFORD AVENUE STATION **L**  
5 MINUTE WALK
- MARCY AVE STATION **J** **M** **Z**  
11 MINUTE WALK
- NORTH 6TH ST / NORTH WILLIAMSBURG FERRY TERMINAL   
14 MINUTE WALK
- ADJACENT TO BROOKLYN-QUEENS EXPRESSWAY

# AMENITIES



## FOOD PURVEYORS & GROCERY

1. Toby's Estate Coffee
2. House of Small Wonder
3. Bedford Cheese Shop
4. Milk Bar Williamsburg
5. Woops! Bake Shop
6. Saltie
7. Dépanneur
8. Vinnie's Pizzeria
9. Urban Rustic
10. Meat Hook Sandwich Shop

11. Best Pizza
12. Blue Bottle Coffee
13. Whole Foods Market
14. Oddfellows Ice Cream Co.

## SPA & FITNESS

1. Soul Cycle Williamsburg
2. Equinox Williamsburg
3. Primp & Polish
4. Yoga to the People

## RESTAURANTS

1. Roebbling Tea Room
2. Extra Fancy
3. Juliette Restaurant
4. Walter Foods
5. Maison Premiere
6. Sea Thai Restaurant
7. Sweet Chick
8. ESH Brooklyn
9. Cafe Mogador Williamsburg
10. Okonomi // Yuji Ramen

## RETAIL

1. Catbird
2. Concrete + Water
3. Courtshop
4. Spoonbill & Sugartown Books
5. Bird
6. The Hill-Side
7. Brooklyn Denim Co.
8. Mini Jake
9. 10 Ft Single by Stella Dallas
10. Apple Williamsburg

## ENTERTAINMENT & RECREATION

1. Radegast Hall & Biergarten
2. Brooklyn Bowl
3. Barcade
4. Nitehawk Cinema
5. Music Hall of Williamsburg
6. Knitting Factory Brooklyn
7. McCarren Park
8. Tristan Eaton
9. Brooklyn Winery
10. Wythe Hotel





# GOOD BONES

Owned and operated by **NEWMARK HOLDINGS**, this **boutique opportunity** reimagines the classic five-story factory building as inspiring **contemporary workspaces**. **FULL FLOORS OF 5,600 RSF** each maximize **EFFICIENCY AND FLEXIBILITY**, and are ready to evolve along with your business.

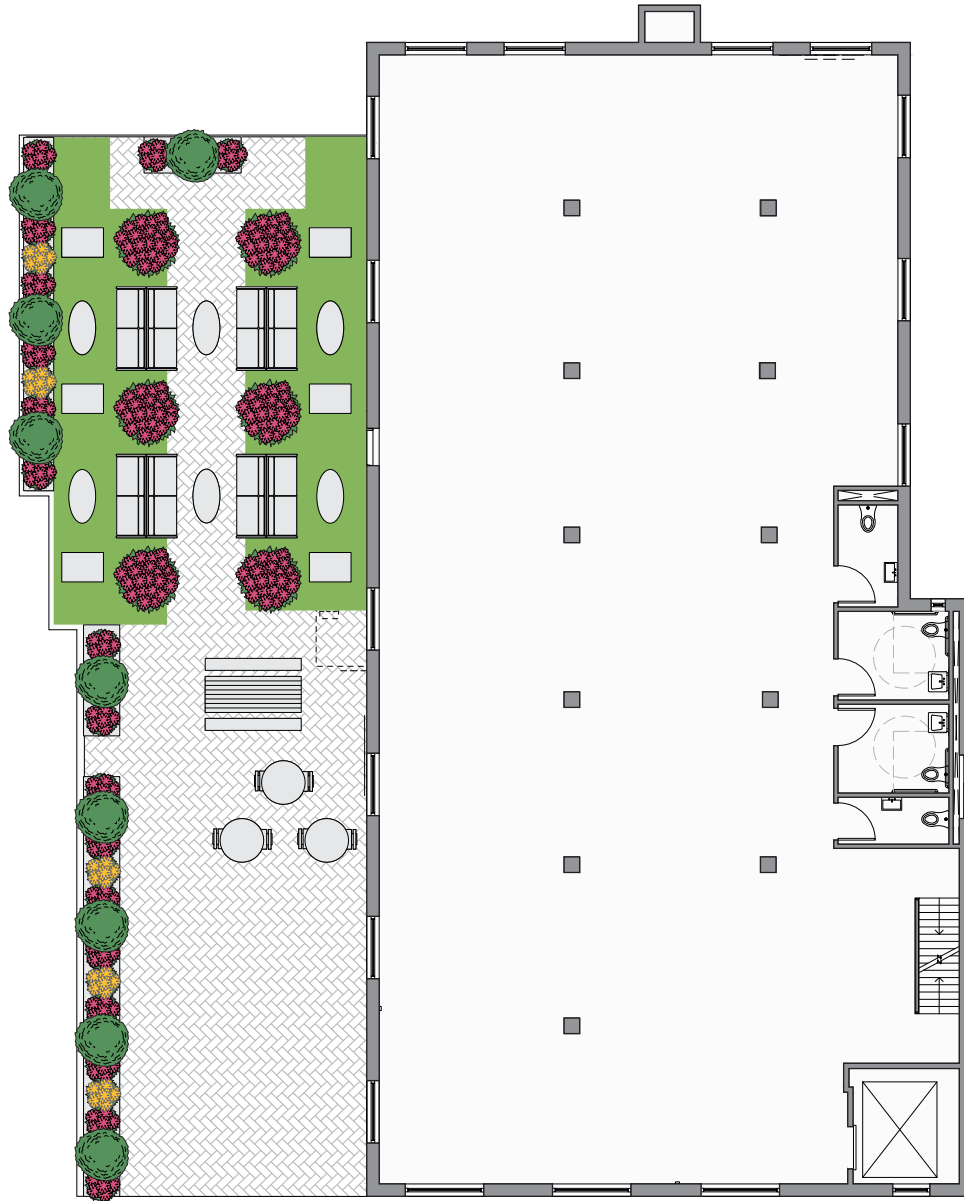
# N6 LOFTS

285 NORTH 6<sup>TH</sup> STREET

FULL FLOOR

CORE PLAN

5,600 RSF



NORTH 6<sup>TH</sup> STREET

→ N

0 5 10  
SCALE: 1/8"=1'

# N6 LOFTS

285 NORTH 6<sup>TH</sup> STREET

## FULL FLOOR

OPEN OFFICE / CREATIVE

5,600 RSF

120 RSF PP

WORKSTATIONS 47

TOTAL 47

CONFERENCE ROOM 1

CONFERENCE SEATS 14

MEETING ROOMS 3

MEETING SEATS 15

OPEN PANTRY 1

PANTRY SEATS 4

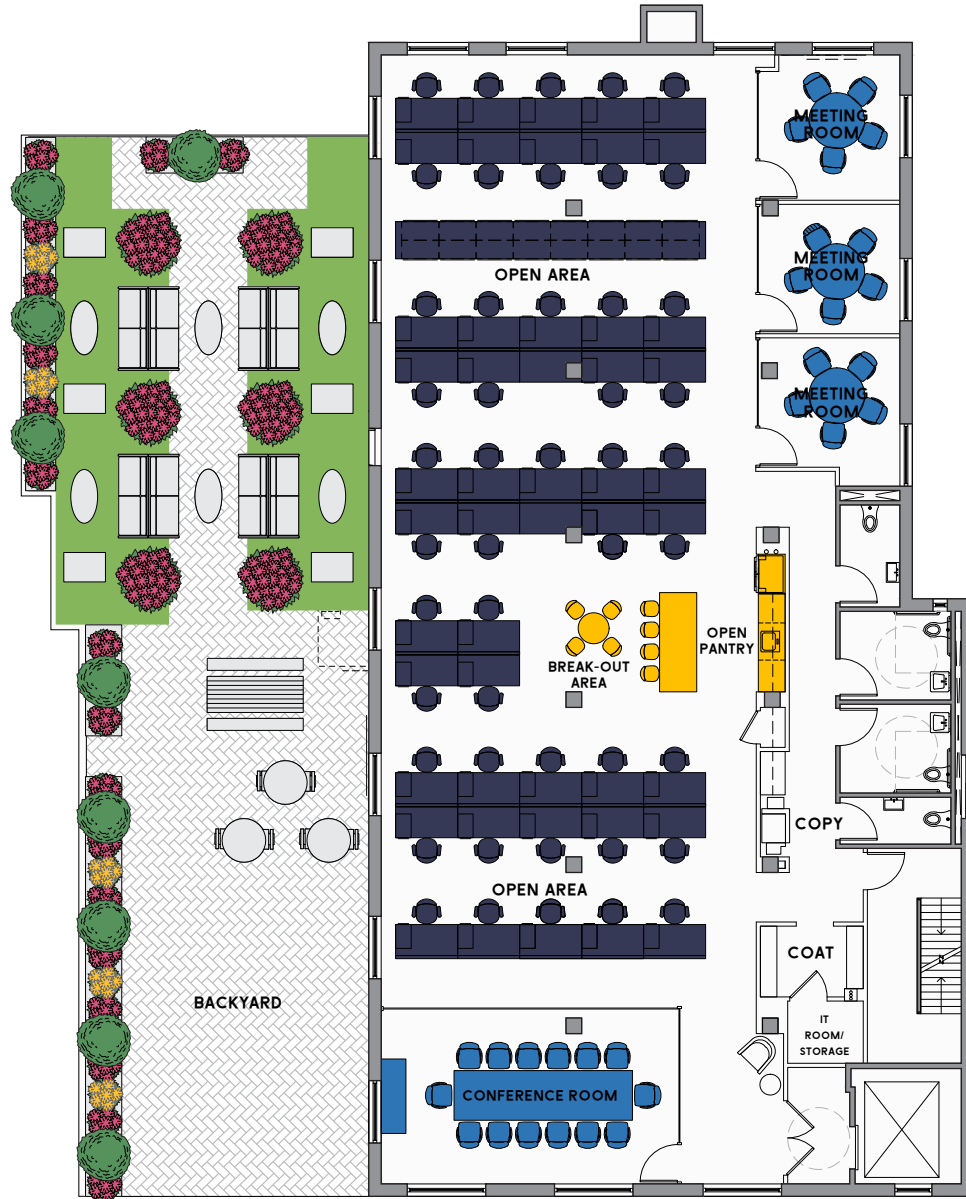
BREAK-OUT AREA 1

BREAK-OUT SEATS 4

COPY AREA 1

IT ROOM / STORAGE 1

COAT CLOSET 1



NORTH 6<sup>TH</sup> STREET

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0 5 10  
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# N6 LOFTS

285 NORTH 6<sup>TH</sup> STREET

## FULL FLOOR

HIGH DENSITY

5,600 RSF

115 RSF PP

OFFICES 2

WORKSTATIONS 47

TOTAL 49

CONFERENCE ROOM 1

CONFERENCE SEATS 14

MEETING ROOM 1

MEETING SEATS 5

OPEN PANTRY 1

PANTRY SEATS 4

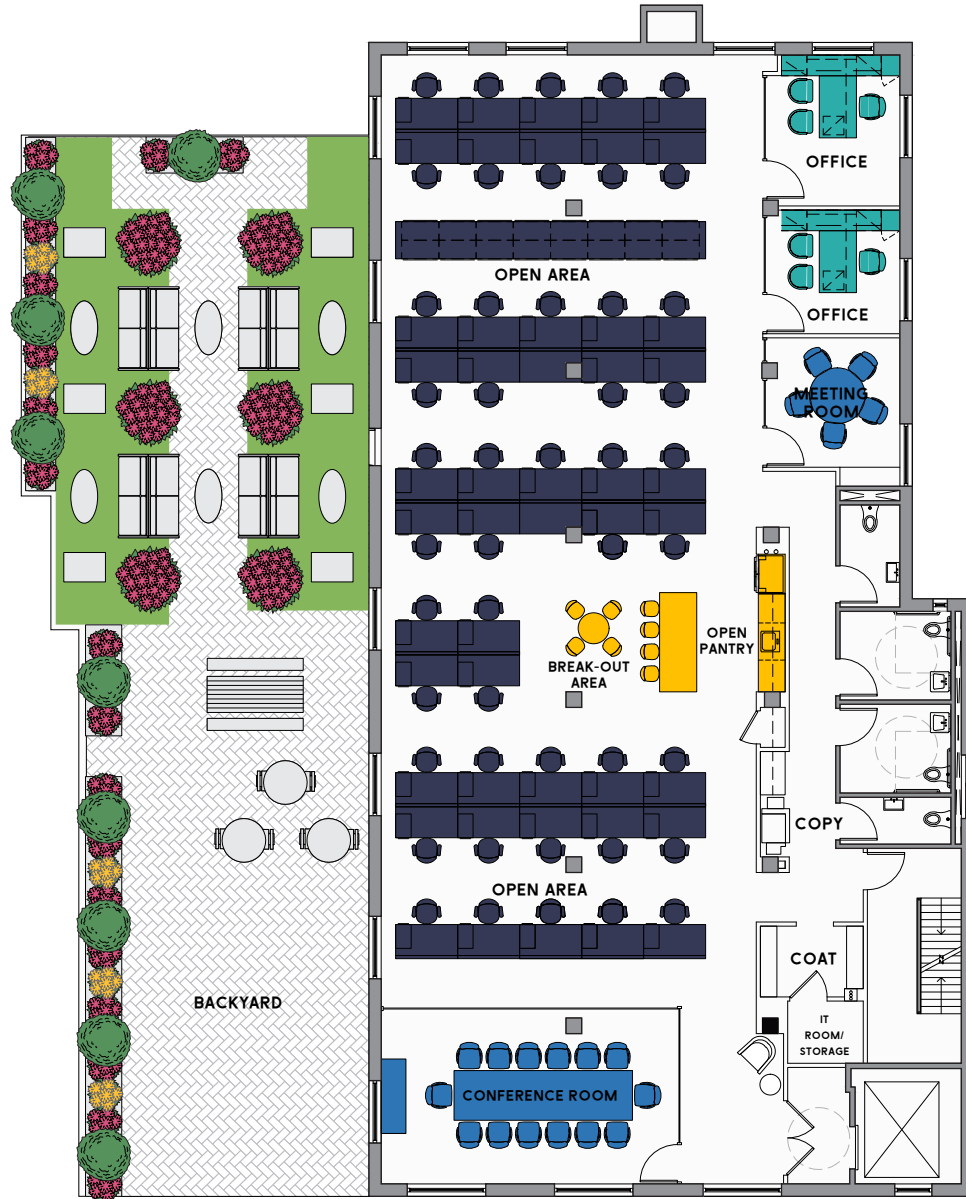
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# N6 LOFTS

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## FULL FLOOR

### OFFICE INTENSIVE

5,600 RSF

215 RSF PP

OFFICES 8

WORKSTATIONS 18

TOTAL 26

CONFERENCE ROOM 1

CONFERENCE SEATS 14

MEETING ROOMS 2

MEETING SEATS 10

OPEN PANTRY 1

PANTRY SEATS 4

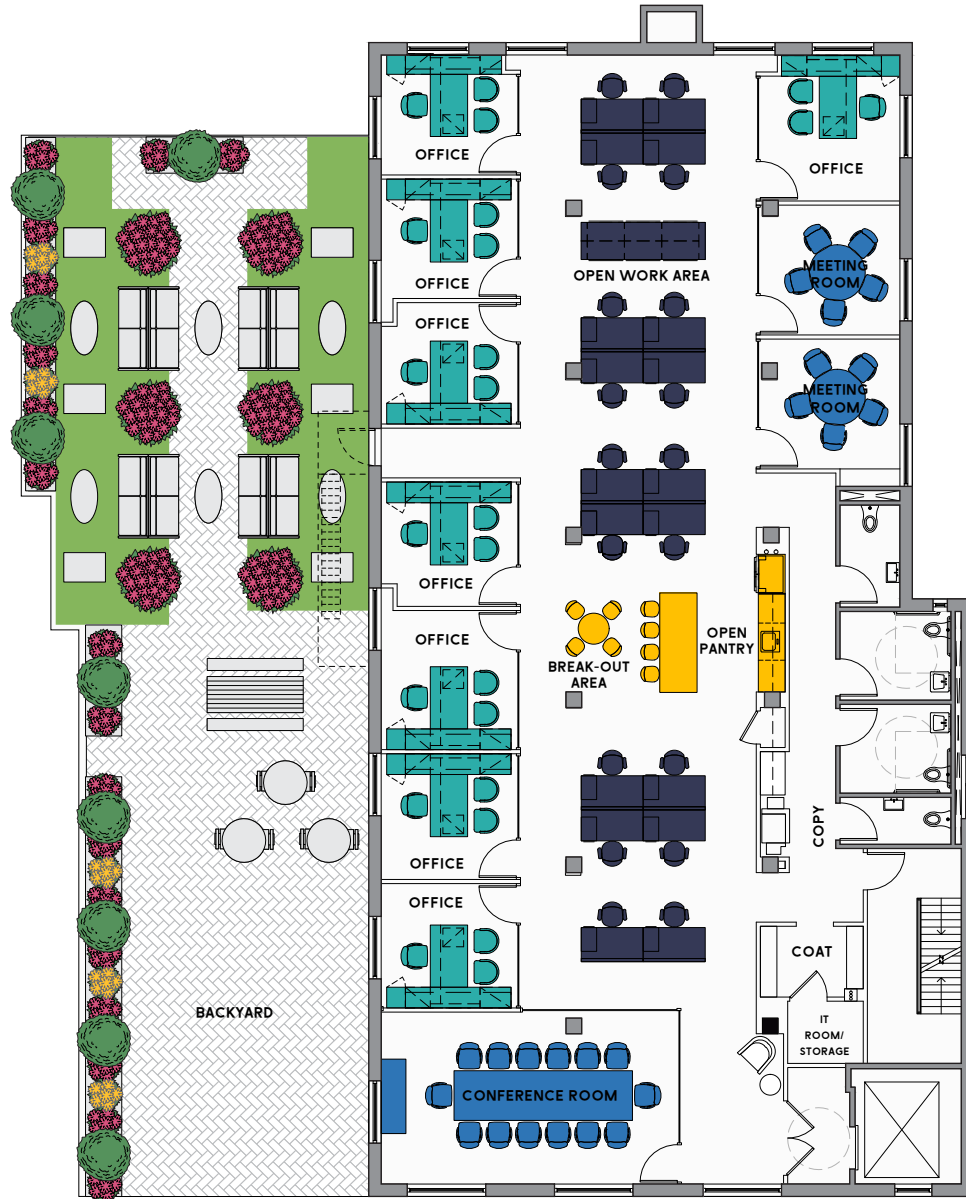
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BREAK-OUT SEATS 4

COPY AREA 1

IT ROOM / STORAGE 1

COAT CLOSET 1



NORTH 6<sup>TH</sup> STREET

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SCALE: 1/8"=1'

# N6 LOFTS FACTS

## BUILDING ADDRESS

285 North 6th Street

## LOCATION

Between Havemeyer Street and Meeker Avenue

## OWNERSHIP/EXCLUSIVE LEASING AGENT

GFP Real Estate, LLC

## BUILT

1906

## RENOVATED

2016-2017

## CONSTRUCTION TYPE

Restored historic factory building has a wood timber frame with masonry shell.

## FLOOR SIZE

5,600 RSF

## STORIES

5

## AVERAGE CEILING HEIGHTS

12'-5"

## BUILDING AMENITIES:

- Newly renovated lobby, building entrance and storefronts
- Bicycle storage available on-site
- Tenant-exclusive interior garden backyard with direct access from each floor
- Brand new bathrooms on each floor featuring top-of-the-line finishes
- Tenant-exclusive Wi-Fi in courtyard and building lobby
- Vertical and horizontal spaces allocated to receive broadband and fiber optic communication facilities for tenant use, with a vertical communication rise available at each floor

## TELECOMMUNICATION PROVIDERS:

Verizon DSL & Time Warner Cable

## BUILDING ACCESS / SECURITY

On-site keycard access & security camera monitoring system

## LIFE SAFETY SYSTEMS

Fire and Life Safety is provided by a temporal 3 fire alarm system in accordance with New York City Building Codes

## WINDOWS

View Dynamic Glass

- New operable out-swinging casement windows
- Respond intuitively to outside conditions, day or night, to regulate light and heat without blinds or window treatments
- Prevents solar radiation and glare
- Automatic temperature control
- Automatic lighting adjustments
- Reduces HVAC energy consumption and annual energy
- Increases tenant exposure to natural sunlight
- Individual control and tracking available via smartphone app
- N6 Lofts is the first full commercial building in NYC to feature this breakthrough technology

## HVAC

Cooling is provided by brand new ducted air-cooled units on each floor, which are tenant controlled. Heating is provided by a base building steam system through perimeter cast iron radiators.

## ELEVATORS

Newly renovated passenger elevator with brand new mechanicals services each floor and doubles as the building's freight elevator

## TRANSPORTATION

L and G trains at Metropolitan/Lorimer Station

L train at Bedford Ave. Station

J, M and Z trains at Marcy Ave. Station

Adjacent to BQE

East River Ferry at 6th Street/North Williamsburg Terminal

## INCENTIVES

Existing Manhattan or out of state tenants moving to 285 N. 6th Street may be eligible for the REAP Benefits (REAP is a tax incentive implemented by New York City that offers qualified business annual tax credits of up to \$3,000 per relocated or newly hired employee for 12 years).

## ELECTRICAL CAPACITY

Up to 6 watts per RSF, exclusive of HVAC

## COLUMN SPACING

13' O.C. East/West, 16' O.C North/South

## FLOOR LOAD CAPACITY (LIVELOAD)

First Floor/Retail: 100PSF

Second Floor: 75PSF

Floors 3-5: 50PSF

## TEAM/CONTACT



GFP Real Estate, LLC, led by Jeffrey Gural, Eric Gural and Brian Steinwurtzel, is a vertically integrated owner, operator, property manager and developer of commercial real estate with its 63-year-history of hands-on asset management and portfolio of more than 13 million square feet of commercial space throughout New York City.

For additional information, please visit the building website: [N6Lofts.com](https://N6Lofts.com)

For leasing information, please contact Eric Gural  
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[egural@gfpre.com](mailto:egural@gfpre.com)