

FOR SALE

# *1227-1231 Pacific Street Brooklyn, NY 11216*

Transit-Oriented, Block-Thru Brooklyn Development Opportunity



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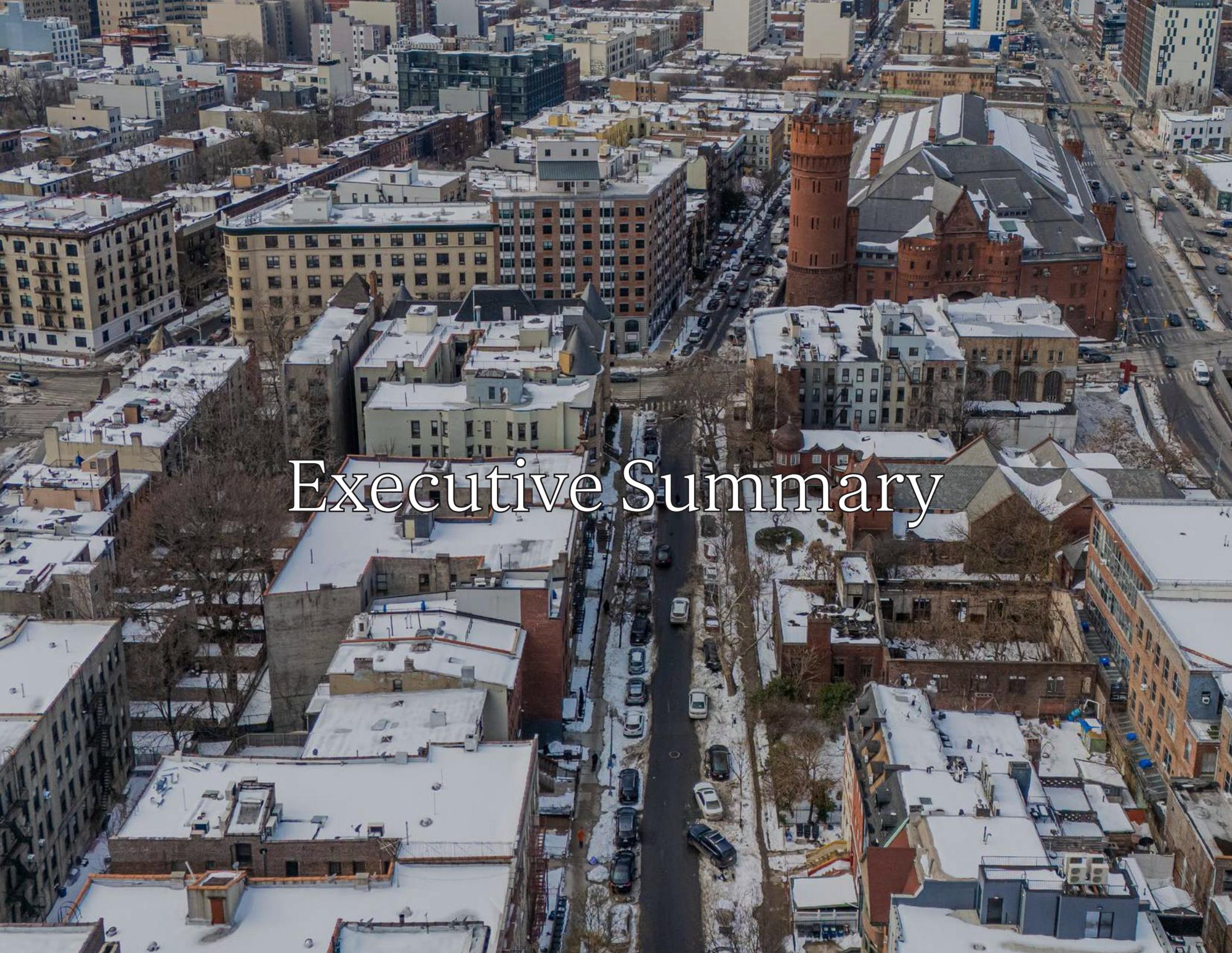
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# Executive Summary

# 1227-1231 Pacific Street, Brooklyn, NY 11216

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**Ariel Property Advisors** presents 1227-1231 Pacific Street, a unique and architecturally significant development opportunity at the nexus of Bed-Stuy and Crown Heights.

Spanning 3 tax lots, the Property is a 30,781 square foot block-thru parcel with 189.75' of frontage along Pacific Street and 119.67' feet of frontage along Atlantic Avenue between Bedford Nostrand Avenues.

The site consists of two existing buildings totaling approximately 22,671 square feet, including a vacant church designated as an NYC Individual Landmark by the Landmarks Preservation Commission, as well as a third building that is slated for demolition and effectively represents a vacant development parcel. Notably the buildings on lot 72 and lot 80 are not subject to landmark designations.

## Premier Development Potential

Following the 2025 approval of the Atlantic Avenue Mixed-Use Plan (AAMUP) rezoning, the Property's potential has been dramatically unlocked. It now offers approximately 181,317 buildable square feet as-of-right, allowing for:

- **Mixed-Use Flexibility:** Suitable for high-density residential, commercial, or community facility projects.
- **Flexible Execution:** The scale of the site allows developers to pursue one massive flagship development or a curated combination of smaller, phased projects.
- **Strategic Air Rights:** Under the "City of Yes" initiative, development rights from lot 16 only can be transferred to eligible receiving sites on the surrounding blocks, providing a path to value realization beyond the physical footprint.

## A Dynamic & Connected Location

Located in one of Brooklyn's most sought-after corridors, the Property is surrounded by the borough's signature culture, nightlife, and green spaces. The site enjoys exceptional transit connectivity, which is provided by the A/C subway and LIRR stations at Nostrand Avenue, the C/S train at Franklin Avenue and the B44-SBS, B65, and B45 buses.

With its rare scale, landmark prestige, and the massive density afforded by the recent rezoning, 1227-1231 Pacific Street is a cornerstone opportunity in the ever-evolving Brooklyn landscape.

## Ownership Requests Proposals



Exclusively Represented By  
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30,781

Lot Sq. Ft.

181,317

Max ZFA

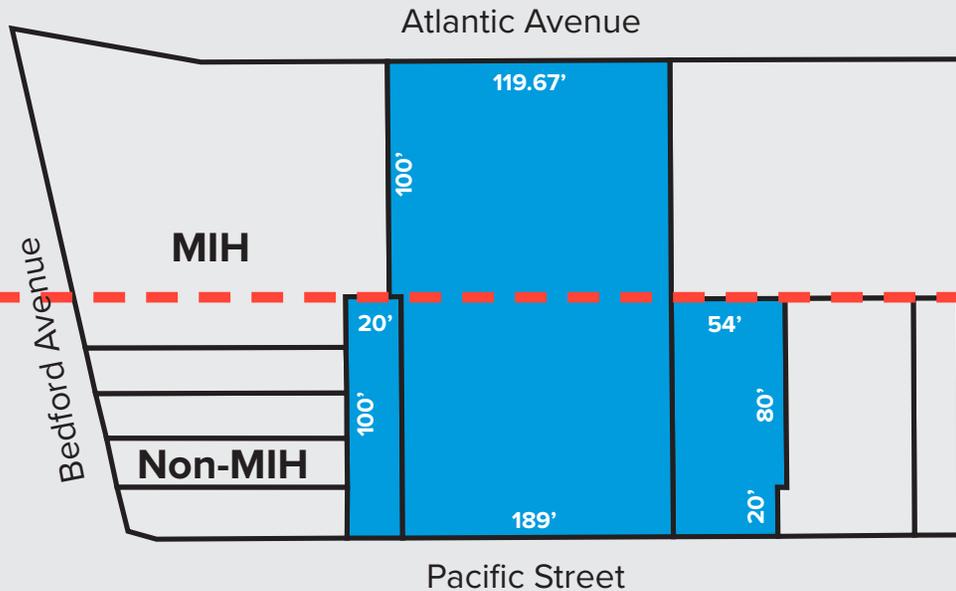


Transportation

R6A / C6-3A;AAM

Zoning

\*AAM - Special Atlantic Avenue Mixed Use District



Lot	C6-3A/R9A Equivalent - MIH	R6A - Non MIH	Full Assemblage
Combined Lot Area	11,967	18,814	30,781
Max. FAR Residential	9.02	3.90	
<b>Maximun ZFA</b>	<b>107,942</b>	<b>73,375</b>	<b>181,317</b>
Existing ZFA	14,225	8,446	22,671
Potential Remaining ZFA	93,717	64,929	158,646

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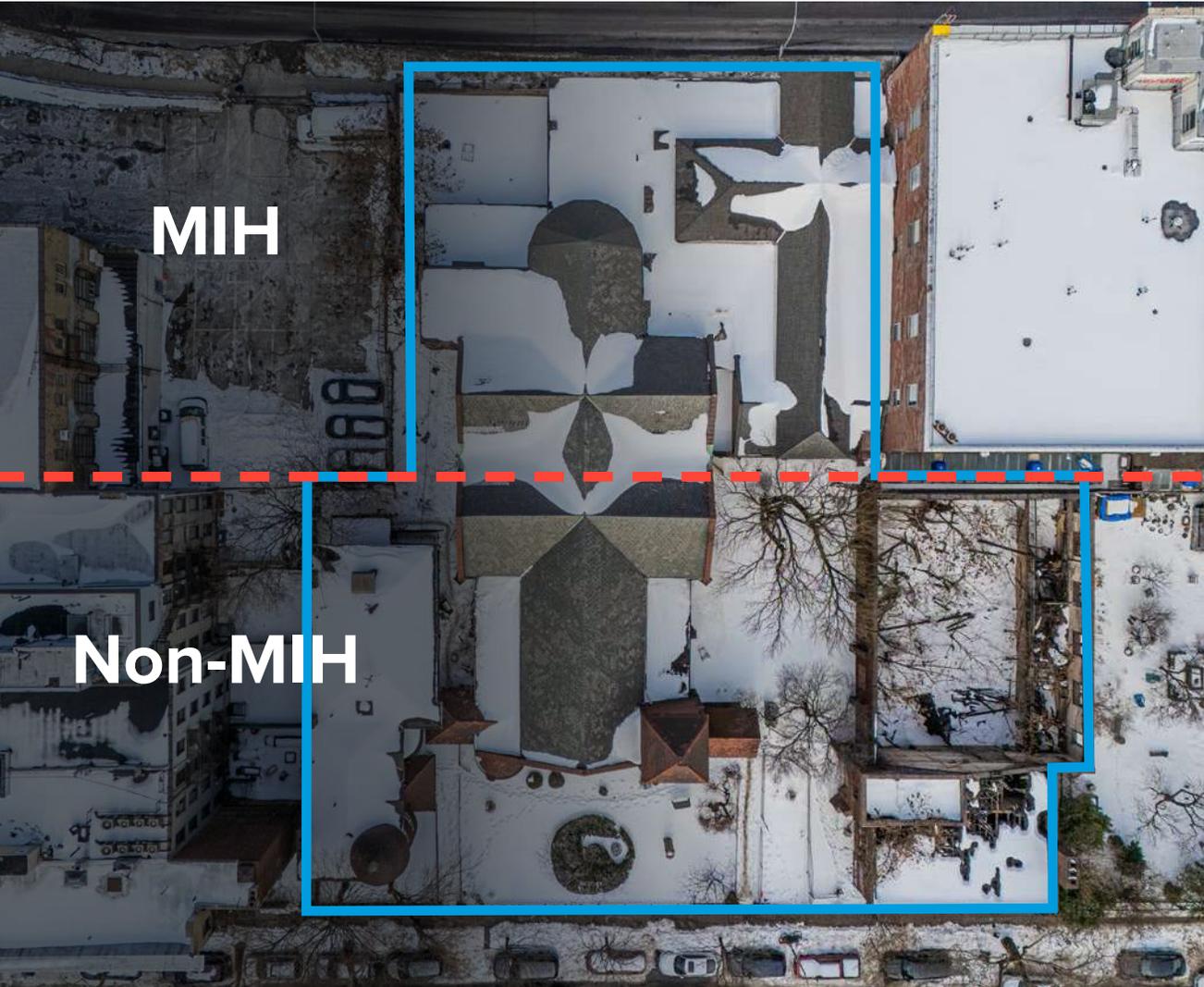
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Property Information	Total
Block / Lot	1200 / 16,80,72
Lot Sq. Ft.	30,781
Number of Buildings	2
Building Sq. Ft.	22,671
Zoning	R6A / C6-3A; AAM
FAR (MIH)	3.90 / 9.02
Buildable Sq. Ft.	181,317
Air Rights Sq. Ft.	158,646
Tax Class	4
Assessment (25/26)	\$835,290
Real Estate Taxes (25/26)	\$90,612

\*All square footage/buildable area calculations are approximate

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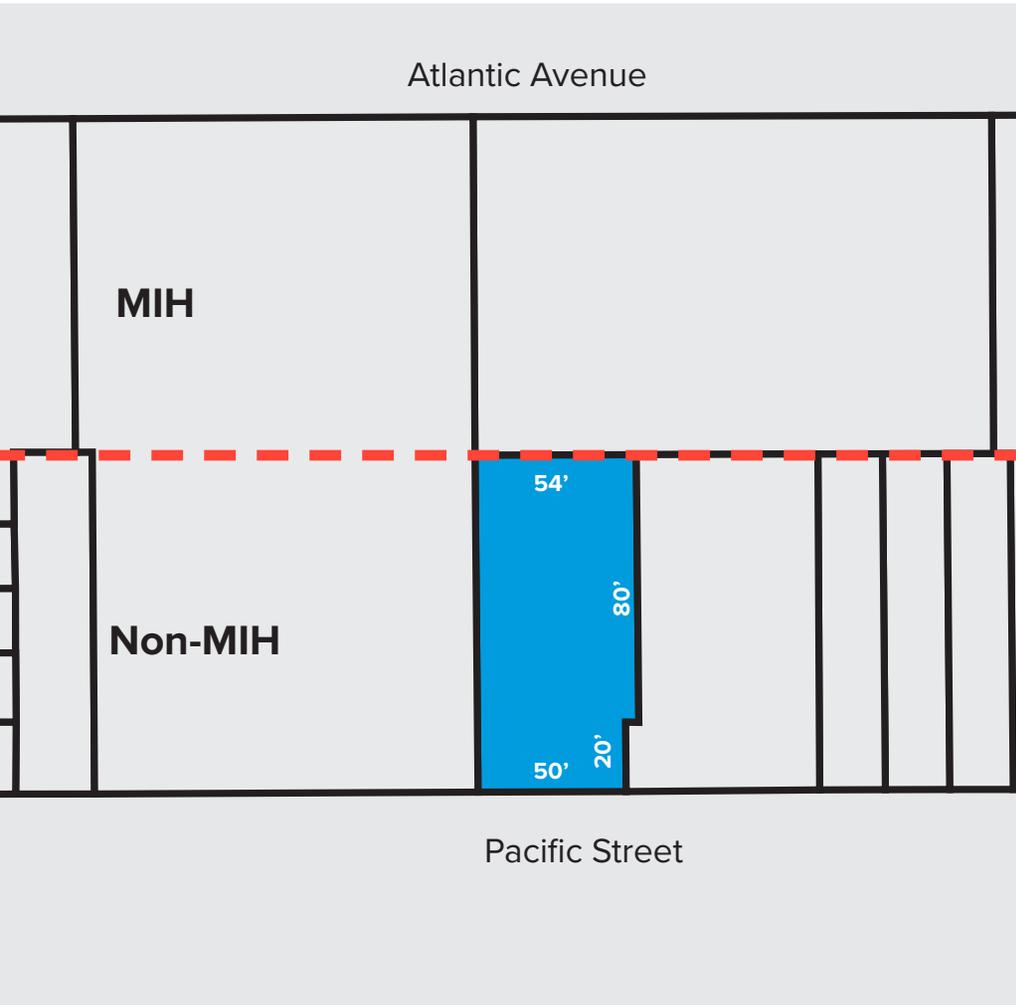
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### Alternative Scenario: Subdivided Development of Lot 72

Lot Area	Proposed FAR	Proposed ZFA
5,340	4.20	22,680

\*ZFA includes development rights from adjacent parcels. Please inquire for zoning study

Property Information	1231 Pacific Street
Block / Lot	1200 / 72
Lot Dimensions	50' x 100' Irr.
Lot Sq. Ft.	5,340
Building Dimensions	44.67' x 100' Irr.
Zoning	R6A; AAM
Tax Class	4
Assessment (25/26)	\$69,120
Real Estate Taxes (25/26)	\$7,498

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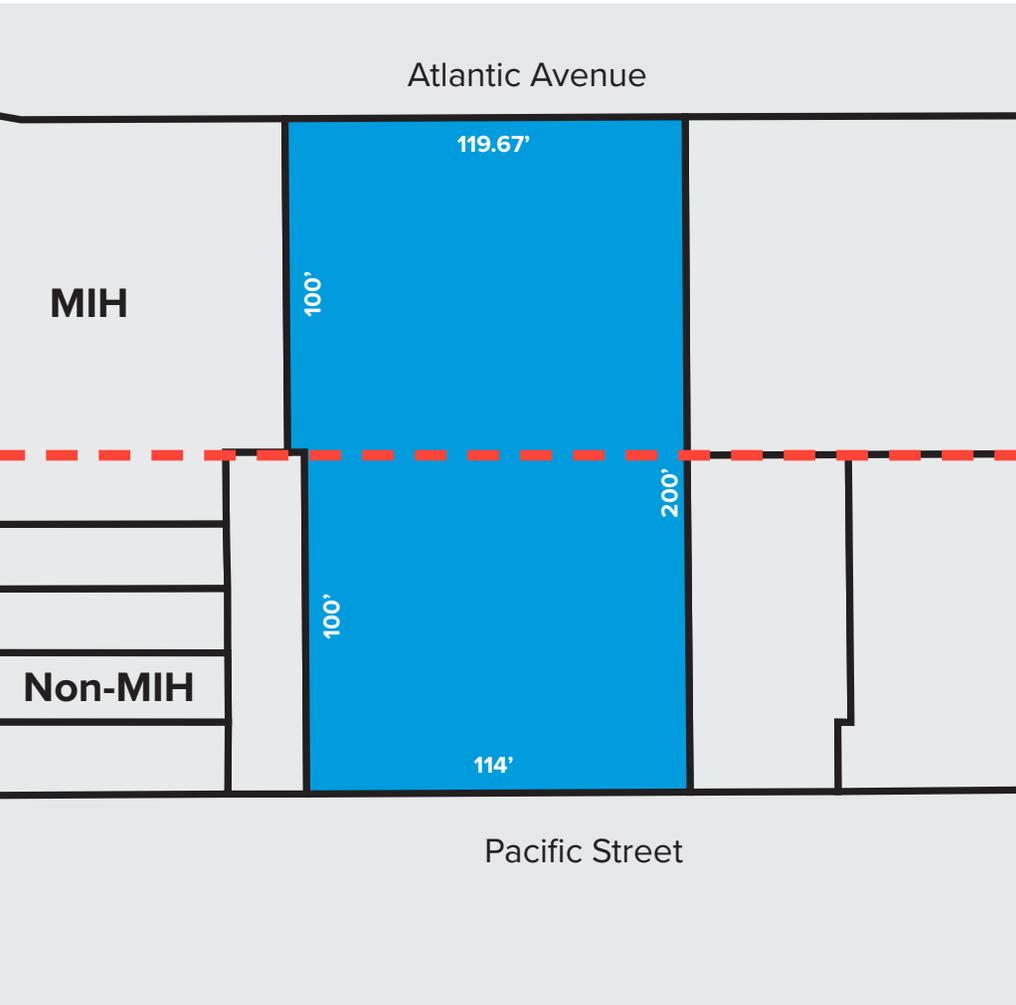
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## Property Information

## 1230-1234 Atlantic Avenue, Only

Block / Lot	1200 / 16		
Lot Dimensions	119.67' x 200' Irr.		
Building Dimensions	85' x 70' Irr.		
Building Sq. Ft.	18,353		
		Pacific St Side – Non-MIH	Atlantic Ave Side – MIH
Lot Sq. Ft.	22,941	10,974	11,967
Split Zoning	R6A / C6-3A; AAM	R6A	C6-3A (R9A Eq.) - Rezoned
FAR	3.90 / 9.02	3.90	9.02
Buildable Sq. Ft.	150,741	42,799	107,942
Air Rights Sq. Ft.	132,388		
Tax Class	4		
Assessment (25/26)	\$657,990		
Real Estate Taxes (25/26)	\$71,379		

\*All square footage/buildable area calculations are approximate



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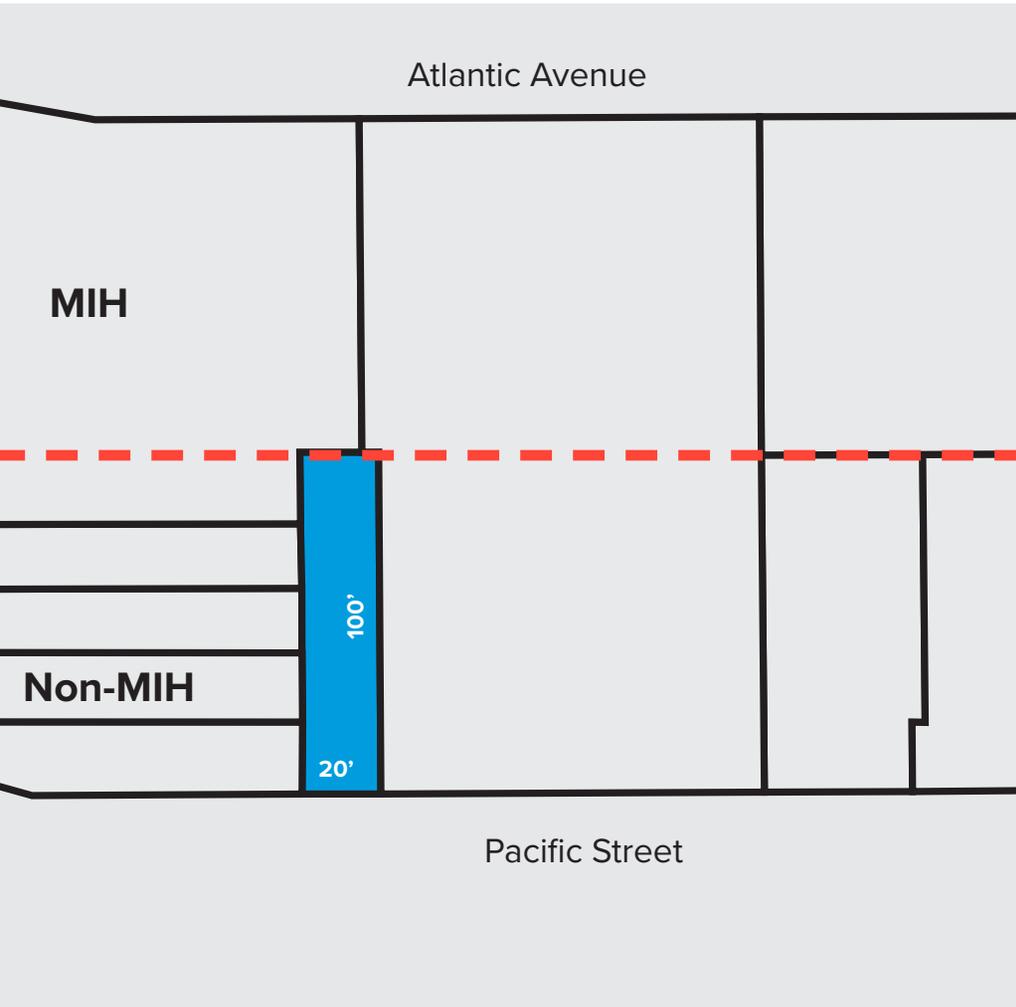
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Property Information	1227 Pacific Street, Only
Block / Lot	1200 / 80
Lot Dimensions	25' x 100' Irr.
Lot Sq. Ft.	2,500
Building Dimensions	25' x 76'
Building Sq. Ft.	3,800
Zoning	R6A; AAM
FAR (MIH)	3.90
Buildable Sq. Ft.	9,750
Air Rights Sq. Ft.	5,950
Tax Class	4
Assessment (25/26)	\$108,180
Real Estate Taxes (25/26)	\$11,735
Assessment (25/26)	\$108,180

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An aerial photograph of a city neighborhood, likely in New York City, showing a dense urban landscape. In the foreground, there are several commercial buildings, including a car wash and a gas station. A large brick building has a sign that says "NOTICE". The middle ground is filled with a variety of multi-story residential and commercial buildings. In the background, a prominent skyline of skyscrapers is visible under a blue sky with light clouds. The text "Neighborhood Information" is overlaid in the center of the image.

# Neighborhood Information

# 1227-1231 Pacific Street, Brooklyn, NY 11216

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## Welcome to Crown Heights

*Crown Heights is a diverse and lively neighborhood in central Brooklyn, known for its rich cultural history, beautiful brownstones, and strong sense of community. It features a mix of historic landmarks, cultural institutions, and vibrant local businesses, making it a dynamic place to live and visit.*



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## Brooklyn Museum

The Brooklyn Museum is one of the largest and oldest art museums in the United States, located near Eastern Parkway in Crown Heights. It features a vast collection of art spanning ancient cultures to contemporary works and is known for its engaging exhibitions and community programs.



## Brooklyn Children Museum

The Brooklyn Children's Museum is a hands-on museum designed for kids, offering interactive exhibits that explore culture, science, and the arts. It was the first museum in the world created specifically for children.



## Brooklyn Botanic Garden

The Brooklyn Botanic Garden is a beautiful 52-acre garden located next to Prospect Park in Crown Heights. It is known for its seasonal flowers, especially the cherry blossoms, and offers peaceful landscapes, themed gardens, and educational programs for visitors of all ages.

## Ownership Requests Proposals

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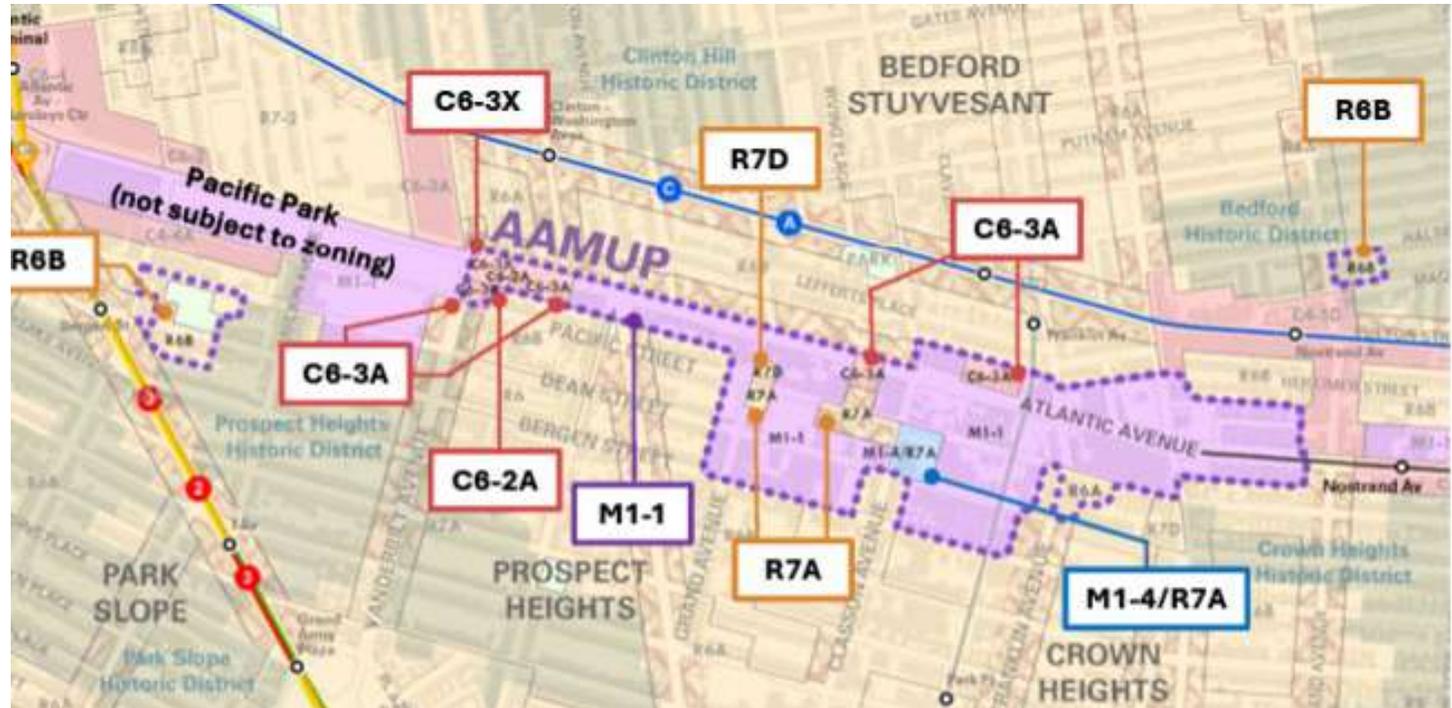
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## The Atlantic Avenue Mixed-Use Plan – An Accessible, Growing Neighborhood

Approved in 2025, the Atlantic Avenue Mixed-Use Plan is a rezoning initiative designed to modernize a 21-block stretch of Atlantic Avenue by replacing industrial designations with mixed-use frameworks.

The plan is projected to bring 4,600 new homes—including 1,900 income-restricted units—and 2,800 permanent jobs to the area. It will be supported by a \$135 million redesign of Atlantic Avenue that will incorporate new bike lanes, sidewalk expansions and curb extensions. Another \$100 million is slated to go towards open space upgrades, including renovations to playgrounds and community gardens.

The plan will fully leverage the area's excellent transit access, which is provided by the Long Island Railroad station at Nostrand Avenue, the A/C train at Nostrand Avenue, and the C/S train at Franklin Avenue.



## Ownership Requests Proposals

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## Neighborhood Amenities and Transportation

### ● Food & Beverage

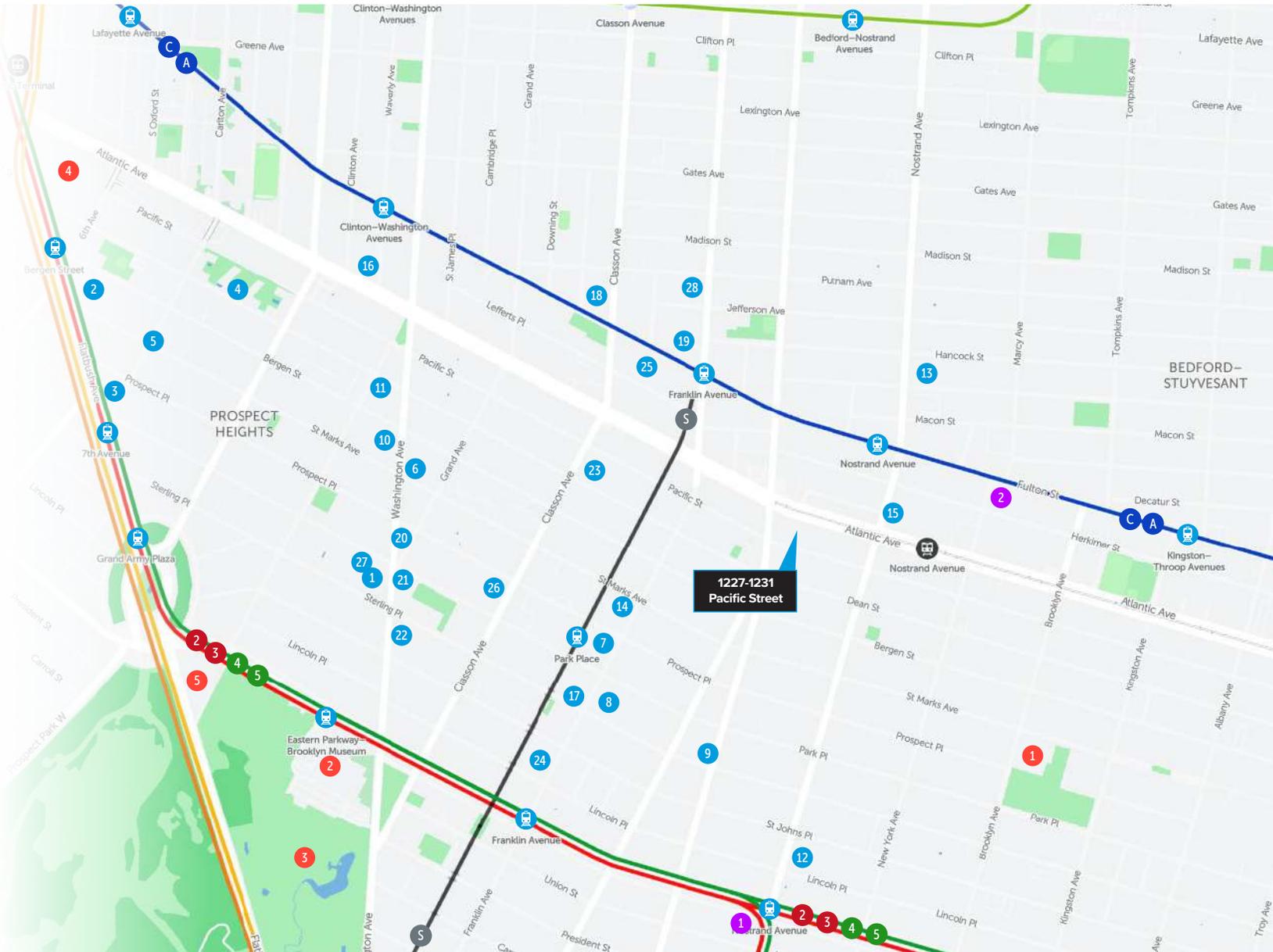
1. Lowerline
2. Sofreh
3. Sushi Lin Park Slope
4. Nin Hao
5. gertrude's
6. Little Egg
7. Mayfield
8. RAS Plant Based
9. Kingstown Cafe & Wine Bar
10. Nimbooda
11. Underhill Cafe Brooklyn
12. The Suite
13. Bunny
14. Black Milk Coffee and Crepe
15. Furman's Coffee
16. Burlly Coffee
17. Chavela's
18. Bati Ethiopian Kitchen
19. Hart's
20. Bar Meridian
21. The Barlow
22. Eve's Lounge
23. Friends and Lovers
24. Drink Lounge & Café
25. Doris
26. Covenhoven
27. Washington Commons
28. The Franklin

### ● Entertainment and Activities

1. Brooklyn Children's Museum
2. Brooklyn Museum
3. Brooklyn Botanic Garden
4. Barclays Center
5. Central Library Brooklyn

### ● Bank

1. TD Bank
2. Santander Bank



An aerial photograph of a city street, likely in New York City, showing a grid of buildings and a road covered in snow. The sky is overcast with grey clouds. The text "Market Overview" is centered in the image in a white, serif font.

# Market Overview

# 1227-1231 Pacific Street, Brooklyn, NY 11216

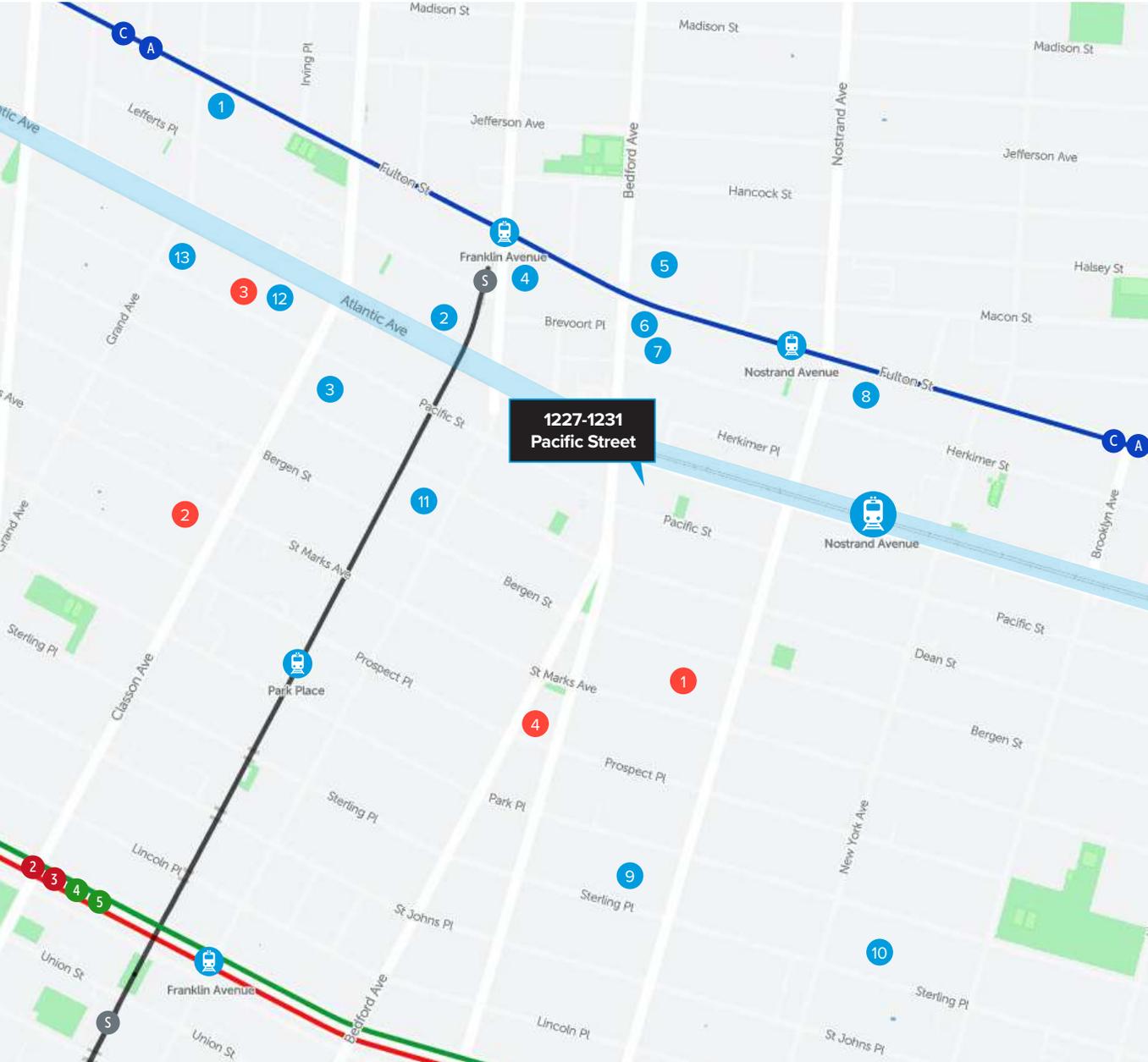
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## Condo & Rental Residential Developments

■ Rental Residential Developments

■ Condo Residential Developments



Arris Grand



1134 Fulton St



11 Herkimer St



Mason Gray



The Grand Pacific



The Pacific



AtlanticBK



12 Halsey St



1328 Fulton St



1040 Dean St



Lèxè Passive House



701 Prospect Pl



Prospect House



1190 Fulton St



The Eve



Prosper Brooklyn



462 St Marks Ave



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## Condo Residential Developments

Lexè Passive House



The Pacific



462 St Marks Ave



The Residences at Prospect Place



Address	669 St Marks Avenue	1025 Pacific St	462 St Marks Ave	701 Prospect Place
Stories	5	6	6	7
Units	10	8	19	18
Completion Date	2022	2025	2024	2025
Square Feet	18,538	15,519	31,331	23,520
Amenities	Garden, Roof deck, Terrace	Elevator, a 24-hour virtual doorman, and a common rooftop deck	Bike room, Elevator, Package room, Parking, Garage, Storage space, Locker/cage, Gym, Roof deck	Roof deck Elevator, Garage, Storage space
Average Price	\$1,502,576	\$992,000	\$1,348,833	\$1,318,750
Avg. Sellout \$/Sf	\$1,205	\$1,210	\$1,397	\$1,376
Distance (Miles from subject property)	0.4 Miles	0.2 Miles	0.4 Miles	0.3 Miles

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## Rental Residential Developments

Prospect House



AtlanticBK



12 Halsey Street



1134 Fulton Street



Address	953 Dean Street	1065 Atlantic Avenue	12 Halsey Street	1134 Fulton Street
Stories	9	17	10	10
Units	234	456	240	116
Completion Date	2025	2025	2025	2017
Square Feet	237,103	462,052	219,385	164,163
Amenities	Bike room, Doorman, Virtual, Elevator, Laundry in building, Package room, Parking, Storage space, Cold storage, Wheelchair access, Gym, Media room Deck, Garden, Patio, Roof deck	24-Hour Attended lobby, Landscaped Roof Terrace with views of Manhattan, Skyline Fitness Center with Aerobics Studio & Locker Room, Game Room with poker, pool and ping pong tables with custom banquettes, Children's Playroom, Golf Simulator w/ Lounge	Doorman, Elevator, Live-in super, Package room, Parking, Storage space, Wheelchair access, Gym, Media room, Swimming pool	Doorman, Elevator, Laundry in building, Package room, Parking, Children's playroom, Roof deck
Avg Rent (Studio)	\$3,287	N/A	\$3,243	\$2,994
Avg Rent (1BD)	\$4,074	\$4,122	\$3,850	\$3,255
Avg Rent (2BD)	\$5,336	\$5,670	\$6,187	\$3,988
Avg Rent (3BD)	\$6,200	\$7,025	N/A	\$4,935
Distance (Miles from subject property)	0.4 Miles	0.3 Miles	0.3 Miles	0.4 Miles

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## Rental Residential Developments

1190 Fulton Street



11 Herkimer Street



The Eve



Address	1190 Fulton Street	11 Herkimer Street	827 Sterling Place
Stories	8	7	7
Units	30	46	76
Completion Date	2019	2022	2024
Square Feet	54,370	45,733	61,433
Amenities	Rooftop dec, fitness center, co-working area, package room, doorman	Bike room, Doorman, Virtual, Elevator, Laundry in building, Package room, Gym, Patio, Roof deck	Bike room, Concierge, Doorman, Virtual, Elevator, Laundry in building, Package room, Parking, Wellness and recreation, Children's playroom, Gym, Media room, Shared outdoor space, Roof deck
Avg Rent (Studio)	N/A	\$2,130	\$3,150
Avg Rent (1BD)	\$3,660	\$3,622	\$3,918
Avg Rent (2BD)	\$3,729	\$5,256	\$6,374
Avg Rent (3BD)	\$5,499	N/A	\$6,500
Distance (Miles from subject property)	0.3 Miles	0.2 Miles	0.5 Miles

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## Rental Residential Developments

1040 Dean Street



1328 Fulton Street



Mason Gray



Address	1040 Dean Street	1328 Fulton Street	955 Sterling Place
Stories	8	10	7
Units	96	57	158
Completion Date	2016	2017	2023
Square Feet	133,590	96,191	152,221
Amenities	Bike room, Doorman, Virtual, Elevator, Live-in super, Concierge, Doorman, Elevator, Laundry in building, Package room, Wellness and recreation, Gym, Media room, Shared outdoor space, Garden, Patio, Roof deck	Fitness Center, Roof Deck, On-site Garage Parking, Bike Storage, Package Room, Locker Storage, Pets Welcome, Carson Virtual Doorman System	Parking, Garage, Valet, Storage space, Locker/cage, Wellness and recreation, Gym, Media room, Shared outdoor space, Deck, Garden, Patio
Avg Rent (Studio)	N/A	\$2,563	\$3,438
Avg Rent (1BD)	\$3,863	\$3,235	\$3,848
Avg Rent (2BD)	\$3,835	\$3,991	\$5,482
Avg Rent (3BD)	N/A	\$5,450	N/A
Distance (Miles from subject property)	0.3 Miles	0.4 Miles	0.7 Miles

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## Rental Residential Developments

Prosper Brooklyn



The Grand Pacific



Arris Grand



Address	1042 Atlantic Avenue	979 Pacific Street	445 Grand Avenue
Stories	19	8	9
Units	237	69	113
Completion Date	2025	2023	2023
Square Feet	206,692	74,330	120,521
Amenities	Bike room, Doorman, Part-time, Elevator, Laundry in building, Package room, Parking, Garage, Storage space, Cold storage, Wellness and recreation, Children's playroom, Gym, Media room, Shared outdoor space, Garden, Roof deck	Bike room, Doorman, Elevator, Package room, Storage space, Wellness and recreation, Children's playroom, Gym, Media room, Shared outdoor space, Roof deck	Bike room, Doorman, Elevator, Laundry in building, Package room, Parking, Garage, Wheelchair access, Wellness and recreation, Gym, Media room, Shared outdoor space, Deck, Roof deck
Avg Rent (Studio)	\$3,328	\$3,367	\$3,540
Avg Rent (1BD)	\$4,595	\$4,137	\$4,035
Avg Rent (2BD)	\$6,105	\$6,290	\$5,962
Avg Rent (3BD)	N/A	N/A	N/A
Distance (Miles from subject property)	0.4 Miles	0.5 Miles	0.7 Miles



# Property Information

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## City of Yes Air Rights Transfers for Landmarks

Under the City of Yes Housing Opportunity plan, landmarked properties can now transfer their air rights to any tax lots on the same block, across the street or at the next intersection. Receiving sites can only increase density by 20% of the total buildable area.

As a landmarked property, air rights at 1227-31 Pacific Street to be incorporated into a nearby neighboring projects

 Subject Properties

 Landmark



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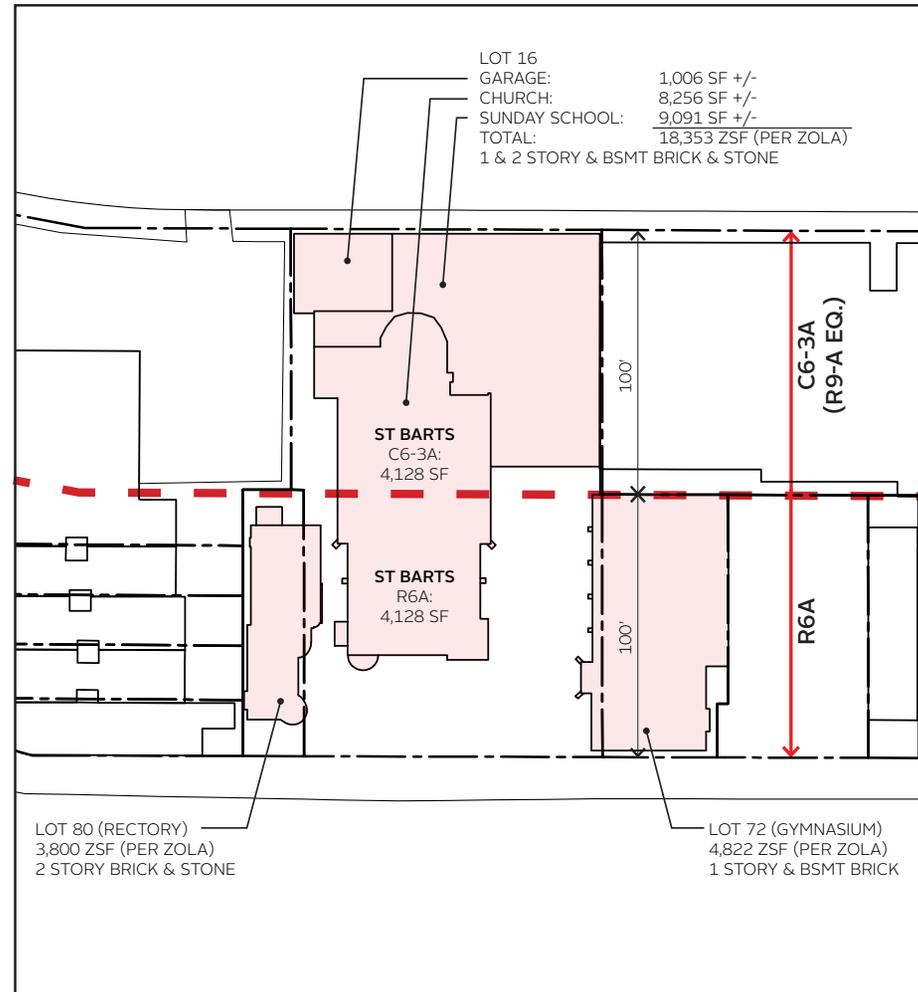
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## Site Plan - Existing Buildings

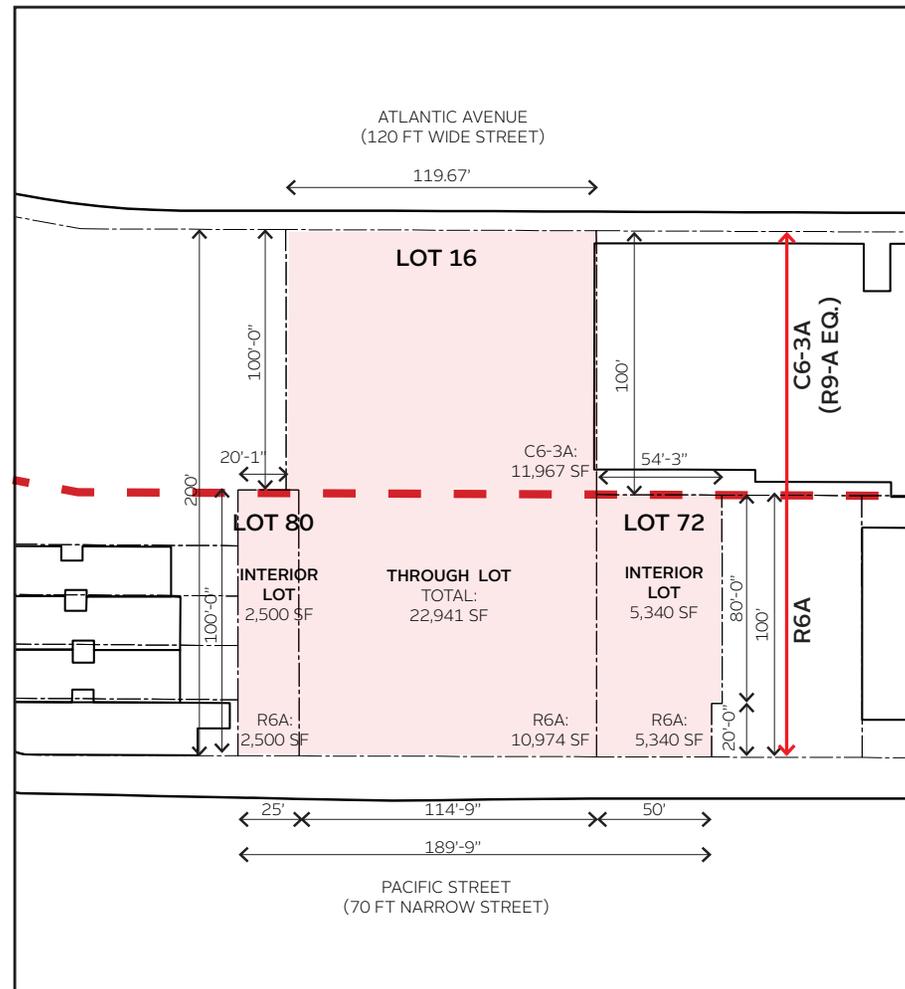


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## Site Plan - Lot Dimensions



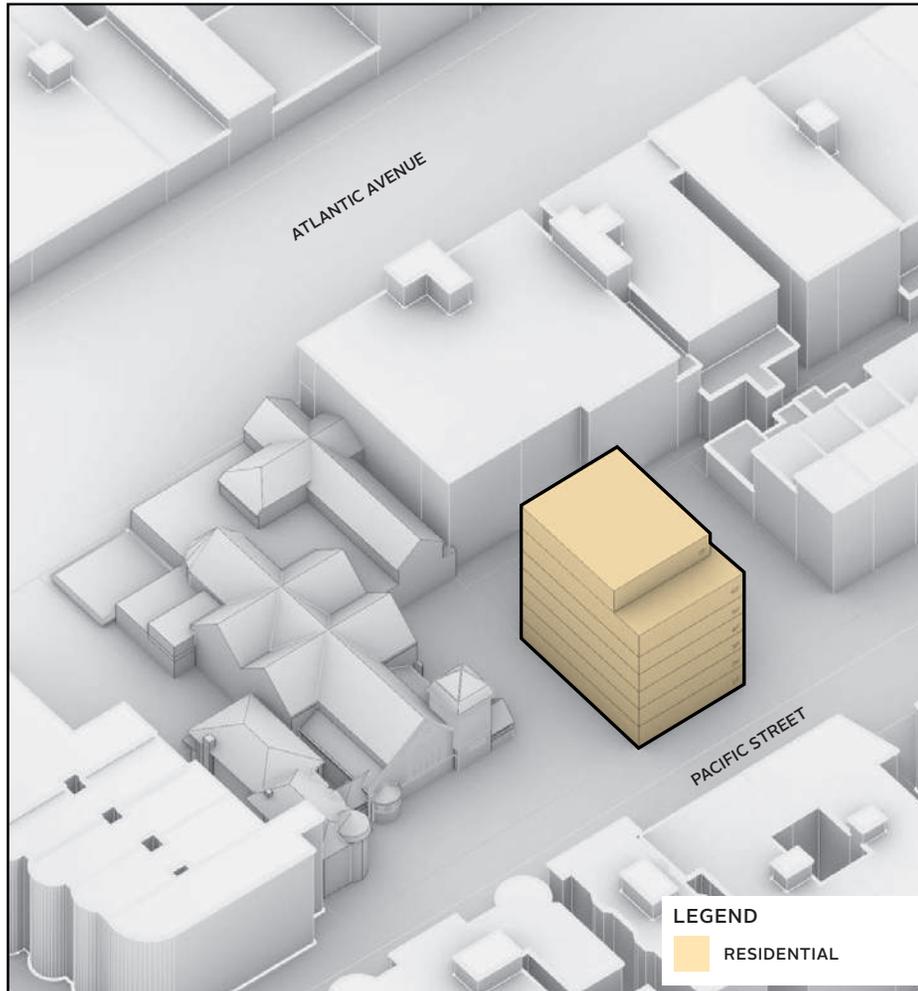
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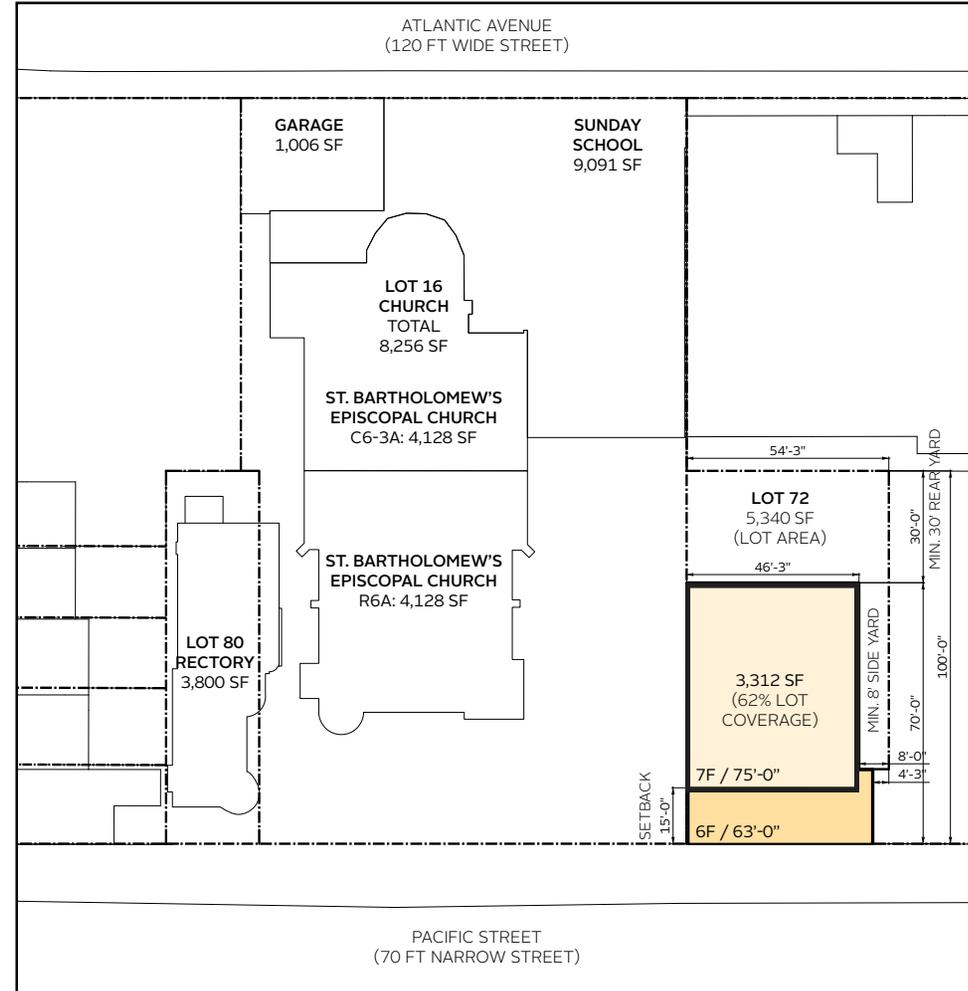
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Build on Lot 72 Only - As of Right & City of Yes Scenarios



ZONING ENVELOPE MASSING DIAGRAM



PLAN 1 (20'-11.5")

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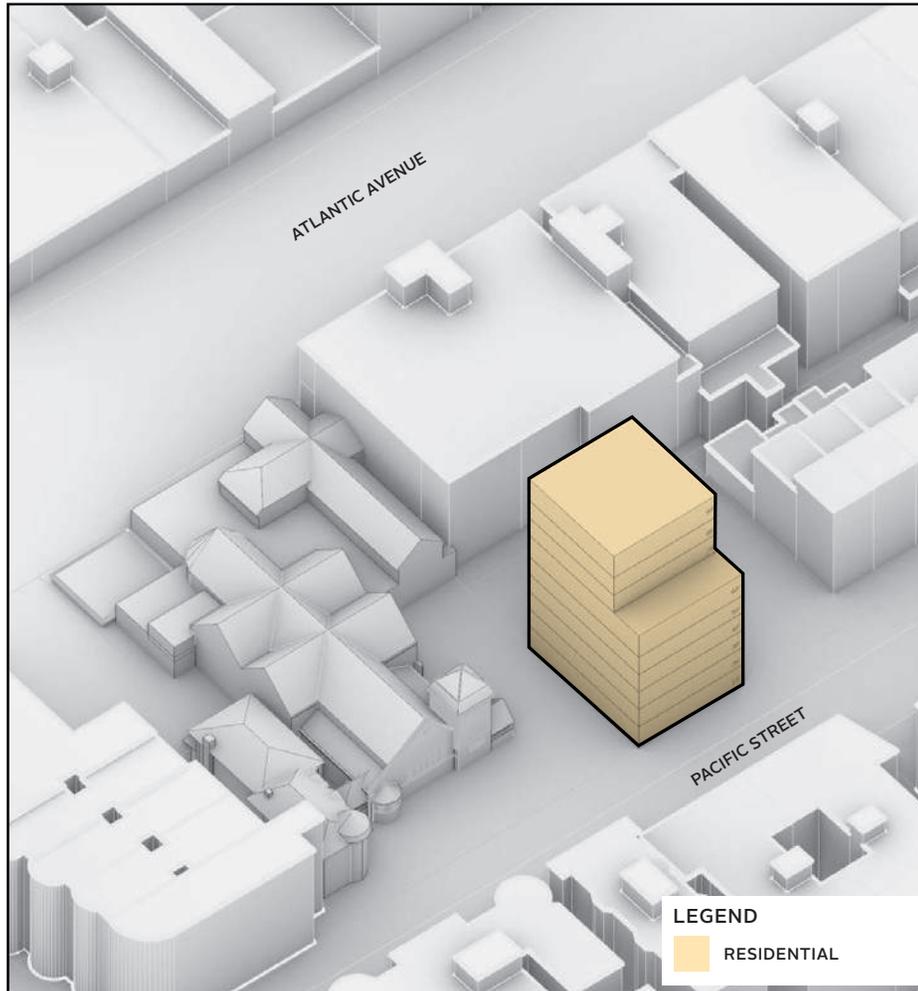
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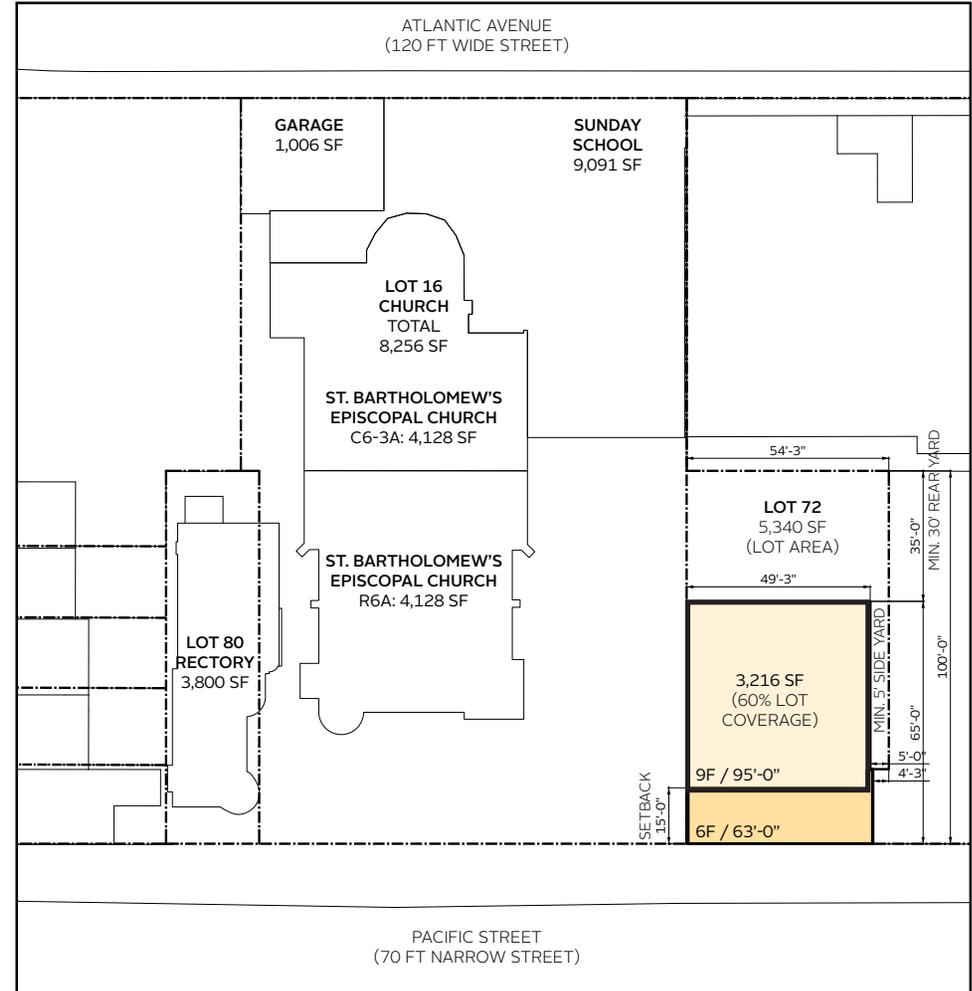
# 1227-1231 Pacific Street, Brooklyn, NY 11216

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## Build on Lot 72 Only - As of Right & City of Yes Scenarios



ZONING ENVELOPE MASSING DIAGRAM



PLAN 1 (20'-11.5")

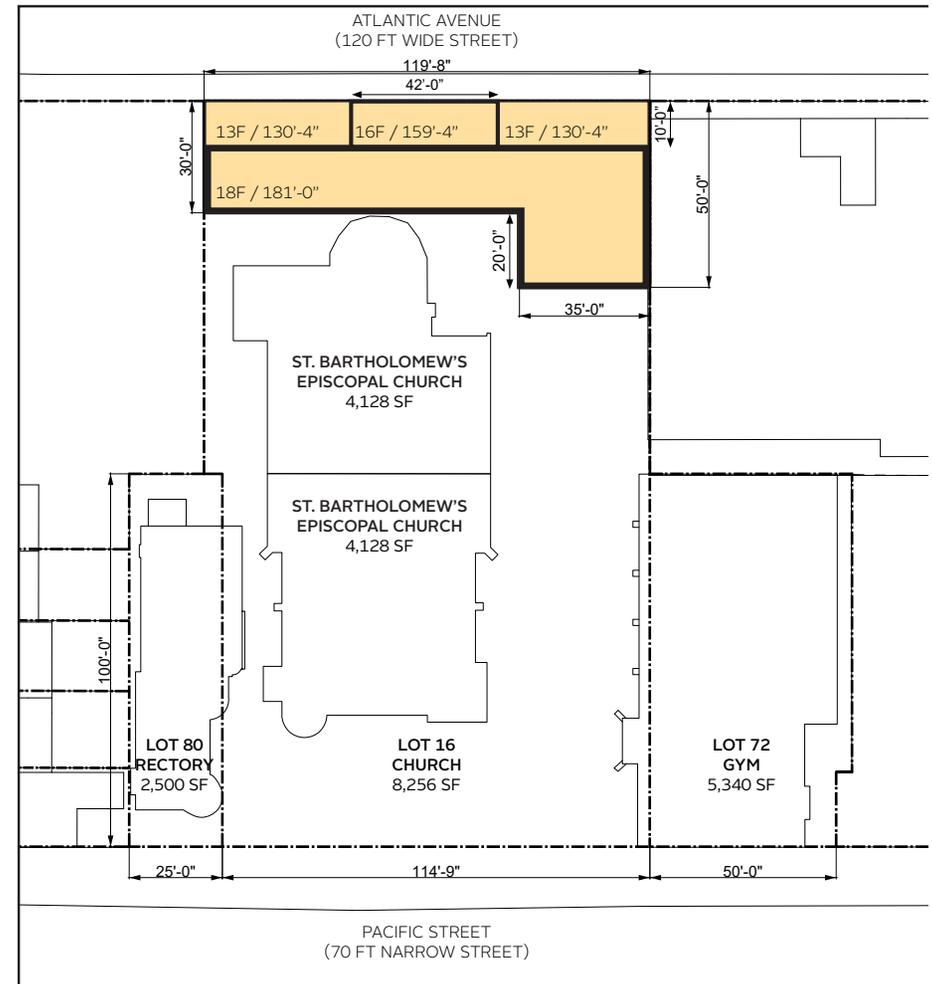
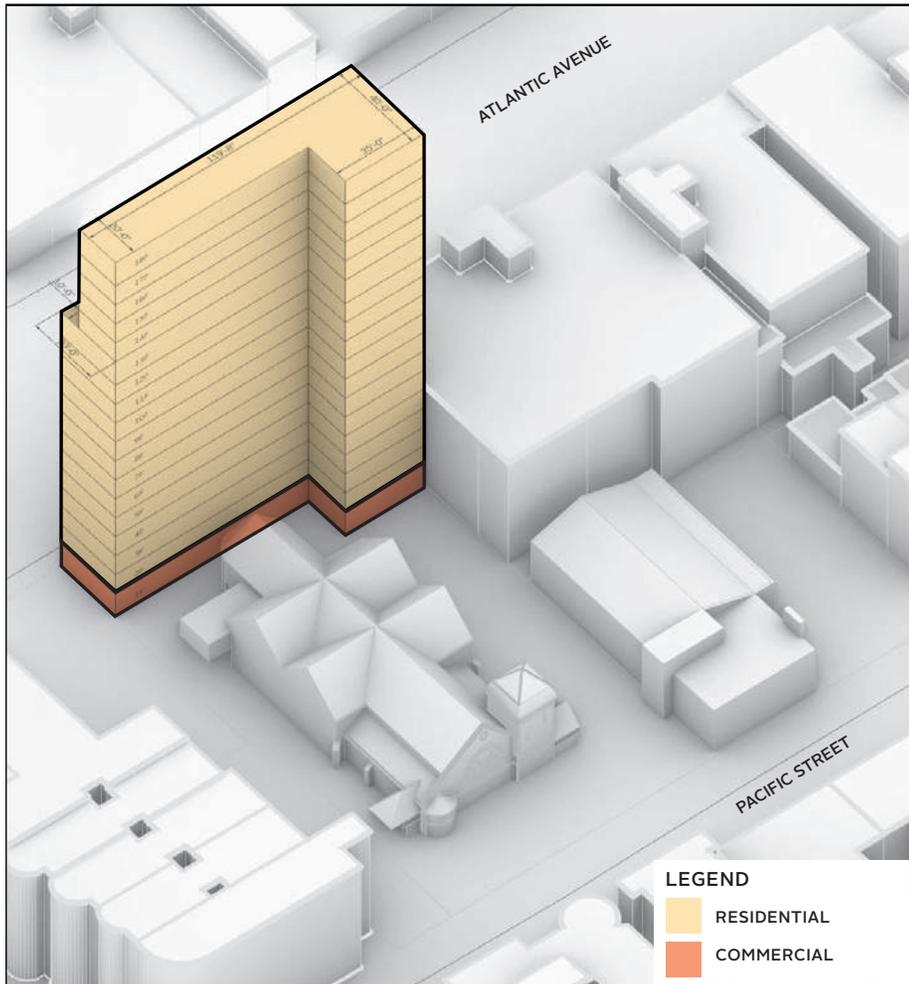
## Ownership Requests Proposals

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## Development Scenario: Build Tower on Atlantic Avenue Church, Gym and Rectory Remain



## Ownership Requests Proposals

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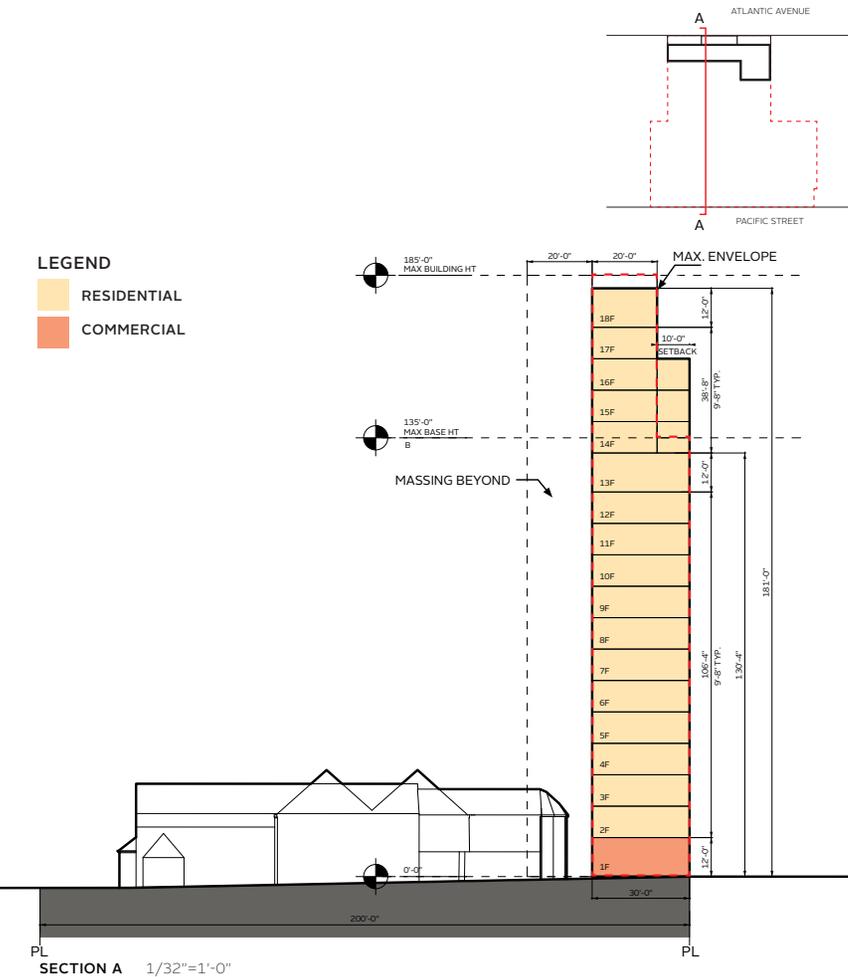
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## Development Scenario: Build Tower on Atlantic Avenue Church, Gym and Rectory Remain



	Gross Floor Area				Floor Efficiency (RSF to GSF)	Zoning Floor Area (w/QH Deductions Only)				Zoning Floor Area (w/Electrification & Low Energy)					
	Residential	Commercial	Church	Total GSF		Total ZFA				Total ZFA					
						Mech/QH	Resid. ZFA	Commercial	Church	Total ZFA	Electrification	Resid. ZFA	Commercial	Church	Total ZFA
Bulkhead	0	0	0	0	-	0	0	0	0	0	0	0	0	0	
Roof	1,200	0	0	1,200	-	1,200	0	0	0	0	0	0	0	0	
18th	3,093	0	0	3,093	100%	232	2,861	0	0	2,861	143	2,718	0	2,718	
17th	3,093	0	0	3,093	100%	232	2,861	0	0	2,861	143	2,718	0	2,718	
16th	3,513	0	0	3,513	100%	263	3,250	0	0	3,250	162	3,087	0	3,087	
15th	3,513	0	0	3,513	100%	263	3,250	0	0	3,250	162	3,087	0	3,087	
14th	3,513	0	0	3,513	100%	263	3,250	0	0	3,250	162	3,087	0	3,087	
13th	4,290	0	0	4,290	100%	322	3,968	0	0	3,968	198	3,770	0	3,770	
12th	4,290	0	0	4,290	100%	322	3,968	0	0	3,968	198	3,770	0	3,770	
11th	4,290	0	0	4,290	100%	322	3,968	0	0	3,968	198	3,770	0	3,770	
10th	4,290	0	0	4,290	100%	322	3,968	0	0	3,968	198	3,770	0	3,770	
9th	4,290	0	0	4,290	100%	322	3,968	0	0	3,968	198	3,770	0	3,770	
8th	4,290	0	0	4,290	100%	322	3,968	0	0	3,968	198	3,770	0	3,770	
7th	4,290	0	0	4,290	100%	322	3,968	0	0	3,968	198	3,770	0	3,770	
6th	4,290	0	0	4,290	100%	322	3,968	0	0	3,968	198	3,770	0	3,770	
5th	4,290	0	0	4,290	100%	322	3,968	0	0	3,968	198	3,770	0	3,770	
4th	4,290	0	0	4,290	100%	322	3,968	0	0	3,968	198	3,770	0	3,770	
3rd	4,290	0	0	4,290	100%	322	3,968	0	0	3,968	198	3,770	0	3,770	
2nd	4,290	0	0	4,290	100%	322	3,968	0	0	3,968	198	3,770	0	3,770	
Ground	0	4,290	4,128	8,418		322	0	3,968	4,290	8,258	413	0	3,555	4,290	7,845
<b>Total</b>	<b>69,405</b>	<b>4,290</b>	<b>4,128</b>	<b>77,823</b>		<b>6,637</b>	<b>63,090</b>	<b>4,290</b>	<b>71,348</b>	<b>3,567</b>	<b>59,935</b>	<b>4,290</b>	<b>67,780</b>		
						Total Allowable ZFA within C6-3A			107,703	Total Allowable ZFA within C6-3A			107,703		
						Remaining ZFA (Overage)			36,355	Remaining ZFA (Overage)			39,923		

**BEYER BLINDER BELLE**



The Episcopal Diocese of Long Island  
 BROOKLYN • QUEENS • NASSAU • SUFFOLK

ST BARTHOLOMEW'S EPISCOPAL CHURCH  
 BROOKLYN, NY

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This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of **1227-1231 Pacific Street, Brooklyn, NY 11216 (the "Property")**.

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By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or Ariel Property Advisors.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Ariel Property Advisors does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner nor Ariel Property Advisors make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. March 4, 2026 12:31 pm