FEBRUARY 5, 2018

REAL ESTATE

WHO OWNS THE BLOCK

NEW YORK BUSINESS

Anchor tenants aweigh at Navy Yard

Buzzing commercial hub will see big projects come on line this year

BY TOM ACITELLI

he Brooklyn Navy Yard ended 2017 with wind in its sails, having opened the 1 million-square-foot Building 77 in November and leasing nearly half the space before the end of the year. This year could prove just as momentous, if not more so, as fresh developments wrap up construction at the 300acre facility, which the U.S. Navy decommissioned in 1966 after 160 years of shipbuilding.

The most significant project is Dock 72, a ven-

ture between Boston Properties and Rudin Management, along with co-working giant WeWork, which has a 20-year lease, plus two fiveyear renewals, to anchor the building. The partnership emerged from conversations between Rudin Management's CEO, Bill Rudin, and Mort Zuckerman, executive

chairman of Boston Properties, stretching back to 2014. Rudin was already working with WeWork on a co-living project at 110 Wall St., and WeWork was working with the city-owned Navy Yard. The

grounds and in return forged a conventional lease with the company for the anchor space at Dock 72.

Steiner Studios. It will help bring the production hub's total square footage to 1.8 million, including support space, Steiner NYC Pres-

Steiner NYC, which holds a

96-year ground lease for its space at the Navy Yard, is also erecting the steel frame for what will be the city's first Wegmans supermarket. The project is part of a redevelopment of Admiral's Row, a collection of private dwellings for naval

officers vacated in the 1970s. Wegmans will take over construction next year.

63 SHIP WAYS AVE.

Henry St

Green energy entrepreneur Baldev Duggal reopened this 100,000-square-foot building in 2013 following more than \$10 million in renovations. The so-called Duggal Greenhouse serves as both the headquarters of Duggal Energy Solutions and a 34,000-square-foot event space

East River

399 SANDS ST.

Steiner NYC is redeveloping what is currently a lot into a 412,030-square-foot, 9-story commercial building with light manufacturing and creative office space on the upper five floors and the bottom levels for parking. The building, which is scheduled to be completed in 30 to 36 months, is slated to hold 430 vehicles and 46 bicycles.

developers took over WeWork's

249.000-square-foot Also on tap is an expansion of lding as part of the redevelopment of the defunct Admiral's Row, which the company acquired the rights to through a 96-year ground lease. The building will host a 74,000-squarefoot Wegmans, which is expected to open before the end of the decade. ident Doug Steiner said.

19 MORRIS AVE. Macro Sea, a New York development firm that David Belt founded in 2009, turned this former marine machine shop into an 84,000-square-foot commer-cial building. Reopened in 2016, it is now the site of New Lab, a co-working venture for technology companies that Belt co-founded.

21 FLUSHING AVE

Steiner NYC is developing this 5-story,

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UM HILL

Brooklyn Navy Yard

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The trio of developers behind this project-Boston Properties, Rudin Management and WeWork-say that the 16-story, 675,000-square-foot property is one of the largest commercial buildings to be constructed outside of Manhattan in decades. Dock 72, which WeWork will anchor with 222,000 square feet, will have floor plates of 40,000 to 60,000 feet and amenities such as a rooftop conference center and a gym. The building is slated to be completed

S 10th St 3

25 WASHINGTON AVE.

Steiner NYC finished renovating this 7-story, 230,000-square-foot building in 2013. It in-cludes Steiner Studios support space and Brooklyn College's

15 WASHINGTON AVE.

Steiner NYC-an offshoot O Steiner Studios

father-son team David and Doug Steiner-began open-ing Steiner Studios at the Navy Yard in 2004. Steiner NYC calls the facility the largest studio east of Los Angeles. It will have 30 soundstages by the spring and 43 total within the next 10 to 15 years. When all built out, it will cover 1.8

□ Greene

BUILDING 77

The 16-story, 1 million-square-foot former naval ware The 16-story, 1 million-square-root former naval ware-house reopened in November following a \$185 million renovation. That work transformed Building 77 into a manufacturing hub and a gateway for the yard. The central feature is a 60,000-square-foot ground floor for food-related manufacturing. Ethnic food purveyor Russ & Daughters is the anchor tenant, with 14,000 square feet. Some rentable units in the building are as small as 3,000 square feet.

63 FLUSHING AVE

Building 9

ew York City ousing Authority's

Fort Green

ooklyn Technical

High School

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The 4-story building reopened in 2011 with \$25.6 million complex that included a a \$25.6 million complex una model addition to the original 9,500-square-foot glass-filled addition to the original 9,500-square-foot property. The building features the Brooklyn Navy Yard Center at Building 92, a museum about the area.