



Offering Summary

Lease Rate:	\$32.00 SF/yr (MG)
Floor:	Entire 3rd
Available SF:	2,250 SF
Local Residents:	69,000+
Local Employees:	50,000
Annual Visitors:	15,000,000
Annual Retail Sales:	\$4 Billion
Transit Lines:	13, LIRR

Property Overview

Beautiful Exposed Brick & Timber, gut renovation underway.

- Landlord to build for move-in condition, new windows being installed April
- Heart of Downtown Brooklyn
- Signage Opportunity on Fulton Street
- 16,000 pedestrians pass the building daily
- 10-foot Ceiling Heights, gorgeous exposed brick, flooded with light

Area Highlights

- **Transportation:** Downtown Brooklyn is a major transportation hub for the city, with many subway lines and bus routes passing through the neighborhood. The Atlantic Terminal transportation hub is located here, which offers access to the Long Island Rail Road, as well as the 2, 3, 4, 5, B, D, N, Q, and R subway lines.
- **Shopping:** Downtown Brooklyn is a major shopping destination in the city, with several large retail centers located in the area. These include the Fulton Mall, which is a pedestrian-only street lined with stores and restaurants, and the City Point complex, which features a Target, Trader Joe's, and Alamo Drafthouse Cinema.
- **Culture:** Downtown Brooklyn is home to several cultural institutions, including the Brooklyn Academy of Music (BAM), which hosts a variety of performing arts events, and the Brooklyn Museum, which features exhibits on art and history. The Mark Morris Dance Group, one of the world's leading dance companies, is also based in the neighborhood.

Rob Hebron

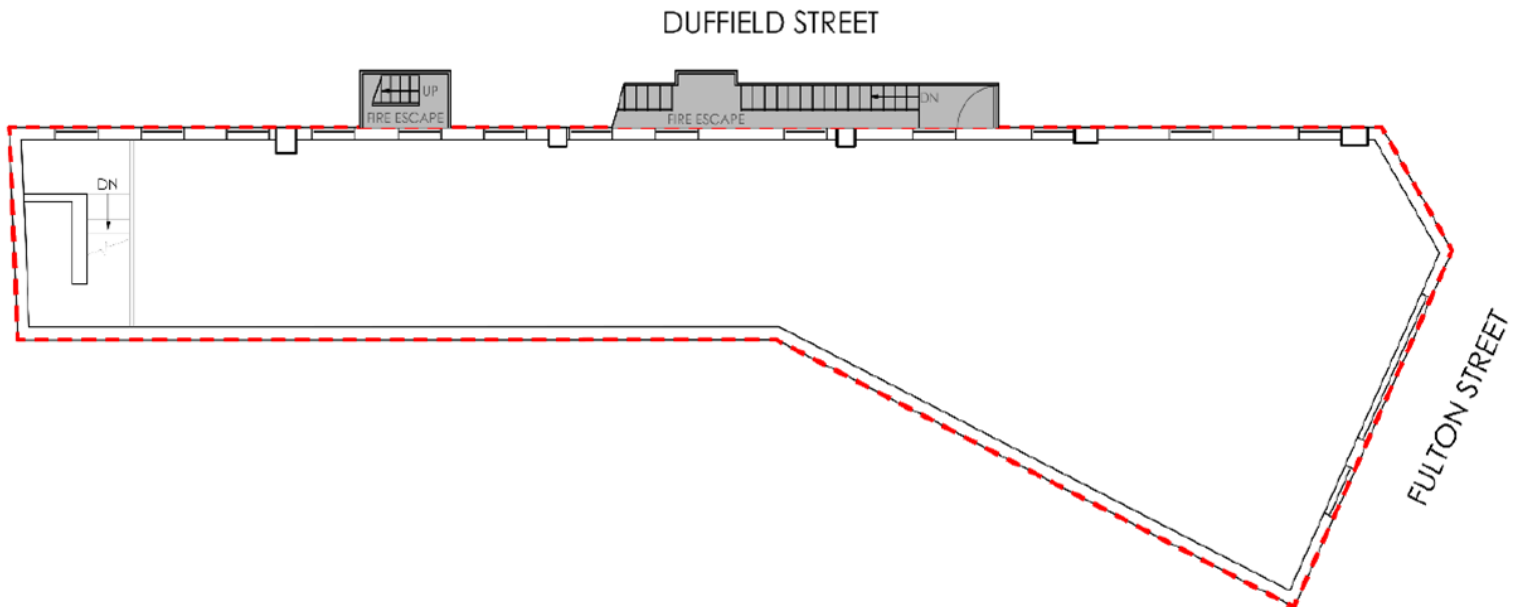
Associate Broker
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Aerial



One block from CityPoint



Third Floor

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