



PINNACLE REALTY
OF NEW YORK, LLC

FLUSHING SQUARE MALL

347 FLUSHING AVENUE, BROOKLYN

- RETAIL •
- OFFICES •
- EVENT SPACE •
- COMMUNITY FACILITIES •

260,000 Total Sq. Ft.
Units Available from 400 Sq. Ft. and Up
Will Build-to-Suit

BROOKLYN'S NEWEST MIXED-USE DEVELOPMENT
PROMINENT WILLIAMSBURG / CLINTON HILL LOCATION

PRIME BQE EXPOSURE - 113,000 CARS PER DAY
AT FLUSHING AVE / WYTHE AVE ENTRANCE / EXIT

347 Flushing Avenue, located at the nexus of two of Brooklyn's most dynamic neighborhoods, Williamsburg and Clinton Hill, is a stunning new 260,000 sq. ft. mixed-use development.

Building amenities include:

- A 53,459 sq. ft. 2-level shopping mall with an outdoor terrace.
- An on-site 29,000 sq. ft. supermarket.
- On-site indoor parking for 328 cars.
- 3 Outdoor terraces serving retail, office, event, and community facility spaces.
- Six passenger elevators, two freight elevators, two escalators.
- Double truck loading platform.
- 14+ ft. ceiling heights.
- Digital building directory system and service.
- 24-hour security surveillance integration.
- Green energy efficient building.



CURRENT LEASING OPPORTUNITIES

Ready for Move-In Spring 2021

Retail:

- 2-Level Shopping Mall
- Units from 400 Sq. Ft. to 53,459 Sq. Ft. plus Outdoor Terrace
- Population Density:

Radius:	Population:	Households:
1/2 Mile	41,401	11,445
1 Mile	177,180	61,151
2 Mile	643,727	258,865

Offices / Community Facilities:

- Fifth, Sixth, and Seventh Floors
- Units from 1,000 Sq. Ft. to 48,800 Sq. Ft. plus Outdoor Terrace

Event Space:

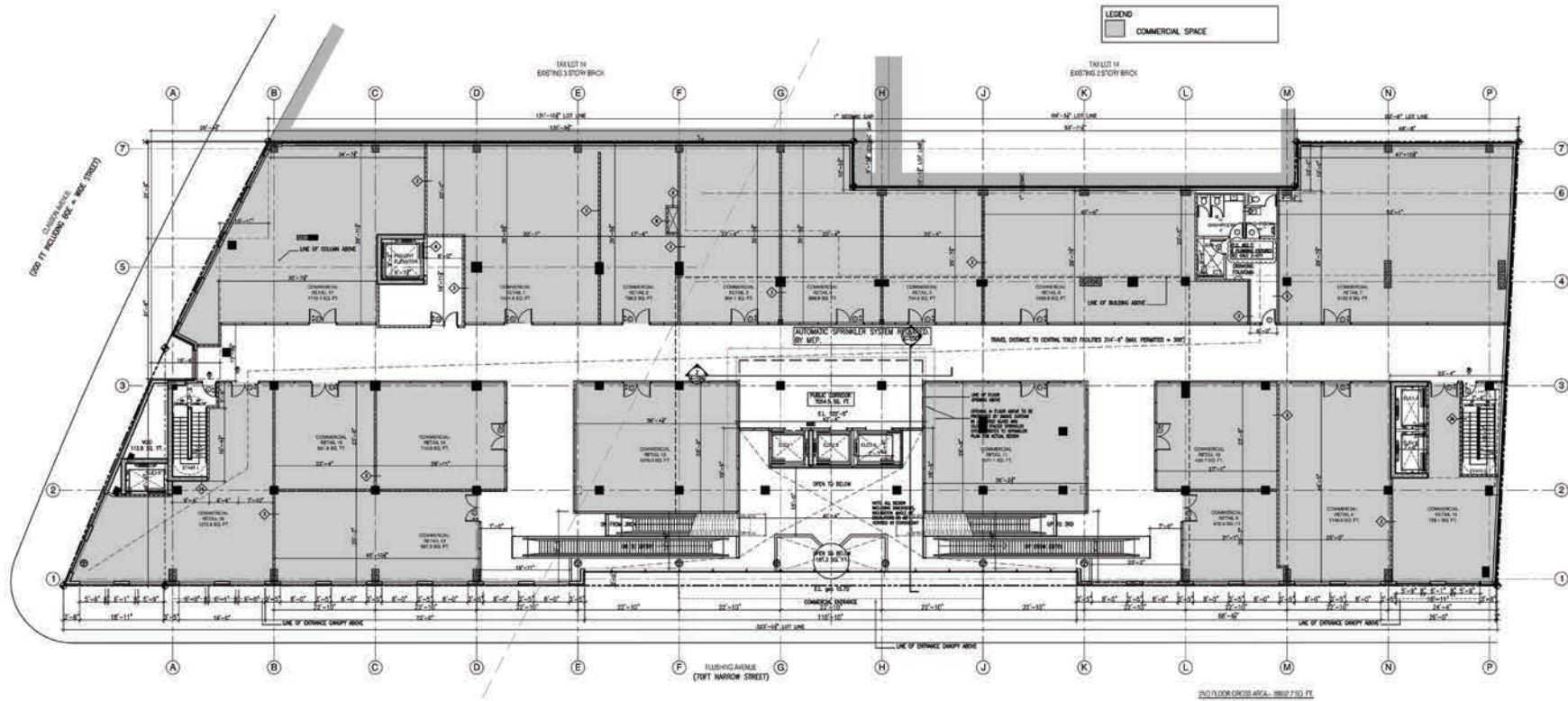
- Eighth Floor
- 14,029 Sq. Ft. plus 1,894 Sq. Ft. Private Rooftop Terrace

LEASE PRICE: Upon Request

INTERIOR RENDERINGS



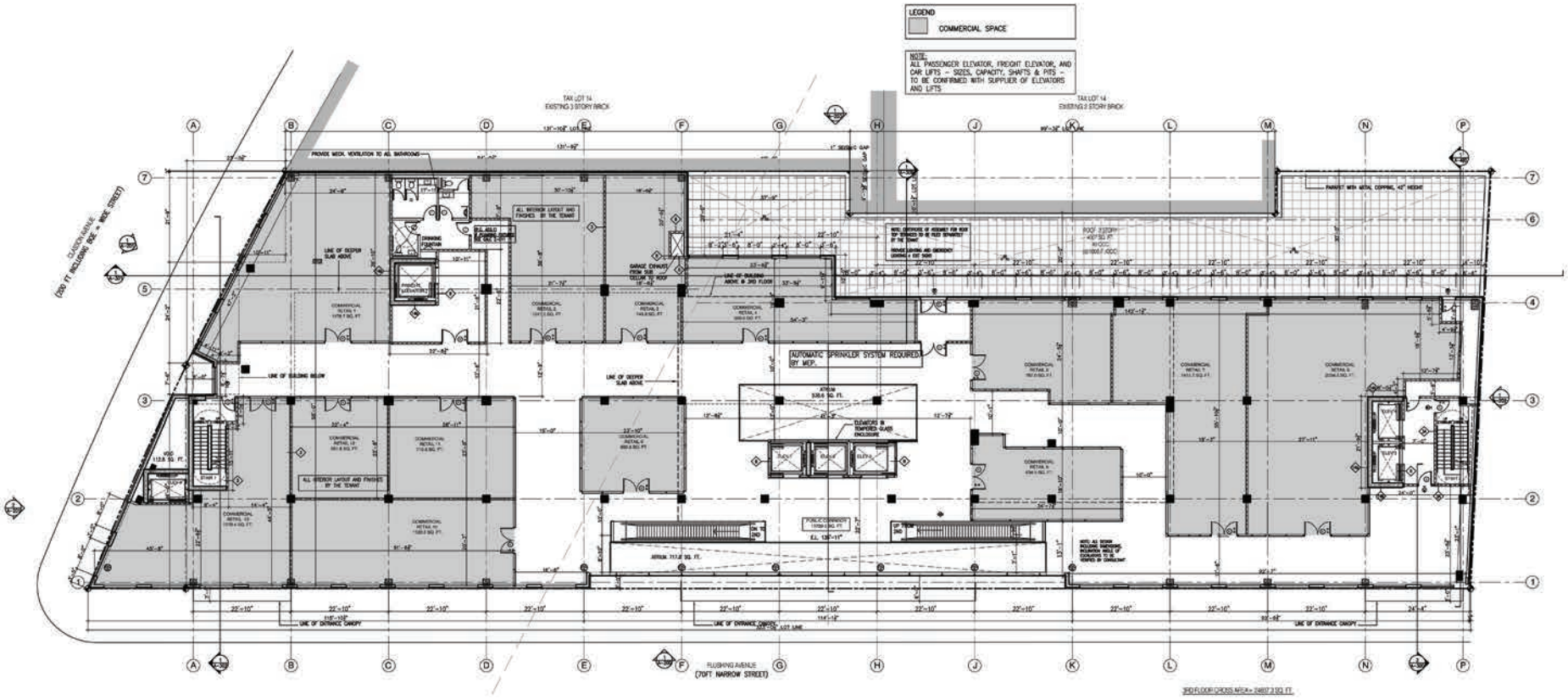
1st FLOOR OF RETAIL MALL



Unit	Space SF	Unit	Space SF	Unit	Space SF
1	1,169.80	7	2,122.20	13	997.20
2	934.10	8	1,148.00	14	710.80
3	934.10	9	472.40	15	551.80
4	869.90	10	666.70	16	1,272.80
5	704.90	11	1,071.10	17	1,710.10
6	1,598.90	12	1,076.00	18	758.10
Total					18,768.9

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

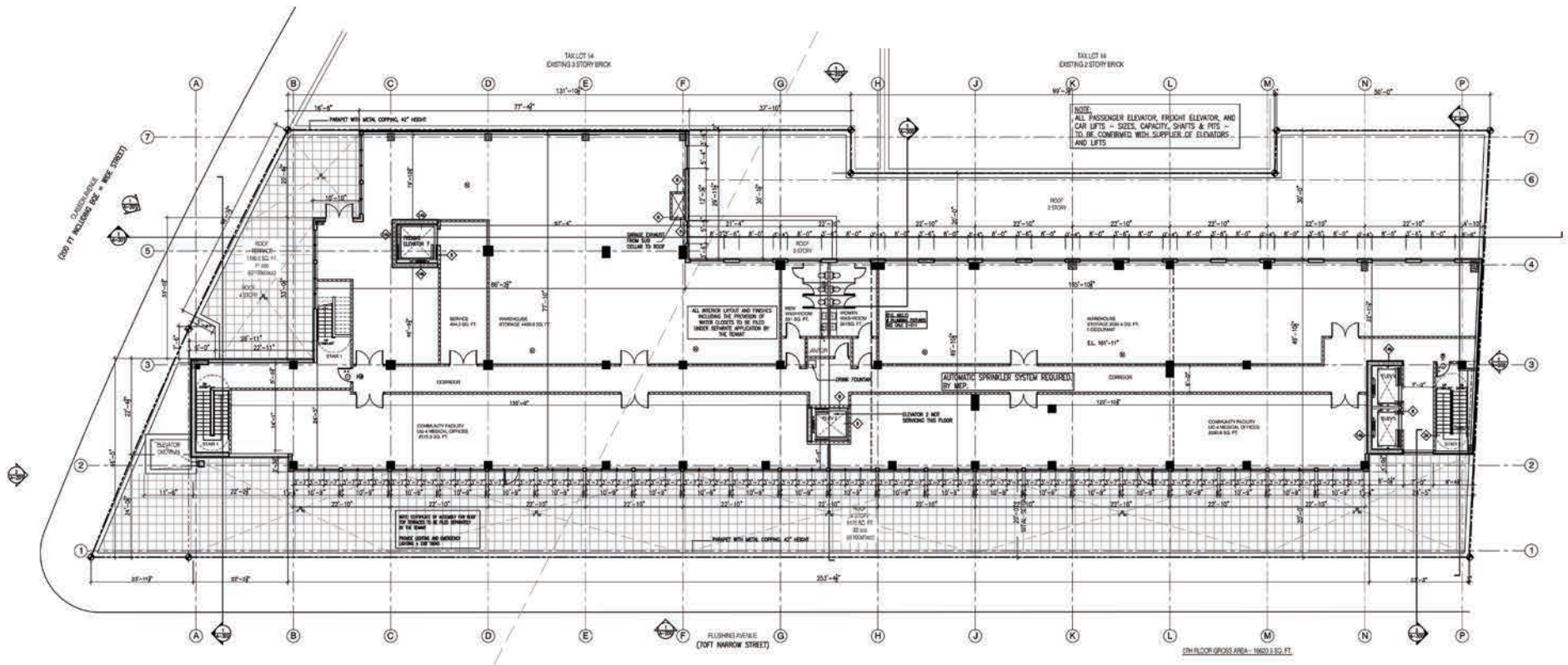
2ND FLOOR OF RETAIL MALL



Unit	Space SF	Unit	Space SF	Unit	Space SF
1	1,476.70	6	634.50	11	710.80
2	1,011.30	7	1,415.70	12	551.80
3	749.80	8	2,034.60	13	1,270.40
4	950.60	9	550.80		
5	787.00	10	1,122.50		
Total					13,266.5

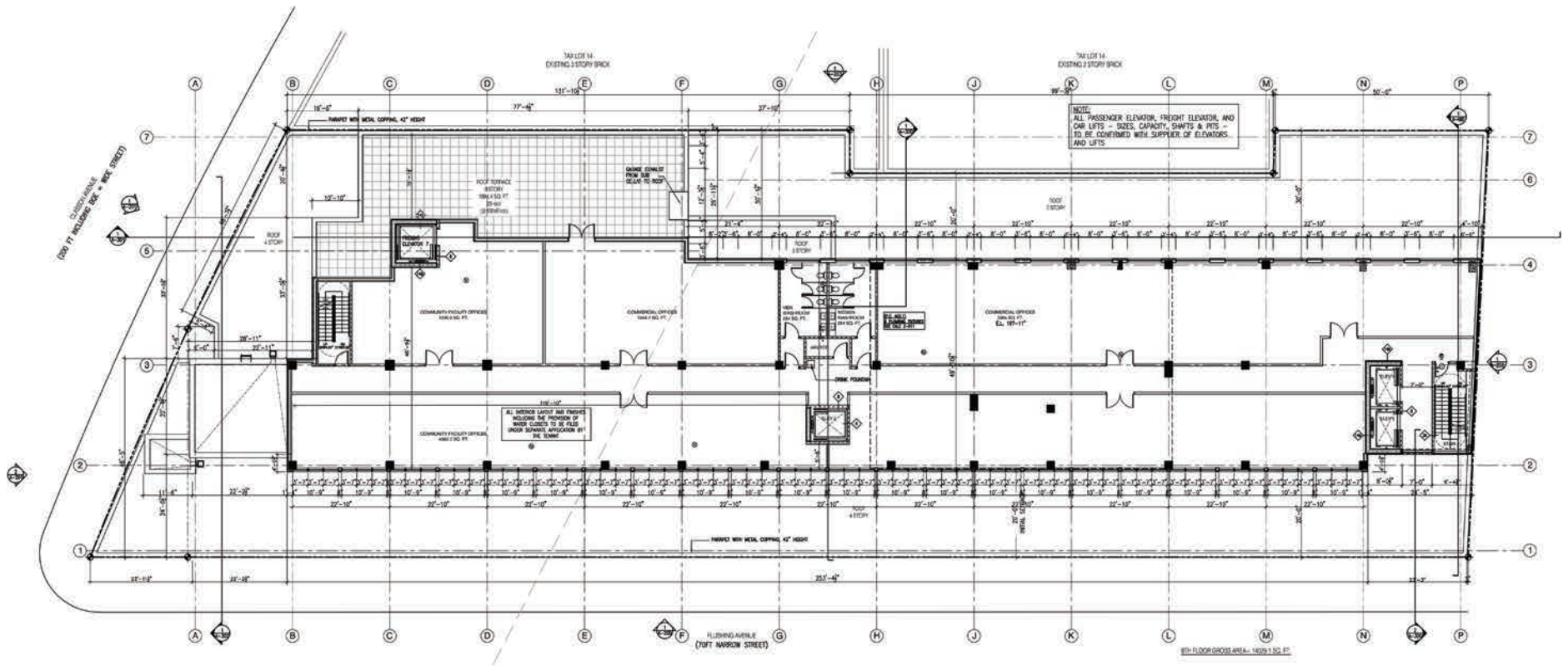
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

TYPICAL OFFICES / COMMUNITY FACILITIES FLOOR



5TH FLOOR PLAN

EVENT SPACE



8TH FLOOR PLAN

NEIGHBORHOOD

Since the late 1990s, **Williamsburg** has undergone a revitalization characterized by a contemporary art and music scene and vibrant nightlife that has projected its image internationally. Its proximity to Manhattan has made it popular with younger, millennial-age residents who are often referred to under the blanket term “hipster.”

It is also home to diverse ethnic groups who inhabit enclaves within the neighborhood, including Jews, Italians, Hispanics, and Poles. The South Williamsburg section is occupied by the Jewish Hasidic community.

Clinton Hill or “The Hill”, has long been believed to confer health benefits to its occupants because of its geographic elevation of 95 ft, the highest point in the area. The neighborhood is named after Clinton Avenue, which in turn was named in honor of New York Governor DeWitt Clinton (1769–1828). The affluent neighborhood’s mixture of apartment buildings, mansions, brownstone and brick rowhouses, and the Pratt Institute and St. Joseph’s College, built at various times in a number of different styles, is a great part of its charm.

The historic **Brooklyn Navy Yard**, the launching site of countless American warships since before the Civil War, is now a vibrant industrial park, home to dozens of manufacturers and craft industries, as well as the largest film studio complex on the East Coast.



Wegman's



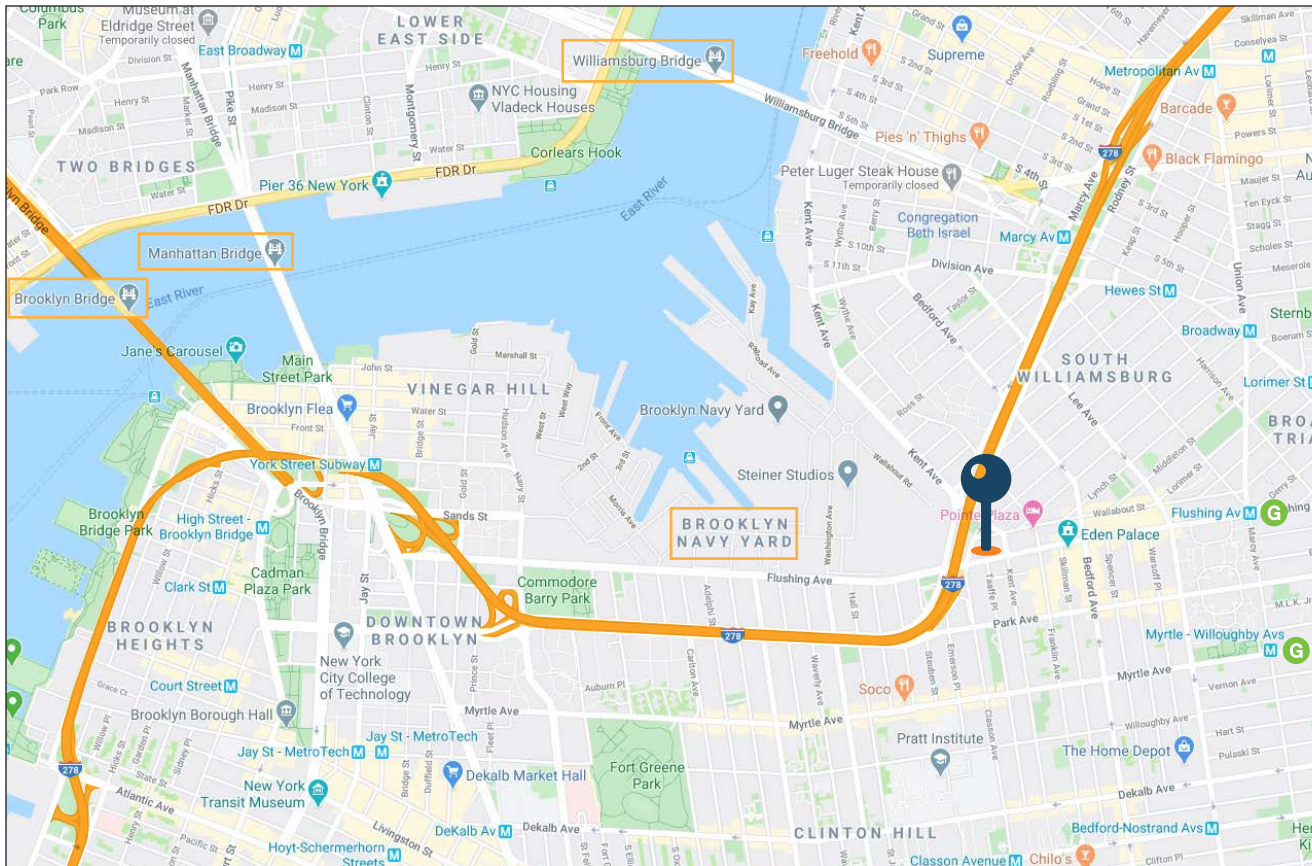
Downtown Brooklyn



Brooklyn Navy Yard



Pratt Institute



TRANSPORTATION



B48, B62 (Classon Ave / Flushing Ave)



Flushing Ave *12 minute walk*
Myrtle-Willoughby Aves *20 minute walk*



Brooklyn-Queens Expressway
Williamsburg Bridge
Manhattan Bridge
Brooklyn Bridge

ESTIMATED TRAVEL TIMES



Downtown Brooklyn: *6 minutes*
Manhattan City Hall: *8 minutes*
Barclay's Center: *10 minutes*
Grand Central Terminal: *18 minutes*
Union Square: *20 minutes*



LaGuardia Airport: *12 minutes*
JFK Airport: *30 minutes*

For More Information About This Property Contact Exclusive Agents:



Steve Nadel, Partner
snadel@pinnaclereny.com
718-784-5907



Abraham Lowy, Associate Broker
alow@pinnaclereny.com
718-784-8488