

PIONEER  
**P3**  
BUILDING  
41 FLATBUSH AVENUE

# BROOKLYN MADE CENTRAL

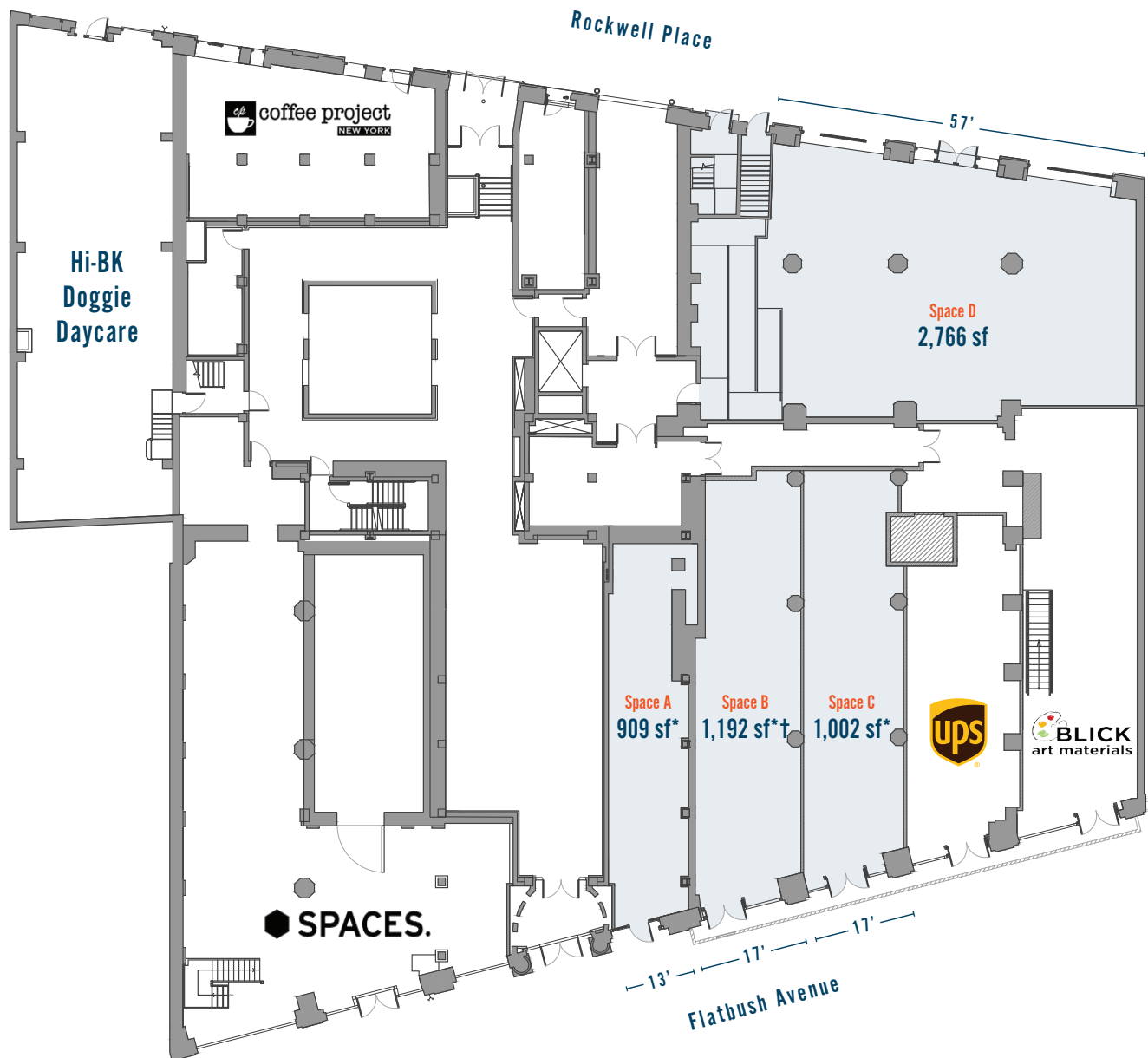


**DOWNTOWN BROOKLYN RETAIL OPPORTUNITY**  
AT THE BASE OF A FULLY REDEVELOPED CLASS A 260,000 SF OFFICE  
BUILDING, STEPS FROM FULTON STREET MALL & ATLANTIC TERMINAL MALL



# GROUND FLOOR

41 FLATBUSH AVENUE



## SPACE A

909 sf\*

13' of frontage  
on Flatbush Avenue  
14' ceiling height

\*Spaces can be combined

## SPACE B

1,002 sf\*†

17' of frontage  
on Flatbush Avenue  
14' ceiling height

†In process of vacating

## SPACE C

1,192 sf\*

17' of frontage  
on Flatbush Avenue  
14' ceiling height

## SPACE D

2,766 sf

57' of frontage  
on Flatbush Avenue  
22' ceiling height

## NEIGHBORING TENANTS

BAM

365

Apple

HUNGRY GHOST COFFEE

THE GREENE GRAPE

CHELSEA PIERS

DEVOCION

DÉPANNEUR

fresh&co

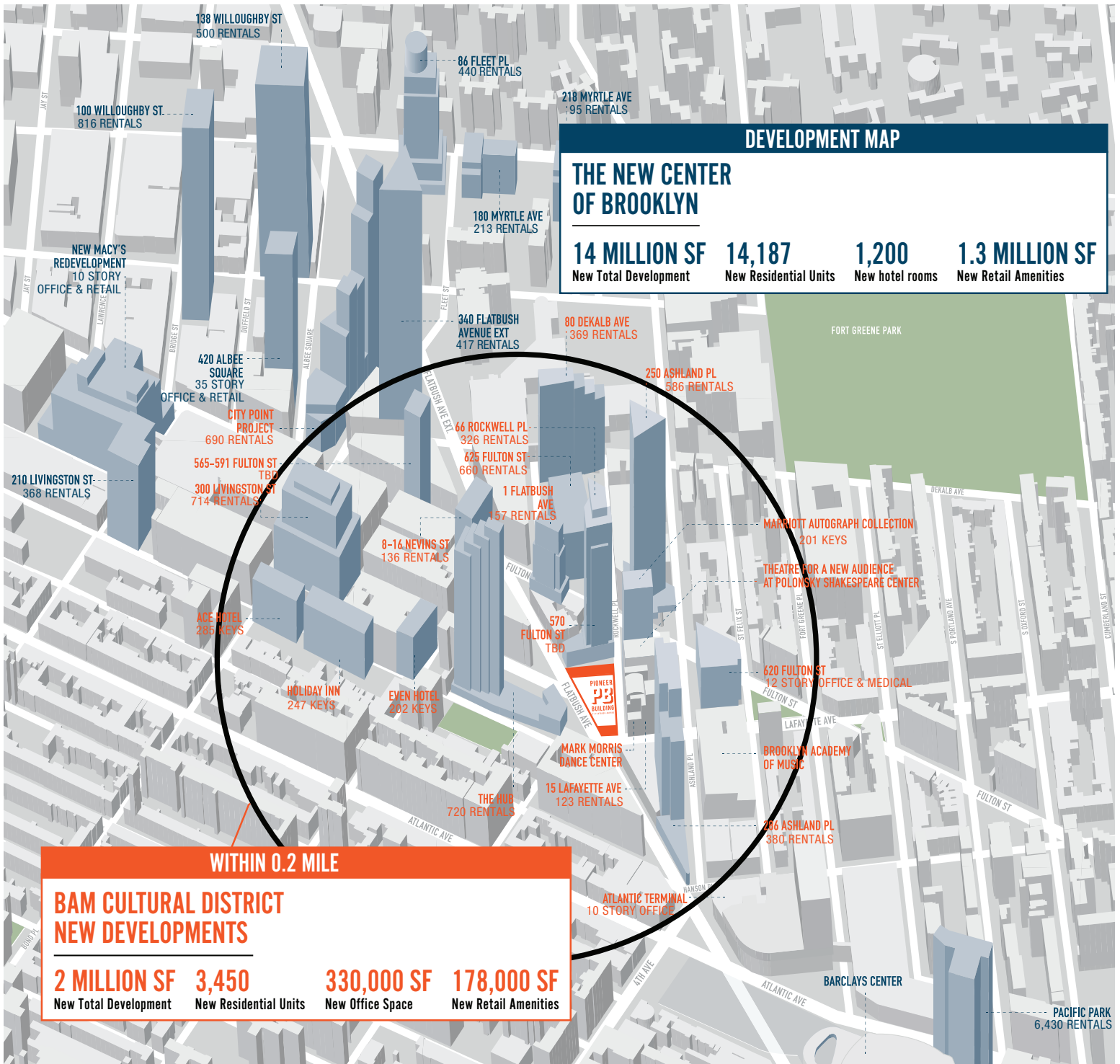
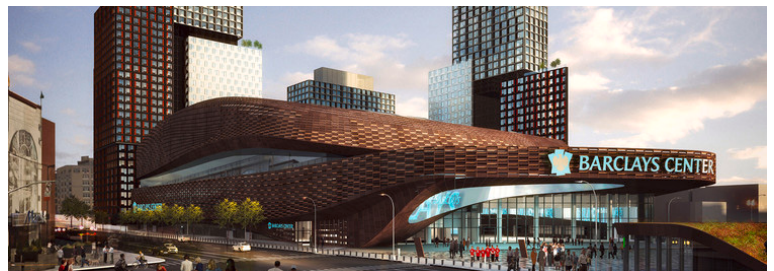
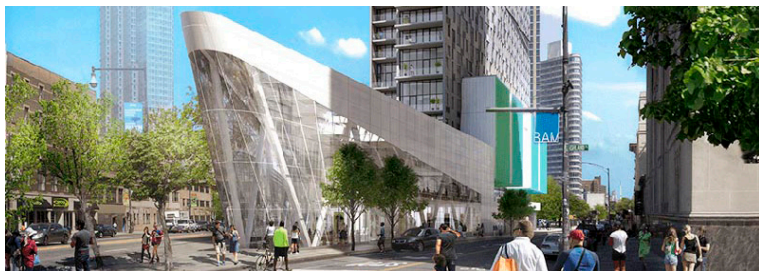
BRUNCH

## COMMENTS

- In proximity to two major retail destinations: Fulton Street Mall and Atlantic Terminal Mall & at the intersection of BAM Cultural District, Fort Greene & Boerum Hill
- Steps away from five subway stations and the **2 3 4 5 A C G B D N Q R** Long Island Rail Road
- Recently signed: The Coffee Project, Blick Art Materials, Hi-BK Doggie Daycare, UPS







**RYAN P. CONDREN**

+1 212 220 4117 | RYAN.CONDREN@AM.JLL.COM

**GEORGE DANUT**

+1 212 220 4121 | GEORGE.DANUT@AM.JLL.COM

Jones Lang LaSalle Brokerage, Inc. | 330 Madison Avenue New York, NY 10017

**DISCLAIMER**

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019 Jones Lang LaSalle IP, Inc. All rights reserved.

