



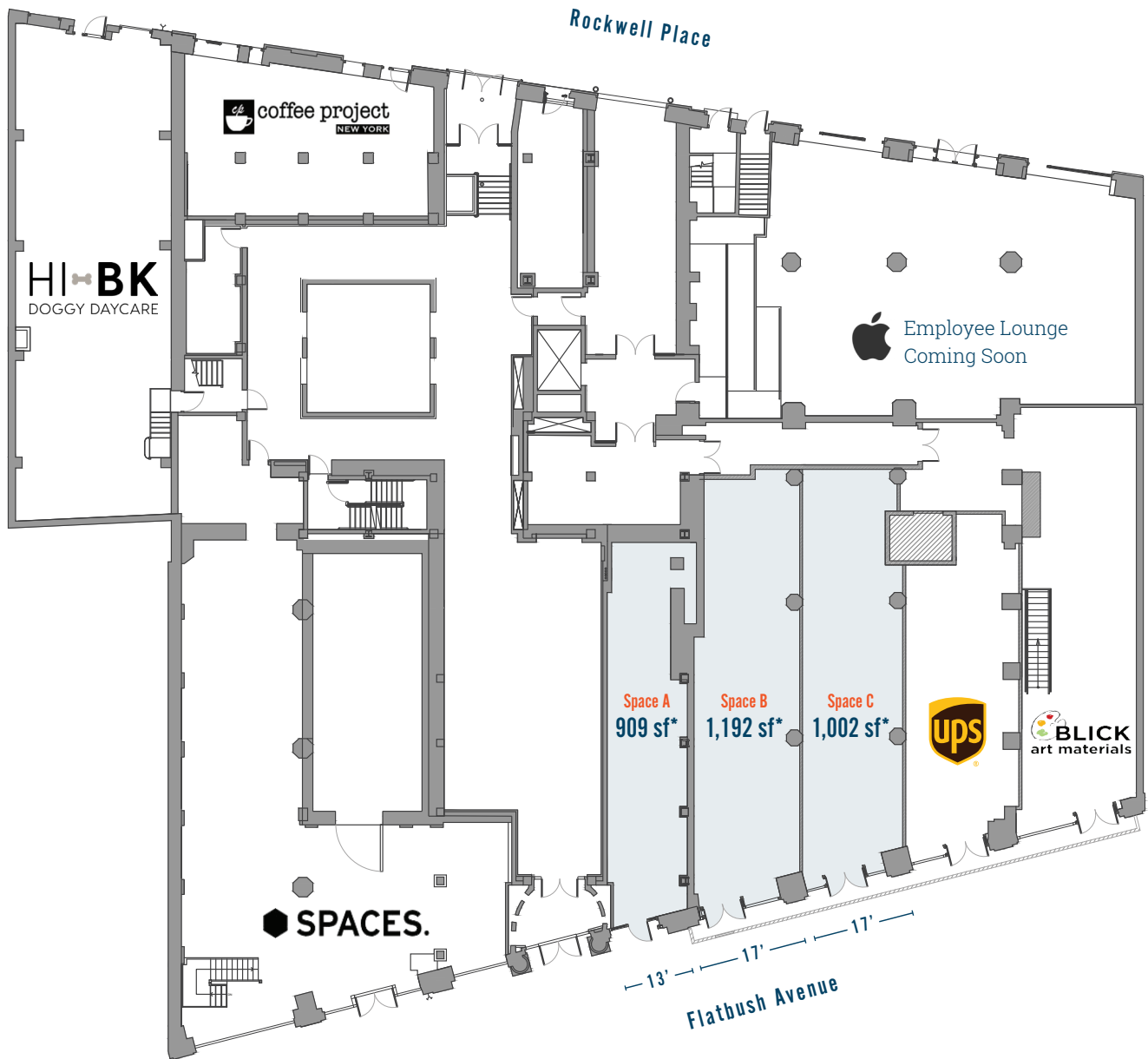
BROOKLYN MADE CENTRAL

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

1,192 sf*†
 17' of frontage on Flatbush Avenue
 14' ceiling height

SPACE C

1,002 sf*
 17' of frontage on Flatbush Avenue
 14' ceiling height

NEIGHBORING TENANTS



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** MTA Long Island Rail Road
- Recently signed: The Coffee Project, Blick Art Materials, Hi-BK Doggie Daycare, UPS



ENHANCED VISIBILITY & STRONG DEMOGRAPHICS

40K+

vehicles per day on Flatbush Avenue

200+

stage performances per year at BAM

\$120K

average household income within 1/2 mile

22M+

annual subway riders within a three-minute walk

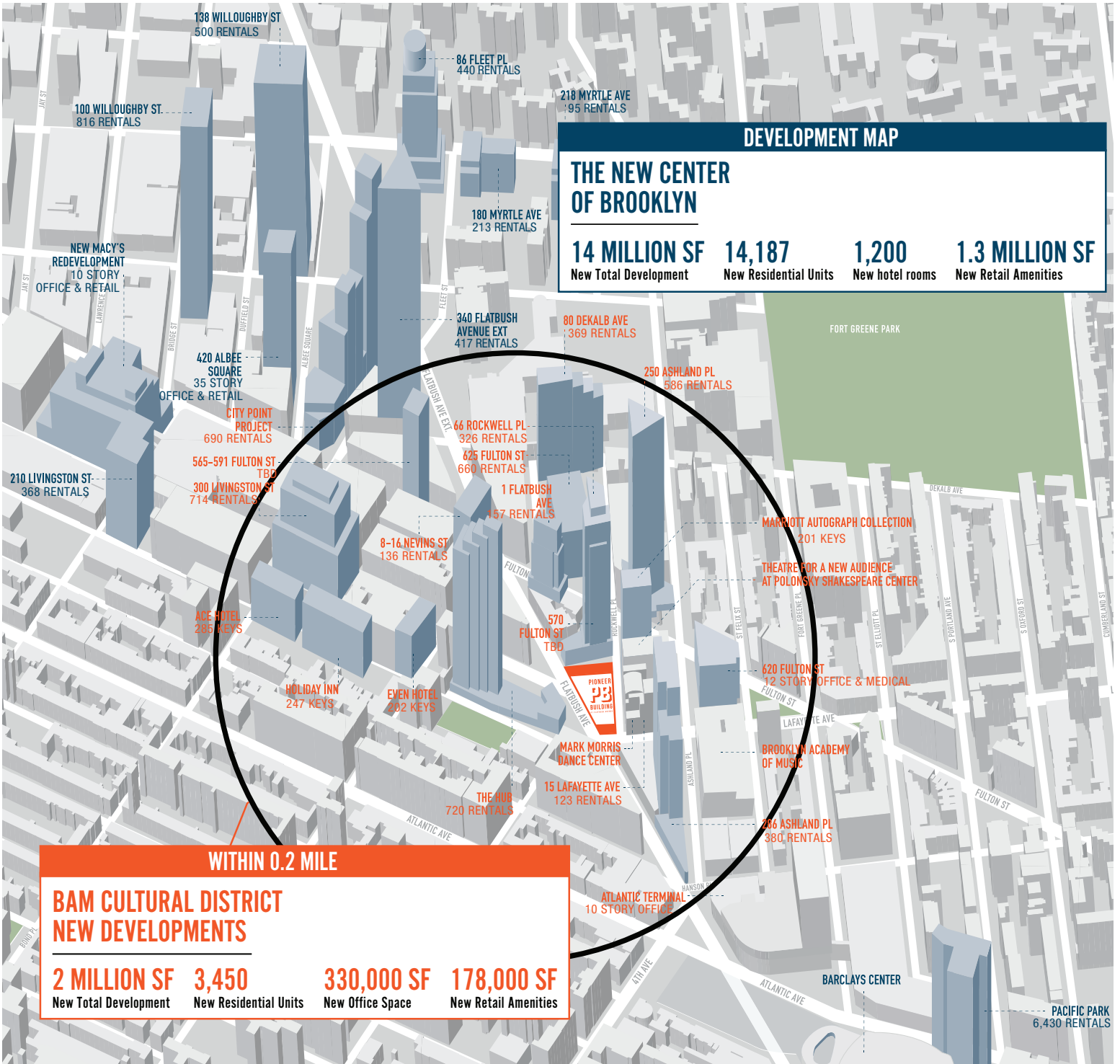
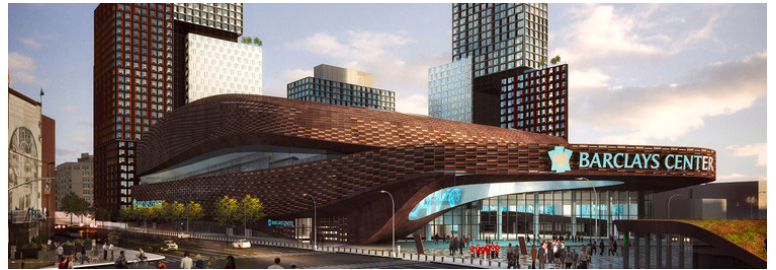
500K+

visitors annually to BAM on Rockwell Place

3.5K+

new residential units coming to the area





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