

one
flatbush



PREMISES

2nd Floor:	7,300 SF Approx.
Ground:	6,600 SF Approx.
Lower level:	6,235 SF Approx.
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Total:	20,135 SF Approx.

CEILING HEIGHTS

2nd Floor:	14' 3"
Ground:	16' 5" - 18'
Lower level:	14' 2"

FRONTAGE

Approx. 110 FT

POSSESSION

Immediate

NEIGHBORS

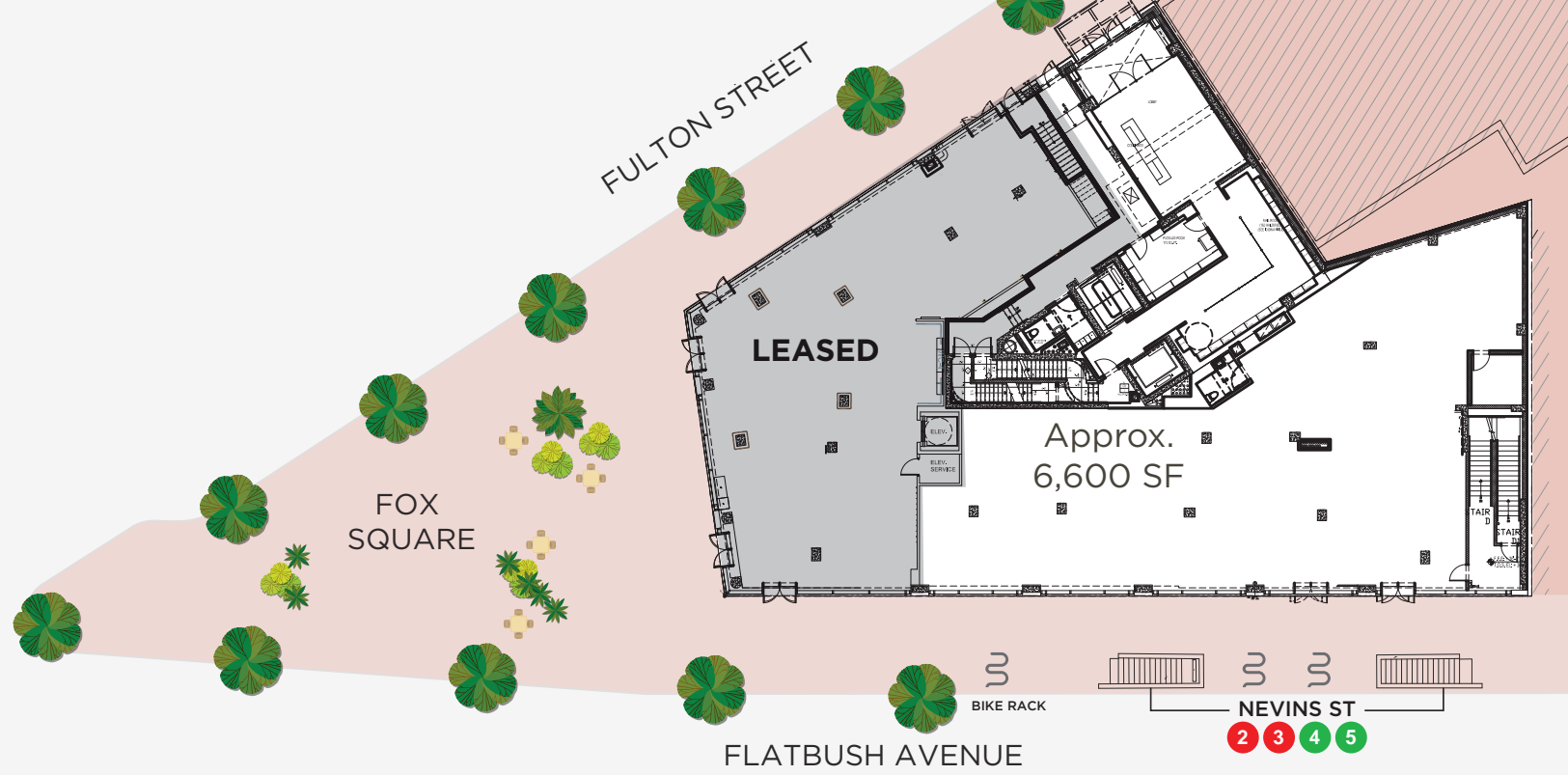
Apple, Barclays, Atlantic Terminal, Starbucks, BAM, Juniors, City Point, Whole Foods, Blick, CVS, Chase, United Healthcare, HSBC, Bank of America, CKO, TD Bank, T-Mobile, 7-11, McDonalds, Cohens Fashion Optical and H&R Block

UNPARALLELED OPPORTUNITY

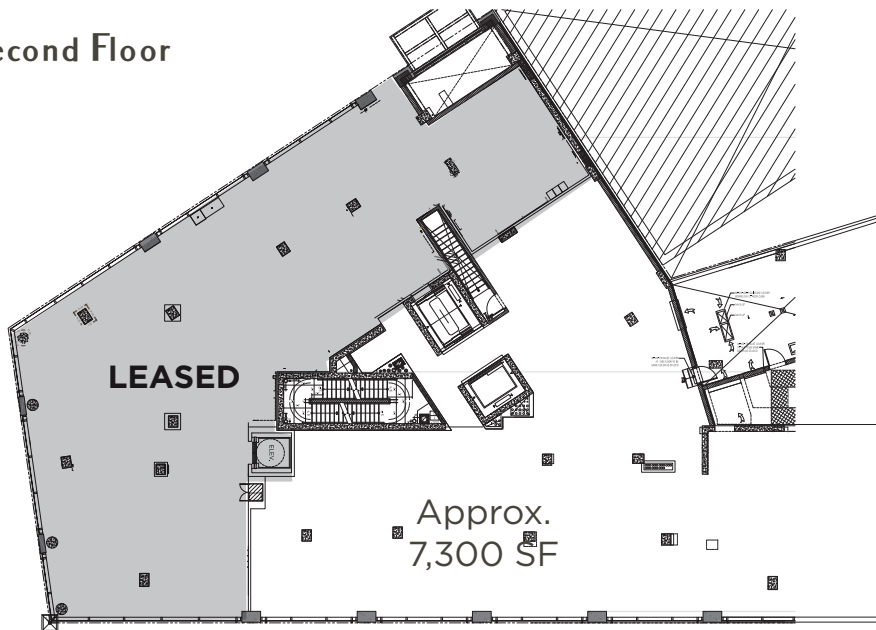
- Flagship Signage Capability
- Floor-to-ceiling glass
- All uses considered
- Base of brand new 19 story, 170,000 sf residential building.
- Adjacent to the Nevins St 2 3 4 5 Subway Station serviced by over 3.2MM riders annually.



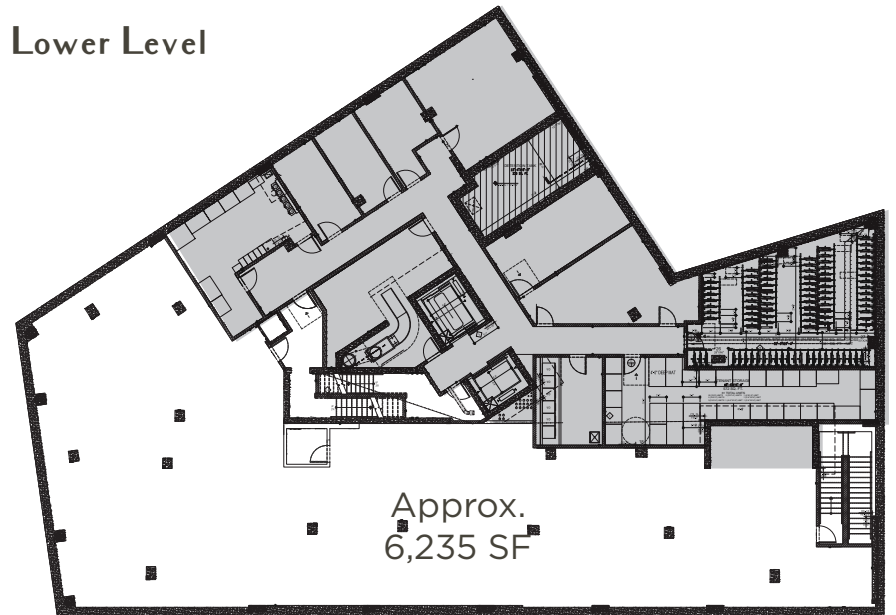
Ground Floor



Second Floor

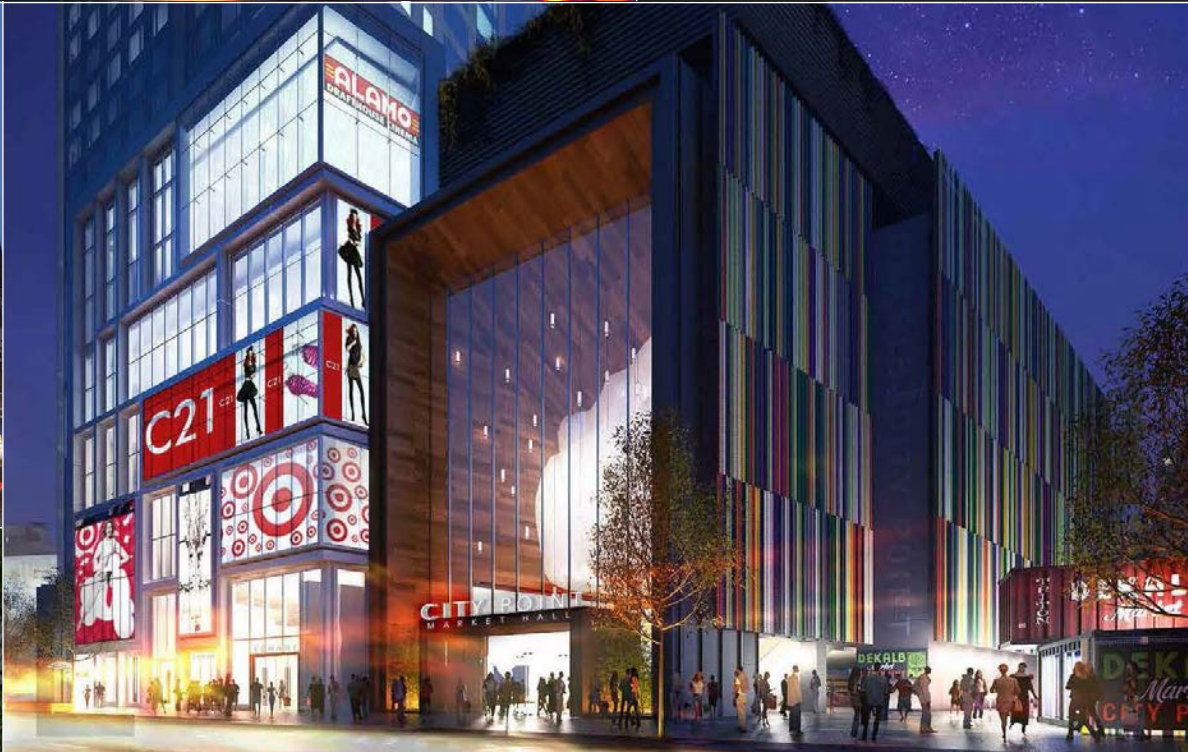


Lower Level





1 Flatbush Avenue is located at the most comprehensive **transportation point in Brooklyn**, with four major subway stops within a four block radius, providing access to 14 subway lines and all points in the New York City metro area.



Alongside Citypoint, Fulton Mall and Fort Greene, **1 Flatbush Avenue** leads the revival of **Downtown Brooklyn**, with over **25 major developments** recently completed or underway surrounding the property, making 1 Flatbush the epicenter of the most vibrant neighborhood in all of New York.



39% OF RESIDENTS HAVE A GRADUATE DEGREE OR BETTER (0.25 MILE RADIUS)
 30% OF RESIDENTS HAVE A HOUSEHOLD INCOME OF \$200,000 OR BETTER

NEIGHBORHOOD DEVELOPMENTS

1. 1 Boerum Place

- Approx. 160,000 SF of retail, office, cultural and residential uses
- Slated completion date - N/A

2. 376 - 380 Fulton Street

- 15 Story proposed 188,767 SF redevelopment site
- 160,000 SF of Office/28,000 SF of Retail

3. 422 Fulton Street

- 620,000 SF Class A Office Building
- Expected Completion - Q3 2019

4. 214 Duffield Street

- 58-story residential rental building
- 826 units
- 14,256 SF of retail space

5. One Willoughby Square

- 33-story, 465,000 SF of office development
- Slated for completion - 2021

6. 138 Willoughby Street

- Extell Development - 68 Stories
- 458 Residential Units
- 68,000 SF of total retail space
- Expected completion early 2021

7. 91 Fleet Place

- 15-story, 225,000 SF residential Building
- 205 units
- 12,877 SF of commercial space

8. 7 Dekalb Avenue

- 3 buildings encompassing 1.8 MM SF
- Mixed-use development including retail, entertainment and office space
- Anchored by Century 21 Dept. Store, Alamo Draft House Cinema, Dekalb Market Hall
- 1,098 total residential rental and condo units
- Tower III scheduled for completion - 2020

9. 9 Dekalb Avenue

- 553,732 SF of development site
- 72 stories
- Over 500 residential rental units with retail space available
- Slated for completion - 2021

10. 547 - 589 Fulton Street

- 73 Story Residential Development
- 553,732 SF
- Over 500 Residential units

11. 33 Bond Street

- 594,480 SF, 25-story residential building
- 714 rental units
- 55,000 SF of retail space

12. 540 Fulton Street

- 43-story, 333,461 SF mixed-use development
- 96,592 SF of commercial space with retail and office occupying floors 1 -8
- 236,869 SF of residential space for 327 units
- Slated for completion - 2020

13. 625 Fulton Street

- Development rights for a 770,000 SF mixed-use building

14. The Hub - 333 Schermerhorn Street

- Landlord: Douglas Steiner
- 55-story, 750-unit residential rental building with 150 affordable units
- 42,000 SF of retail space

15. 250 Ashland Place

- Landlord: The Gotham Organization
- 16,000 SF food hall - Gotham Market
- 51-story, mixed-use tower

16. 620 Fulton Street

- 20,000 SF of retail
- 12-story office and medical center
- 70,000 SF of office contains a 65,000 SF health center for union hotel workers (current & retired) and their families, serving some of the group's 500,000 users who made 700,000 visits last year

17. 15 Lafayette Street

- Mixed-use Building with 109 Rental Units
- 2,800 SF of Retail
- 21,400 SF of cultural Community Space

18. 80 Flatbush Avenue

- Alloy Development's proposed project with would include over 900 residential units
- 200,000 square feet of office space, 40,000 SF of retail, a 15,000 square foot cultural facility, and 2 new schools

19. 98 - 102 Flatbush Avenue

- Proposed 78 and 33-story residential, cultural, commercial buildings
- 900 apartments expected for completion, phase 1 - 2022, phase 2 - 2025

20. 300 Ashland Place

- 32-story mixed use tower
- 379 rental units
- 12,000 SF of retail leased by Apple
- 50,000 SF of cultural component space
- New location for 365 Whole Foods

21. Atlantic Terminal Mall

- 5 Levels - 370,000 SF of Retail
- 400,000 SF of Office
- Busiest transportation hub in the metro New York City area
- 14 million subway rides per annum
- 10 million Long Island Railroad passengers
- Across from the Barclays Center

22. Atlantic Center

- 3 Levels
- 394,000 SF of Retail
- 650-car parking garage

14K+ RESIDENTIAL UNITS | 1.6M SF OF OFFICE SPACE
1,500+ HOTEL ROOMS | \$9B+ IN PRIVATE DEVELOPMENT

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