

BANKRUPTCY SALE

358 & 360 ATLANTIC AVE, BROOKLYN, NY

358 & 360
Atlantic Ave
BROOKLYN, NY



TWO CONTIGUOUS MIXED-USE BUILDINGS
7 FREE MARKET Residential Units & 3 Retail Units
6,768 SF | 50 Ft of Frontage on Atlantic Ave



NORTHGATE
REAL ESTATE GROUP

360
Atlantic Ave
BROOKLYN, NY

358
Atlantic Ave
BROOKLYN, NY



358 & 360 Atlantic Ave BROOKLYN, NY

DOWNTOWN BROOKLYN



Walgreens

sweetgreen

Santander

Marshalls
MATTRESS FIRM

Minuteman Press

SalonCentric

JAO SOCIAL CLUB
POUR LES SNOBS

SOCCER POST
AMERICA'S SOCCER STORE

FedEx Office

Little L's

Free Range
Wine & Spirits

VERAYOGA
A HOT YOGA JOINT

ABSOLUTE COFFEE

nu hotel

OUTLINE

assembly line

Opalia
FLOWERS

FARROW & BALL

Citizens

Bacchus
Bistro

Foodtown
Locally Owned • Family Operated™

AdvantageCare
PHYSICIANS

AHF PHARMACY

Pronto
Pizza

H&R
BLOCK

Mimi Cheng's

Blossom
Ice Cream

The Brazen
Head Bar

PET SMART
PM Pediatric Care
Banfield PET HOSPITAL | bhere

SUGARED+
BRONZED™

five
BELOW

Michaels
Where Creativity Happens™

two8two
BAR &
BURGER

NUTS
FACTORY

blink
FITNESS
TD Bank

PAPER SOURCE

FREE PEOPLE

Dr. Martens

My Unique
Optique

FRANK
PARLAMIS

Clover's
Gallery

Mile End
DELICATESSEN

Someday Bar

Consistency Project
Vintage

french louie

meg

THREE 80
ATLANTIC

vca
animal hospitals

Michele Varian

humble house

mud
australia

Apple Gourmet
Farm

THE SALVATION
ARMY

VEKA

BETTY BAKER'S

LASH 27
THE FLOOR

Long Island
University-Brooklyn

EXECUTIVE SUMMARY

3D MAP



PROPERTY SNAPSHOT

- Two contiguous buildings, border of prime Boerum Hill & Downtown Brooklyn
- 7 residential units and 3 retail units, totaling 6,768 SF
- All residential units are FREE MARKET
- 50 feet of frontage on Atlantic Avenue
- 358 Atlantic Avenue: 4 story building consisting of 3 residential units and one retail; 3,520 SQF
- 360 Atlantic Avenue: 3 story building consisting of 4 residential units and 2 retail units; 3,248 SQF
- Prime retail corridor on Atlantic Avenue between Hoyt St. and Bond St.
- Three blocks to downtown Brooklyn's main retail corridor, Flatbush Avenue: Whole Foods, Apple, Target, Trader Joes
- Located less than 0.5 miles from Atlantic Terminal & Barclays Center
- Short walk to the Hoyt-Schermerhorn Street, Nevins Street or Dekalb Avenue subway stations
- Prime downtown Brooklyn location in the middle of one of the busiest and most vibrant neighborhoods in all of New York
- Substantial upside in rent (FM units are currently below market)

TAX MAP



ZONING MAP



PROPERTY DETAILS

Property	Total	358 Atlantic Avenue	360 Atlantic Avenue
Borough		Brooklyn	Brooklyn
Block/Lot		183/12	183/13
Apartments	7	3	4
Commercial	3	1	2
Stories		4	3
Elevator/Walk-Up		Walk-Up	Walk-Up
Lot Dimensions		22 ft x 80 ft	28 ft x 90 ft
Lot SF		1,760 SF	2,520 SF
Built Dimensions		22 ft x 38 ft	28 ft x 38 ft
Building SF (Above Grade)	6,768 SF	3,520 SF	3,248 SF
Year Built		1900	1900
Average Rent/Apt.	\$2,906	\$3,447	\$2,500
Tax Class		2A	2A
24/25 Assessed Value		\$281,811	\$255,293
Tax Rate		12.502%	12.502%
Real Estate Taxes (24/25)	\$67,149	\$35,232	\$31,917

Bid Deadline: Tuesday, December 3RD, 2024 at 5:00 PM
Auction Date: Thursday, December 5TH, 2024 at 2:30 PM
Opening Bid: \$5,050,000
 (Sale Subject To Bankruptcy Court Approval)

FINANCIALS

INCOME & EXPENSES		358 ATLANTIC AVENUE	360 ATLANTIC AVENUE	CONSOLIDATED
INCOME:				
Residential		\$124,109	\$120,000	\$244,109
Commercial		\$54,000	\$119,274	\$173,274
Real Estate Tax Reimbursement		\$1,145	\$1,343	\$2,488
Gross Income:		\$179,254	\$240,617	\$419,871
Vacancy & Collection Loss	5.00% of PGI	\$(8,963)	\$(12,031)	\$(20,994)
Effectict Gross Income:		\$170,292	\$228,586	\$398,877
OPERATING EXPENSES:				
Real Estate Taxes (24/25)		\$35,232	\$31,917	\$67,149
Insurance		\$2,200	\$2,200	\$4,400
Fuel		\$3,800	\$3,400	\$7,200
Electric		\$900	\$1,200	\$2,100
Water & Sewer		\$3,553	\$4,738	\$8,291
Payroll		\$6,000	\$6,000	\$12,000
Repairs & Maintenance		\$2,400	\$3,200	\$5,600
Management Fee	3.00% of EGI	\$5,109	\$6,858	\$11,966
Total Operating Expenses		\$59,194	\$59,512	\$118,706
Net Operating Income (NOI):		\$111,098	\$169,074	\$280,171

FINANCIALS - RENT ROLL

BUILDING	UNIT	STATUS	SF	BEDROOMS	TENANT	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END	RENT PSF
358 Atlantic Avenue	Retail	RET	514		Patmos Design, Inc	\$4,500.00	\$54,000.00	11/15/22	11/30/32	\$105.06
358 Atlantic Avenue	2	FM	672	2 BDRM	O. Pawloski	\$3,500.00	\$42,000.00	7/15/24	7/31/25	\$62.50
358 Atlantic Avenue	3	FM	672	2 BDRM	A. Bass-Brown	\$3,442.41	\$41,308.92	2/1/24	1/31/26	\$61.47
358 Atlantic Avenue	4	FM	669	2 BDRM	O. Capra	\$3,400.00	\$40,800.00	3/1/24	4/30/25	\$60.99
Total			2,527			\$14,842.41	\$178,108.92			\$70.48

Patmos Design has annual rent increases of 3%, with two 5-year renewal options. The base rent for the first year of any renewal term will be the greater of fair market value (FMV) or a 3% increase over the prior year, followed by 3% annual increases thereafter. The premises comprise additional cellar storage (510 SF) and backyard space (1,125 SF).

BUILDING	UNIT	STATUS	SF	BEDROOMS	TENANT	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END	RENT PSF
360 Atlantic Avenue	360 East	RET	463		Porta 360 LLC	\$4,635.00	\$55,620.00	11/1/22	10/31/27	\$120.13
360 Atlantic Avenue	360 West	RET	454		Tutor Perini Corp	\$5,304.50	\$63,654.00	4/1/24	3/31/29	\$140.21
360 Atlantic Avenue	2L	FM	426	1 BDRM	C. Coyne	\$2,400.00	\$28,800.00	2/1/24	7/31/25	\$67.61
360 Atlantic Avenue	2R	FM	426	1 BDRM	E. Fischer Young	\$2,550.00	\$30,600.00	6/15/24	5/31/25	\$71.83
360 Atlantic Avenue	3L	FM	444	1 BDRM	J.Schneider	\$2,550.00	\$30,600.00	8/1/24	7/31/26	\$68.92
360 Atlantic Avenue	3R	FM	444	1 BDRM	Che Rie Wan	\$2,500.00	\$30,000.00	7/1/24	6/30/25	\$67.57
Total			2,657			\$19,939.50	\$239,274.00			\$90.05

Porta 360 & Tutor Perini have 3% annual rent increases. Porta 360 has additional cellar storage and backyard space.

RETAIL TENANT TAX REIMBURSEMENT SCHEDULE						
Building	Tenant	RE Taxes (24/25)	% Reimbursed	Base Year	Base Year Taxes	Tax Reimbursement
358	Patmos Design, Inc	\$35,232	20.34%	Yes	\$29,600	\$1,145
360	Porta 360 LLC	\$31,917	17.40%	Yes	\$26,797	\$891
360	Tutor Perini Corp	\$31,917	17.10%	Yes	\$29,275	\$452
Total						\$2,488



358 & 360
Atlantic Ave
BROOKLYN, NY

















AREA OVERVIEW

AREA PROFILE

Downtown Brooklyn has been evolving over the past several years. The extensive development underway and planned is anticipated to further improve the local economy and overall appeal of the area. Furthermore, the subject area is located within close proximity to Manhattan, typically ± 15 minutes driving distance from Downtown, or several subway stops.

Located in the northwestern section of the borough of Brooklyn, downtown Brooklyn is the third largest central business district in New York City. The neighborhood is known for its office and residential buildings, such as the Williamsburg Savings Bank Tower and the MetroTech Center office complex.

Since the rezoning of Downtown Brooklyn in 2004, the area has been undergoing a transformation, with \$9 billion of private investment and \$300 million in public improvements underway. The area is a growing hub for education. In 2017, New York University announced that it would invest over \$500 million to renovate and expand the NYU Tandon School of Engineering and its surrounding Downtown Brooklyn-based campus.

Located a few blocks over is the Barclays Center, a 650,000-square-foot multi-purpose indoor arena which is situated at the intersection of Atlantic Avenue and Flatbush Avenue. The arena can host up to 19,000 spectators and features 101 luxury suites. The Center is home to major league sports teams the Brooklyn Nets (NBA) and the New York Islanders (NHL). When the home teams are not utilizing the arena, it is host to an array of concerts, conventions, and other sporting events. Ground broke on the project in March 2010 and the arena opened in September 2012. The Center reportedly achieved \$47 million in sales in year one of operations, the most of any venue in the country, and hosted over 200 events.



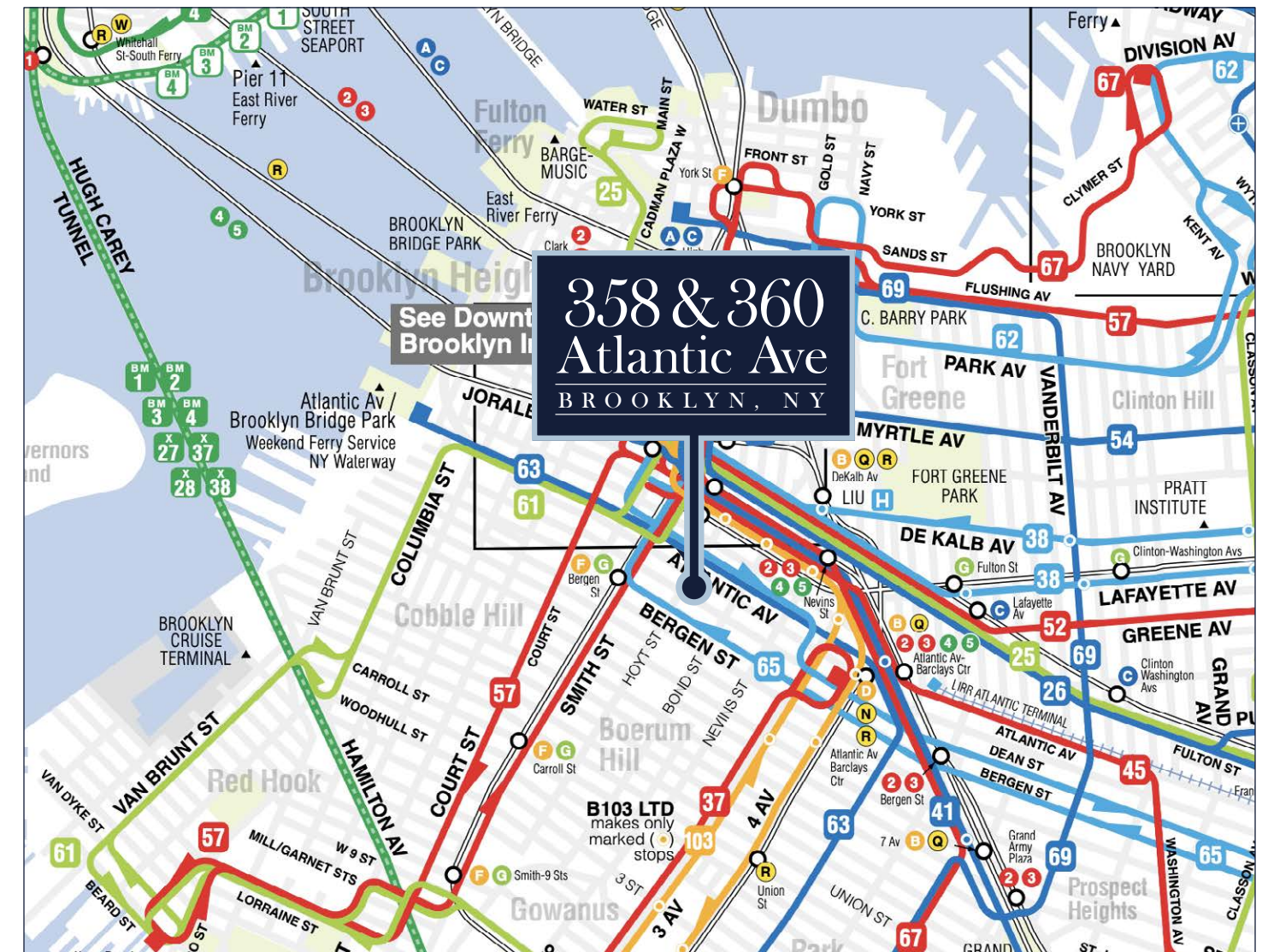
IN THE NEIGHBORHOOD

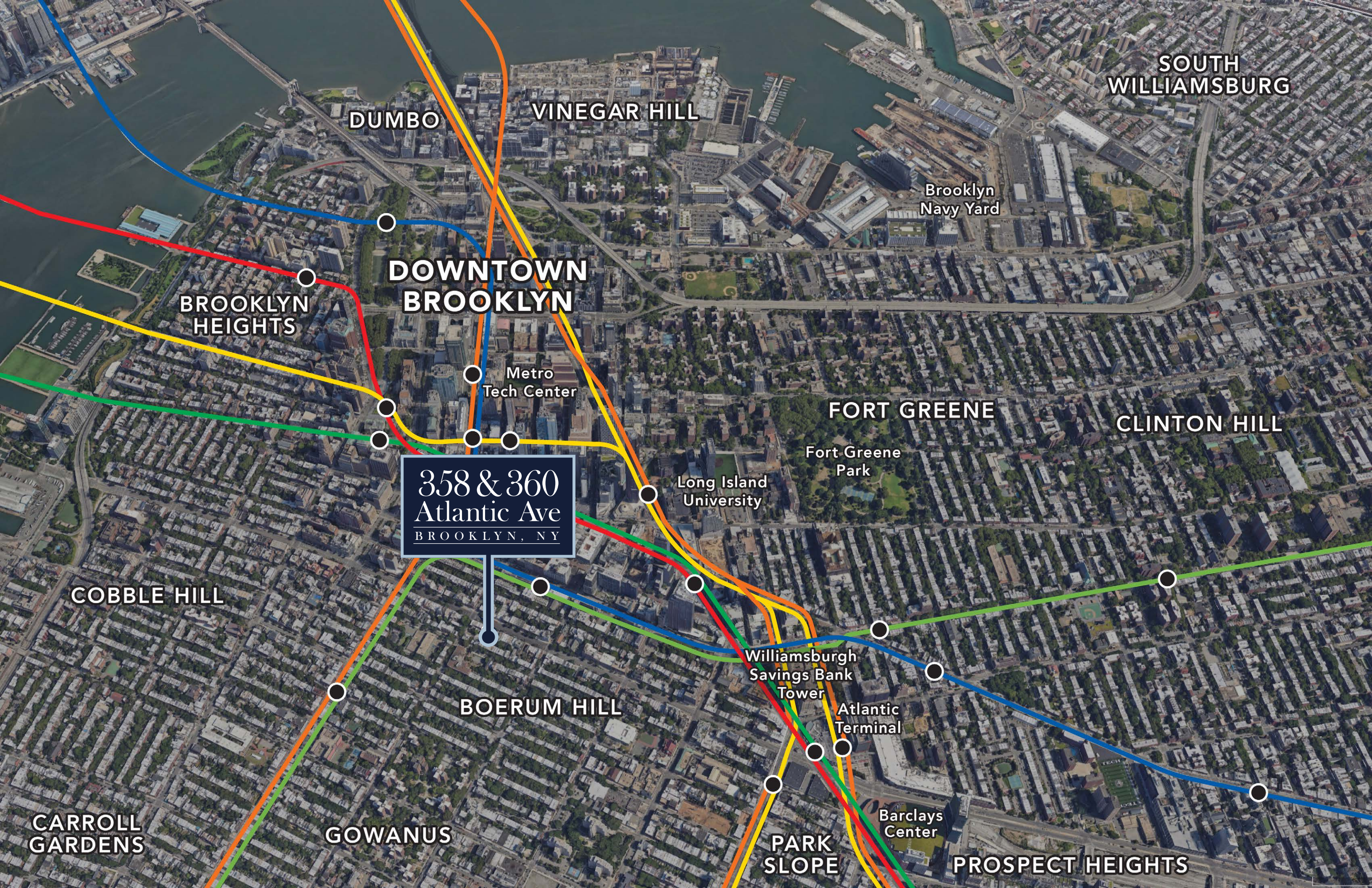
- Junior's Restaurant
- Dekalb Market Hall
- City Point
- Apple Downtown Brooklyn
- Whole Foods
- Brooklyn Academy of Music
- Atlantic Terminal
- Long Island University

NEED TO KNOW

Commute Times

- 10 minute walk to the Barclays Center
- 15 minute subway ride to Wall Street
- 25 minute subway ride to Penn Station
- 25 minute subway ride to Grand Central
- 40 minute drive to JFK Airport





SOUTH WILLIAMSBURG

DUMBO

VINEGAR HILL

Brooklyn Navy Yard

BROOKLYN HEIGHTS

DOWNTOWN BROOKLYN

Metro Tech Center

FORT GREENE

CLINTON HILL

358 & 360 Atlantic Ave
BROOKLYN, NY

Long Island University

Fort Greene Park

COBBLE HILL

BOERUM HILL

Williamsburgh Savings Bank Tower

Atlantic Terminal

CARROLL GARDENS

GOWANUS

PARK SLOPE

Barclays Center

PROSPECT HEIGHTS



358 & 360
Atlantic Ave
BROOKLYN, NY

MTA Long Island Rail Road
ATLANTIC TERMINAL STATION

★ macy's
Foot Locker H&M
GAP TJ-MAXX
Rainbow rack
McDonald's OLD NAVY

BEST BUY UNI QLO target
Durlington STOP&SHOP
Marshalls DAVE & BUSTERS
Applebee's OLD NAVY Guitar Center
BUFFALO WILD WINGS DSW McDonald's Bath & Body Works

hg honeygrow
SoulCycle
EQUINOX
DOS TOROS TAQUERIA
SEPHORA

target
lululemon
ALAMO DRAFTHOUSE CINEMA
TRADER JOE'S

TRADER JOE'S

sweetgreen
HARMON FACE VALUES
Marshalls

Michael's
five BELOW

Jacadi MARINE LAYER
BURGER KING

lululemon

Aēsop

BLUE BOTTLE COFFEE

snipes

WHOLE FOODS MARKET
nextlevel

Apple

PC RICHARD & SON

snipes

BBQ

IHOP

SITE

five BELOW

POPEYES

TACOMBİ

KUMON

CHAMPS SPORTS
Raymour & Flanigan FURNITURE

Smash BURGER

McDonald's
Starbucks

CHIPOTLE
SMOOTHIE KING

Kiehl's
SINCE 1851

POTBELLY
Panera
CAVA
SHAKE SHACK
BURGER KING
Starbucks

FIVE GUYS
BURGERS and FRIES
Starbucks
CHIPOTLE
HALE and HEARTY
BORGANIC COFFEE
PIT

target
Starbucks
LIFETIME FITNESS
ALAMO DRAFTHOUSE CINEMA
lululemon
TRADER JOE'S

Starbucks
SoulCycle
EQUINOX
DOS TOROS TAQUERIA
SEPHORA

McDonald's

Stickys
FINGER JOINT

Little Caesars

sweetgreen

CHIPOTLE
CHAMPS SPORTS
Raymour & Flanigan FURNITURE

BDNQR

Smash BURGER

McDonald's
Starbucks

CHIPOTLE
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FIVE GUYS
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LIFETIME FITNESS
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DOS TOROS TAQUERIA
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CHIPOTLE
CHAMPS SPORTS
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BDNQR

Smash BURGER

McDonald's
Starbucks

CHIPOTLE
SMOOTHIE KING

NEW CONSTRUCTION MAP

Brooklyn

Downtown Brooklyn

420 ALBEE SQUARE



495-foot-tall skyscraper with 500,000 square feet of Class A office space.

BROOKLYN POINT



Extell condo with amenities including a rooftop pool stargazing observatory pilates and cycling studios, rock climbing, pet spa and various lounges.

202-208 TILLARY ST



A new rental building with 262 apartments across two buildings with almost 14,000 SF of ground floor retail.

167 WILLOUGHBY ST



132-foot-tall residential building with 23 units.

161 ASHLAND PL



34-story building for Long Island University with 476 apartments above.

ONE BOERUM PLACE



A new, 21-story building with 122 apartments and ground-floor retail. Amenities include a swimming pool, exercise room, roof terrace, and bicycle parking,

CITY TOWER



700,000 square feet of boutique and retail, entertainment and dining tenants with 439 residential apartments from the 20th floor to 49th floor.

9 DEKALB AVENUE



1,000-foot tower by developer/design duo JDS and ShoP Architects.

11 HOYT ST



A 51-story condo with 480 apartments by developer Tishman Speyer.

589 FULTON STREET



575' tall residential skyscraper with a total of 557,973 SF. The building will contain 591 rental units, 68,693 SF of retail space.

358 & 360 Atlantic Ave BROOKLYN, NY

CITY POINT



A mixed-use multi-building residential and commercial complex. By square footage, it is the largest mixed-use development in the city.

THE PAXTON



A 43-story, mixed-use skyscraper at over 330,000 total SF. The structure will contain 327 rental units, 137,075 SF of office space and 33,000 SF of retail space

100 FLATBUSH AVENUE



44-story tower with 396 rental units, 30,000 SF of retail space, 500 parking spaces for bicycles. To be completed in 2024.

BROOKLYN POINT

138 WILLOUGHBY ST BROOKLYN, NY 11201

Extell has landed in Brooklyn. The developer's first Kings County building, Brooklyn Point, launched sales earlier in 2017, with apartments starting at \$837,000. The condo is the final piece of the larger City Point megaproject, and is currently under construction at 138 Willoughby Street. In addition to what is allegedly the highest rooftop pool in the Western Hemisphere, the building will have a stargazing observatory, pilates and cycling studios, rock climbing, a pet spa, various lounges, a "forest adventure," stroller valet, a game lounge, and yes, even more. Occupancy is expected in 2020.



202-208 TILLARY STREET

202 TILLARY ST BROOKLYN, NY 11201

A new rental building is set to rise right next to one of the entrances of the Brooklyn Queens Expressway in Downtown Brooklyn. The Aufgang Architects-designed project would have two buildings rising 21 and 23 stories, which would be connected by a shorter structure. The buildings would have 262 apartments, of which 79 would be affordable units. Just a little under 14,000 square feet has been set aside for ground floor retail.



CITY TOWER

10 CITY POINT, BROOKLYN, NY 11201



Designed by COOKFOX with curtain wall cladding by Permas-teelisa Group, City Tower rises from the center of Brooklyn's most prominent development, City Point. With residences beginning at the 20th floor and above more than 700,000 square feet of boutique and destination retail, entertainment and dining, City Tower is the essence of urban living. City Tower is not only a destination location, but is convenient to transportation with the 2, 3, 4, 5, A, B, C, D, F, G, Q and R subway lines steps away — and just minutes to the BAM Cultural District and Atlantic Terminal. With over 23,000 square feet of amenities, both indoor and out, and views that span from Manhattan to the Harbor, City Tower encompasses all that has made Brooklyn an international destination and cultural reference point. In a borough reborn, City Tower redefines the City.

22 CHAPEL STREET

22 CHAPEL ST BROOKLYN, NY 11201



Developer OTL Enterprises is in the process of constructing a 20-story building with 180 apartments, a chunk of which will be earmarked as affordable. The building, designed by CetraRuddy, will be situated on tiny Chapel Street behind the Cathedral Basilica of St. James. The building will rise 210 feet and hold amenities like a resident's lounge, a children's room, a gym and pool, and a roof deck. It'll also have ground-floor retail and a community center.

9 DEKALB AVENUE

9 DEKALB AVE BROOKLYN, NY 11201

Brooklyn's getting its first supertall, courtesy of 111 West 57th Street developer/design duo JDS and SHoP Architects. The planned 1,000-foot tower will rise above the landmarked Dime Savings Bank Building in Albee Square, and will incorporate its historic facade into the skyscraper's design. The Landmarks Preservation Commission gave the project the green light in 2016, and construction is underway; the developers have been tight-lipped about other details, such as unit mix or starting prices.



420 ALBEE SQUARE

420 ALBEE SQUARE, BROOKLYN, NY 11201

Also known as One Willoughby Square, 420 Albee Square in Downtown Brooklyn will be a 34-story, 495-foot-tall reinforced concrete skyscraper and will contain 500,000 square feet of newly built Class A office space. FXCollaborative is the designer and JEMB Realty is the developer of the project. Gilbane Building Company is in charge of the construction.



11 HOYT STREET

11 HOYT ST BROOKLYN, NY 11201



Developer Tishman Speyer has assembled a star-studded design team for its condo building set to rise next to Downtown Brooklyn's Macy's (which the developer is revamping at present). Jeanne Gang's Chicago-based firm, Studio Gang is on the building; the condo will feature interiors by Michaelis Boyd Associates and landscape design by Hollander Design. The project will also be Studio Gang's first residential building in NYC. The 51-story condo will have 480 apartments (a mix of studios through four-bedrooms) with prices ranging from \$600,000 to over \$4 million.

ONE BOERUM PLACE

1 BOERUM PL BROOKLYN, NY 11201



The corner of Boerum Place and Fulton Street in Downtown Brooklyn will officially sprout a 250-foot tower. Developer Avery Hall Investments has filed plans for a new, 21-story building at 7 Boerum Place, with 122 apartments and ground-floor retail part of the package. According to the plans on file with the Department of Buildings, the new tower will have 122 condos, along with amenities like a swimming pool, exercise room, roof terrace, and bicycle parking. SLCE is the architect of record.

BROOKLYN TECH TRIANGLE

The Brooklyn Tech Triangle comprises Dumbo, Downtown Brooklyn and the Brooklyn Navy Yard. There are approximately 500 businesses currently occupying the Tech Triangle. Further expansion within the Triangle is expected to triple the economic impact of the Tech Triangle in the next several years, reaching \$15.5 billion in 2025, according to a report released by the Downtown Brooklyn Partnership.

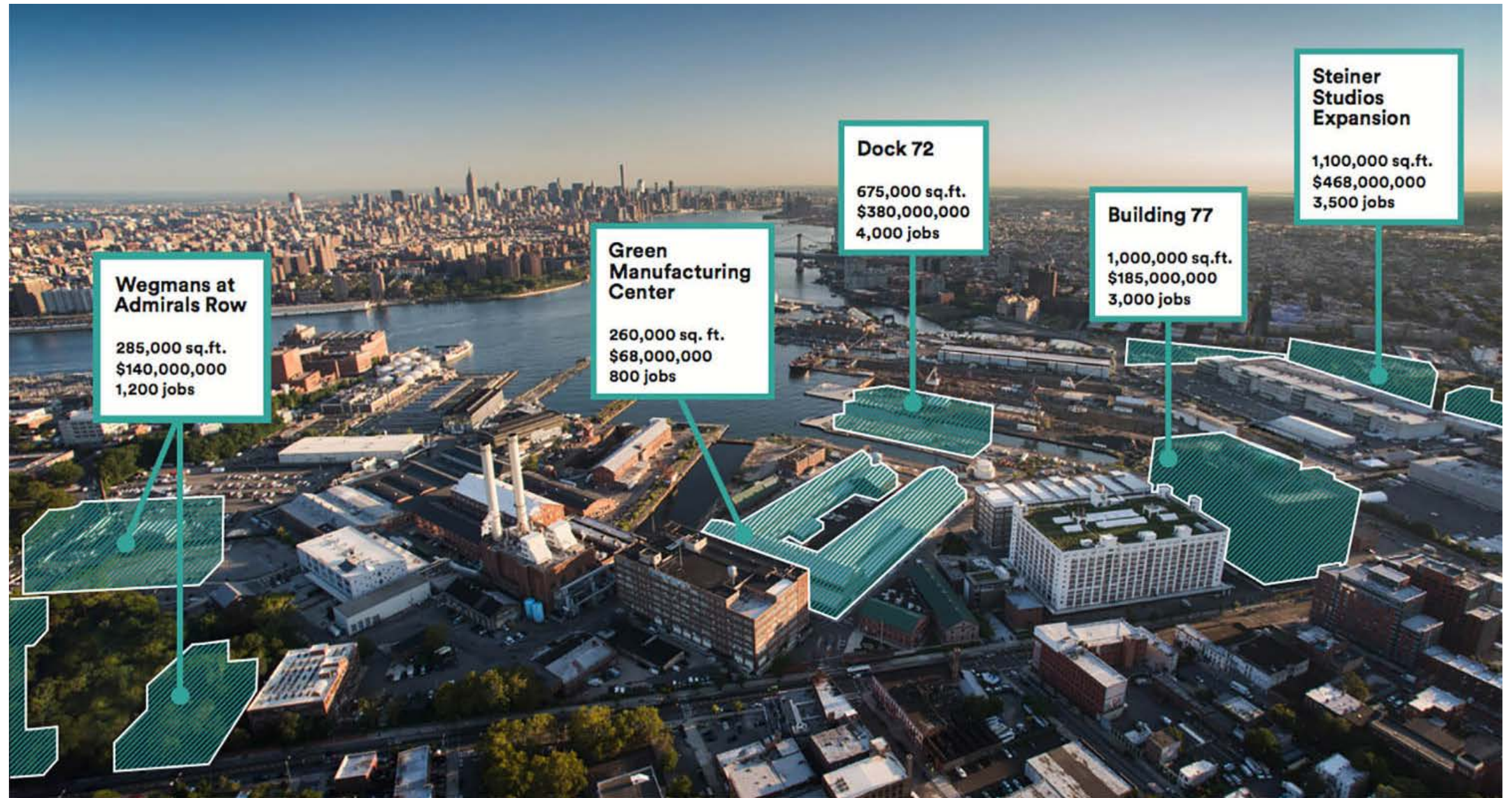
MetroTech Center is an urban and technology campus in Downtown Brooklyn and is the largest urban academic industrial research park in the nation. The Center is home to several technology firms and innovation centers including the NYU Tandon School of Engineering's main campus and the New York City College of Technology. The MetroTech features 11 buildings and 3.7 million square-feet of commercial space, spanning 25 blocks. The Marriott Brooklyn Bridge is situated across from the Metro Tech Center.

The Brooklyn Navy Yard is situated to the north of the MetroTech, and is the site of significant development occurring over the next several years. Several of the notable projects occurring within the Navy Yard are described below:

- Dock 72 is a tech-focused office building within Brooklyn Navy Yard. The 675,000-square-foot building was curated by its anchor tenant, WeWork, which has leased 222,000 square feet to represent its second Brooklyn location. Dock 72 was completed in early 2018 and includes a 13,000 square foot food hall, a state-of-the-art wellness center, conference centers, and four rooftops.
- Building 77 is one of the largest development projects planned for the Navy Yard. This project encompassed the refurbishment of a 1,000,000-square-foot building. Completed in November 2017, the building offers 60,000 square feet of public food manufacturing on the ground floor. The light industrial space has anchor tenant Russ & Daughters alongside other food purveyors.
- Admirals Row is a development project including retail uses and 126,000 square feet

of industrial space. The building is set to be five-stories high and feature 250,000 square-feet of space, along with a 100,000-square-foot parking garage attached. The project will also include a Wegmans grocery store to further residential development in the area, set to open in the fall of 2019.

- The Green Manufacturing Center is a modern industrial manufacturing facility conceptualized for development in the Navy Yard as well. The facility will be home to four tenants, three of which include Crye Precision, New Lab, and the Brooklyn Roasting Company. The project is expected to add 800 jobs to the Navy Yard area by 2020.



AMENITIES MAP

EATERIES

- 1 Pierogi Boys
- 2 Kotti Berliner
- 3 Arepa Lady
- 4 New Golden Fried Dumpling
- 5 DomoTaco
- 6 Golden Krust
- 7 Yaso Tangbao
- 8 Buffalo Boss
- 9 Shake Shack
- 10 Sophie's Cuban Cuisine
- 11 New Apollo Diner
- 12 Fulton Hot Dog King
- 13 IHOP
- 14 Emack & Bolio's Ice Cream
- 15 Teresa's
- 16 Caffe Buon Gusto
- 17 Yemen Cafe
- 18 Mitoushi Sushi
- 19 Tripoli Restaurant
- 20 Colonie
- 21 Beasts & Bottles
- 22 Hibino
- 23 Heights Cafe
- 24 Dellarocco's
- 25 La Defense Bistro
- 26 Hale and Hearty
- 27 Chipotle Mexican Grill
- 28 Au Bon Pain
- 29 Metro Star
- 30 Panera Bread
- 31 Potbelly Sandwich Shop
- 32 Rocco's Tacos & Tequila Bar
- 33 Dallas BBQ
- 34 Blue Cafe
- 35 Govinda's Vegetarian Lunch
- 36 Xifu Food
- 37 Angelica
- 38 Brasserie Seoul
- 39 My Little Pizzeria
- 40 Queen
- 41 Building On Bond
- 42 Mile End Delicatessen
- 43 Bijan's
- 44 French Louie
- 45 Sottocasa
- 46 twoStwo Bar & Burger
- 47 Bien Cuit
- 48 BarTabac
- 49 Hanco's
- 50 Mia's Brooklyn Bakery
- 51 Bareburger
- 52 Paris Baguette
- 53 O'Keefe's Bar & Grill
- 54 Maison Kayser
- 55 Caffe Buon Gusto
- 56 Nanatori
- 57 Le Pain Quotidien
- 58 Lantern
- 59 Saketumi
- 60 Ozu Japanese Cuisine
- 61 Iron Chef House
- 62 Park Plaza
- 63 Concord Market

- 64 Luciano's
- 65 Cafe Metro
- 66 Henry's End
- 67 Pinto Restaurant
- 68 River Deli
- 69 Ample Hills Creamery
- 70 Montero
- 71 Table 87
- 72 Fornino At Pier 6
- 73 Estuary
- 74 Ebb & Flow
- 75 Pilot

SHOPPING

- 1 Trader Joe's
- 2 Century 21
- 3 Target
- 4 Footaction
- 5 GNC
- 6 Old Navy
- 7 Nordstrom Rack
- 8 H&M
- 9 Banana Republic
- 10 Fulton Fabric
- 11 Petland Discounts
- 12 GameStop
- 13 Ann Taylor Factory Store
- 14 Zumiez
- 15 Modell's Sporting Goods
- 16 Lane Bryant
- 17 Duane Reade
- 18 Gap Outlet
- 19 House of Hoops
- 20 Macy's
- 21 Adidas
- 22 Swarovski
- 23 Express Factory Outlet
- 24 Cookie's
- 25 Hair Wig Beauty Supply
- 26 CVS
- 27 Brooklyn Fare
- 28 Sahadi's
- 29 Pet's Emporium
- 30 Honey Cosmetics
- 31 LOFT
- 32 Michael Towne Wines and Spirits
- 33 Key Food Supermarkets
- 34 Gristedes
- 35 All In One Mart
- 36 The Vitamin Shoppe
- 37 Hatchet Outdoor Supply Co.
- 38 FedEx Office
- 39 Francesca's
- 40 Kiehl's
- 41 Urban Outfitters
- 42 Barneys New York
- 43 Shelsky's of Brooklyn
- 44 Barnes & Noble
- 45 Ferguson Bath, Kitchen & Lighting
- 46 Waterfront Wines
- 47 Wag Club

CAFES

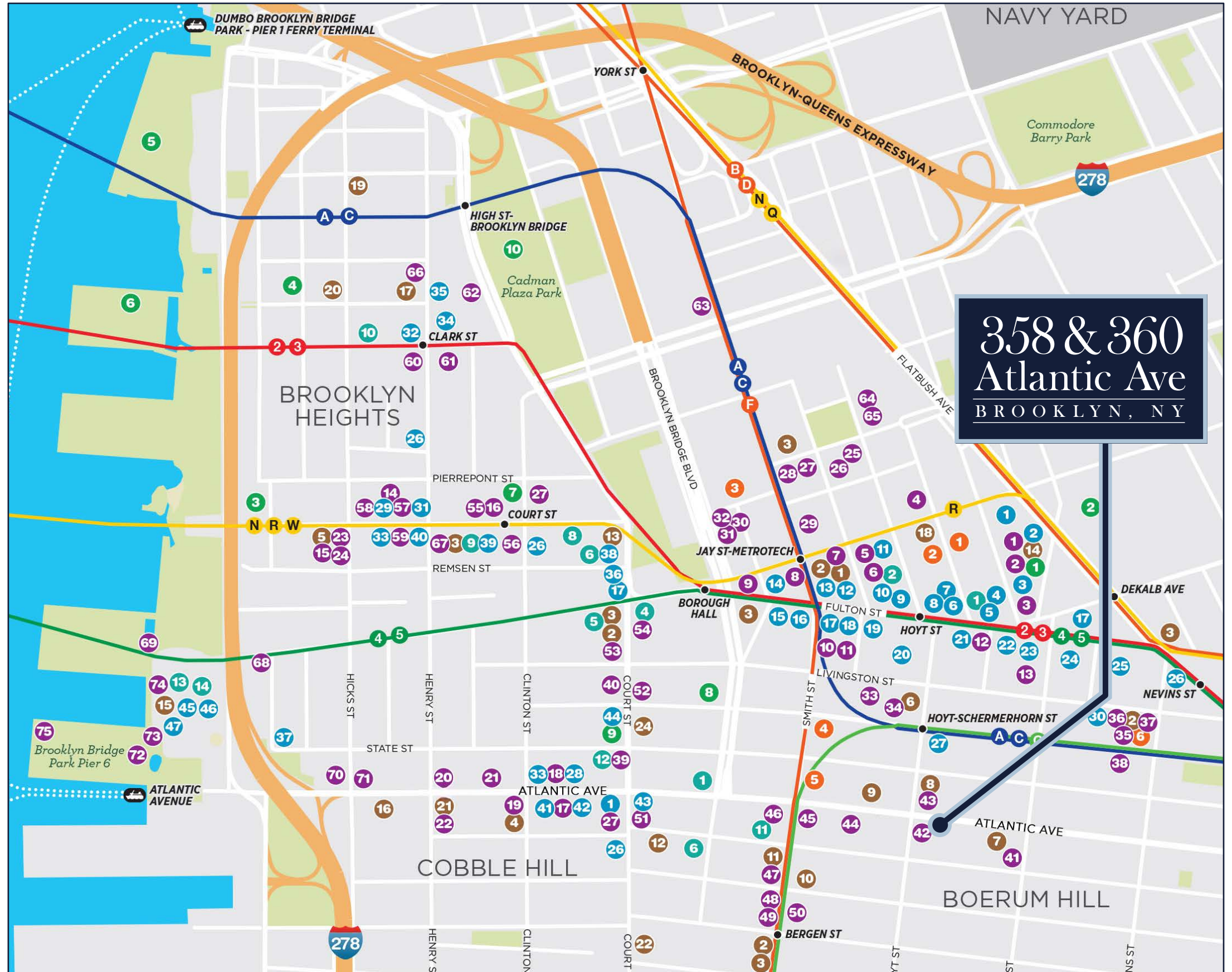
- 1 Gona Cha
- 2 Dunkin'Donuts
- 3 Starbucks
- 4 Swallow Cafe
- 5 The Brooklvn Cat Cafe
- 6 Kunq Fu Tea
- 7 Commons Cafe
- 8 The Little Sweet Cafe
- 9 Absolute Coffee
- 10 Blue Bottle Coffee
- 11 Konditori
- 12 Stumptown Coffee Roasters
- 13 Gregorvs Coffee
- 14 Noble Tree Coffee
- 15 Kaiqo Coffee Room
- 16 Espresso Me
- 17 VineaoDle Cafe
- 18 Ava Brew
- 19 Alice's Tea Cup
- 20 Joe Coffee ComDanv
- 21 Lillo Cucina Italiana
- 22 Charlotte Patisserie
- 23 Marquet Patisserie
- 24 Vivi Bubble Tea

FITNESS

- 1 Planet Fitness
- 2 Manhattan Athletic Club BK
- 3 Crunch Fitness - Ft. Greene
- 4 SoulCycle BKHT
- 5 Equinox Brooklyn Heights
- 6 New York Sports Clubs
- 7 Dodge YMCA
- 8 Orangetheory Fitness
- 9 Fornino At Pier 6
- 10 Eastern Athletic
- 11 The Bar Method
- 12 Streamline Pilates Studio
- 13 Gregor Gracie Jiu-Jitsu
- 14 Everyday Athlete

ATTRACTIONS

- 1 Alamo Drafthouse Cinema
- 2 Kumble Theater
- 3 Brooklyn Heights Promenade
- 4 Truman Capote's House
- 5 The Granite Prospect
- 6 Pier 2 Roller Rink
- 7 Brooklyn Historical Society
- 8 New York Transit Museum
- 9 United Artists Court St 12
- 10 Brooklyn War Memorial
- 11 Jane's Carousel





358 & 360
Atlantic Ave
BROOKLYN, NY

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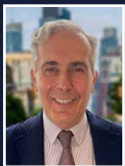
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