



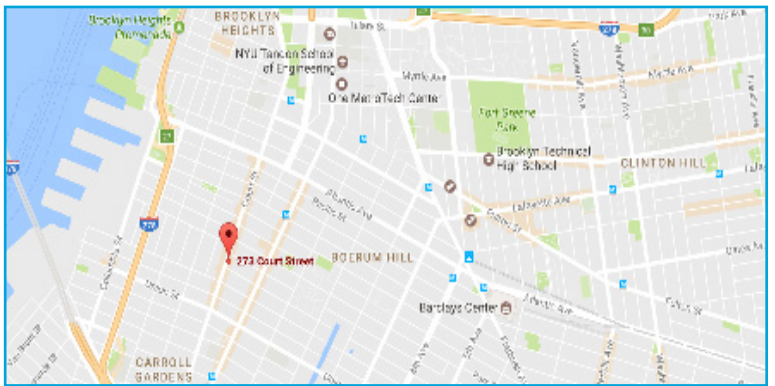
**ECCLESIASTICAL  
REALTY**  
ADVISORY SERVICES LLC  
www.churchrealestate.nyc

# Ground Lease

273-277 Court Street • BROOKLYN, NY

## Prime Cobble Hill Development

**PRICE: Upon Request**



<b>Address</b>	273-277 Court Street btw. Butler St. & Douglass St.
<b>Neighborhood</b>	Cobble Hill
<b>Block/Lot</b>	0408-0004
<b>Lot Size</b>	4,129 sf (approx.)
<b>Frontage</b>	37.5 ft on Court Street
<b>Zoning</b>	R6A, R6B, C2-4
<b>FAR</b>	Split-zoned lot; architect required to determine possible FAR.
<b>Landmark</b>	No
<b>Historic District</b>	No
<b>MIH</b>	No
<b>Existing Building</b>	5,443 sf (approx.)

### OPPORTUNITY HIGHLIGHTS

A **rare** opportunity to develop a mixed-use property on Court Street - "**Brooklyn's new retail hotspot**" (NY Post, 2016).

- Extra-wide frontage on Court St.
- Retail Rents up to \$145 psf.
- Two doors down from Cobble Hill Cinema.
- 3 Blocks from F/G subway station
- 3 Blocks from F/G subway station (corner of Smith St & Warren St) - 3.6 MIL riders in 2016.
- Citibike Station on the corner.
- Major Retailers in the Neighborhood:  
Starbucks, Lululemon, Mac Cosmetics, Rag & Bone, Lucky Brand Jeans, Warby Parker, NYSC, The Bar Method, Barney's, Trader Joe's, Buffalo Exchange, TD Bank, Apple Bank, Chase Bank.

For more information, please contact the **exclusive** brokers:

**Steve Bodden**  
President  
212.686.3522 x 1

**Jack P. Lerner**  
917.860.2323

**Roget M. Lerner**  
917.847.2681

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*"Suppose one of you wants to build a tower. Won't you first sit down and estimate the cost to see if you have enough money to complete it?"*

● **Luke 14:28, NIV**