

275

PARK AVENUE

BETWEEN WAVERLY & WASHINGTON AVENUES
DOWNTOWN BROOKLYN



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SIZE:

Ground Floor 4,683 SF
Lower Level 1,479 SF

FRONTAGE: 75'

POSSESSION: Immediate

ASKING PRICE: Upon Request

HIGHLIGHTS:

- Fully turnkey kitchen
- Formerly 275 Park Comedy Club
- Vent and gas in place
- High foot & vehicle traffic area
- Dense residential neighborhood
- Steps away from the Brooklyn Navy Yard

BUILDING TENANTS:

Le Petite Monstre Bakery, Body by Brooklyn Spa, Venture X Co-Working space, Parking Garage (100+ spaces)

NEIGHBORS:

Wegmans, Key Food, Walgreens, Chase, Citibank, TD Bank, Russ & Daughter's, Il Porto Ristorante, Osteria Brooklyn, Putnam's Pub, Myrtle Thai, Peck's, Myrtle Bagel, Brooklyn Roasting Co., Petee's Cafe, Chipotle, Overgreens Salads, Subway, Smoothie King

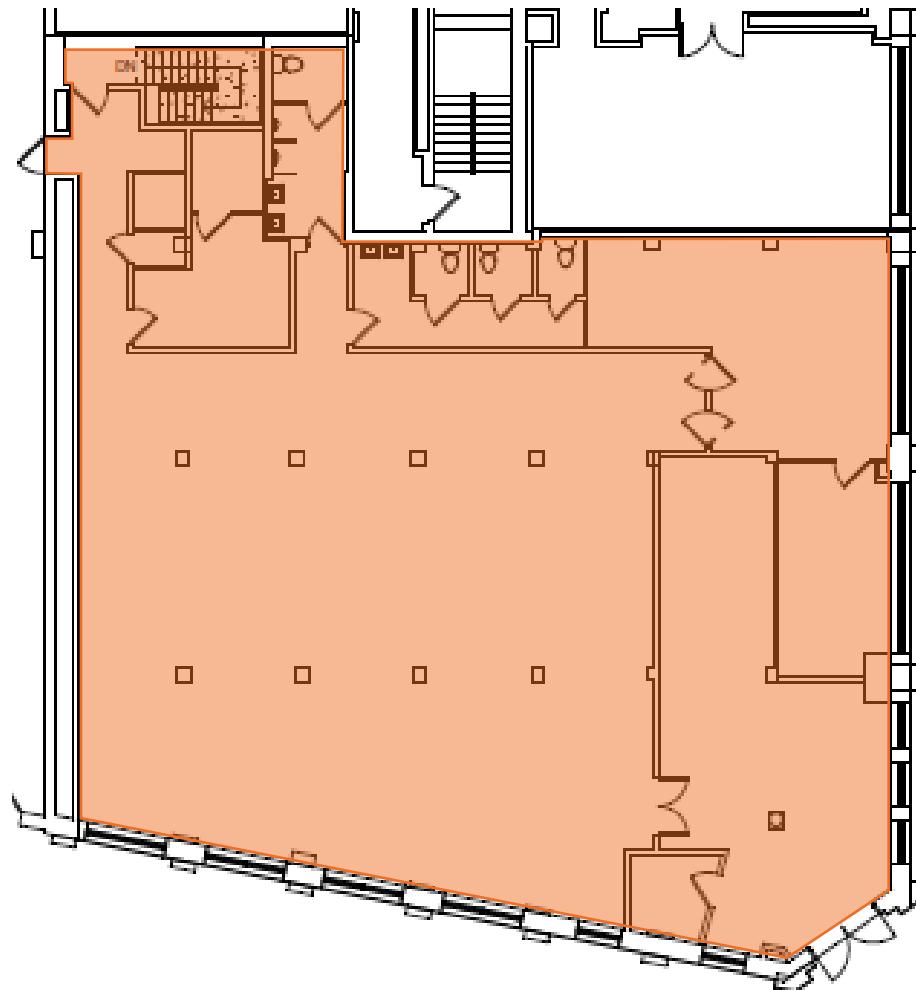


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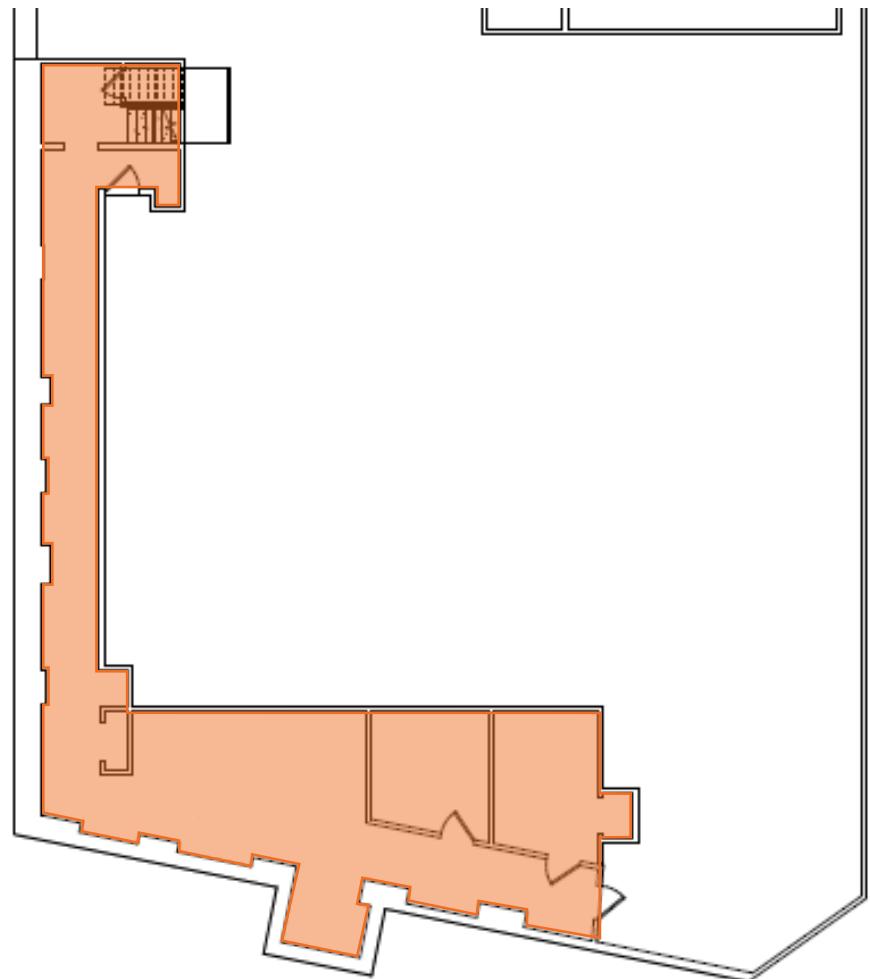
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Floor Plans:

Ground Floor - 4,683 SF



Lower Level - 1,479 SF



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Interiors:



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CULTURAL & ENTERTAINMENT

- 1 Rooftop Reds
- 2 Brooklyn Grange
- 3 Brooklyn Clay Industries
- 4 Eric Forman Studios
- 5 Shared_Studios
- 6 Jane Greengold
- 7 Recess
- 8 Creative Bloch Gallery
- 9 Bldg 92
- 10 Beat the Bomb NYC
- 11 Spectrum NYC
- 12 Cooler Gallery
- 13 Kumble Theater
- 14 Trilok Fusion Center for Art
- 15 Condor Hotel
- 16 Body by Brooklyn
- 17 Brownstone Spa
- 18 CKO Kickboxing
- 19 Cross Fit Outbreak Clinton Hill
- 20 Point Plaza Hotel
- 21 Kings County Distillery
- 22 Naval Cemetery Landscape
- 23 Woodside Press
- 24 Admirals Row
- 25 Casa Blanca Hotel Brooklyn
- 26 Comedy Club

FOOD & BEVERAGE

- 1 Peck's
- 2 Parlor Coffee
- 3 Putnam's
- 4 Chipotle
- 5 Brooklyn Roasting Company
- 6 Il Porto
- 7 The Emerson
- 8 Soco
- 9 Tiger Box
- 10 Rustik Tavern
- 11 Damas Falafel House
- 12 Myrtle Thai
- 13 Sakura Tokyo II
- 14 The Gatethehouse at Kings County Distillery
- 15 Dick and Jane's
- 16 Amarachi
- 17 Cardiff Giant
- 18 La Rina Pastificio & Vino
- 19 Miss Ada
- 20 Thai 101 Brooklyn
- 21 Osteria Brooklyn
- 22 Cap't Loui Brooklyn - Cajun Seafood Boil
- 23 Brooklyn Music Kitchen
- 24 Famer in the Deli
- 25 Mr. Lees
- 26 Brooklyn Roasting Company
- 27 Le Petit Monstre
- 28 M&J Navy Yard Sub Shoppe
- 29 Resident
- 30 66s Fusion - Asian Fusion
- 31 Rhodora Wine Bar

RETAIL

- 1 The Drive New York
- 2 Blick Art Materials
- 3 Leisure Life NYC
- 4 Muny
- 5 Neck & Neck
- 6 Vespa Brooklyn
- 7 Joya Studio
- 8 Atelier Atsuyo et Akiko
- 9 Hip Hop Closet
- 10 Grey Area
- 11 Deluxe Cycles
- 12 Russ & Daughters
- 13 Wegmans
- 14 Citibank
- 15 Bank of America
- 16 CVS

RETAIL (continued)

- 17 Duane Reade
- 18 WheelAbout
- 19 Chase Bank
- 20 Duncan's Fish Market
- 21 Greene-Ville Garden
- 22 Gnarly Vines
- 23 Bravo Supermarket
- 24 Dr. Jays
- 25 My Deli Food Market
- 26 Kingston Supply

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FOR MORE INFORMATION,
PLEASE CONTACT:

AKRAM MOZEB
646.897.4792 | AMozeb@ksrny.com

JORDAN RAPHAN
516.776.4771 | JRaphan@ksrny.com

