

402 EASTERN PARKWAY

BROOKLYN, NY 11225



CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 402 Eastern Parkway in the Crown Heights neighborhood of Brooklyn (the “Property”). The 16,720 SF lot is improved by a 3-story 57,840 SF block through building that was last occupied by W.E.B Dubois High School. The Property sits on the block cap of Eastern Parkway, Bedford Avenue and Union Street and boasts 72’ of frontage on Eastern Parkway along with 189’ of frontage on Bedford Avenue and 109’ of frontage on Union Street.

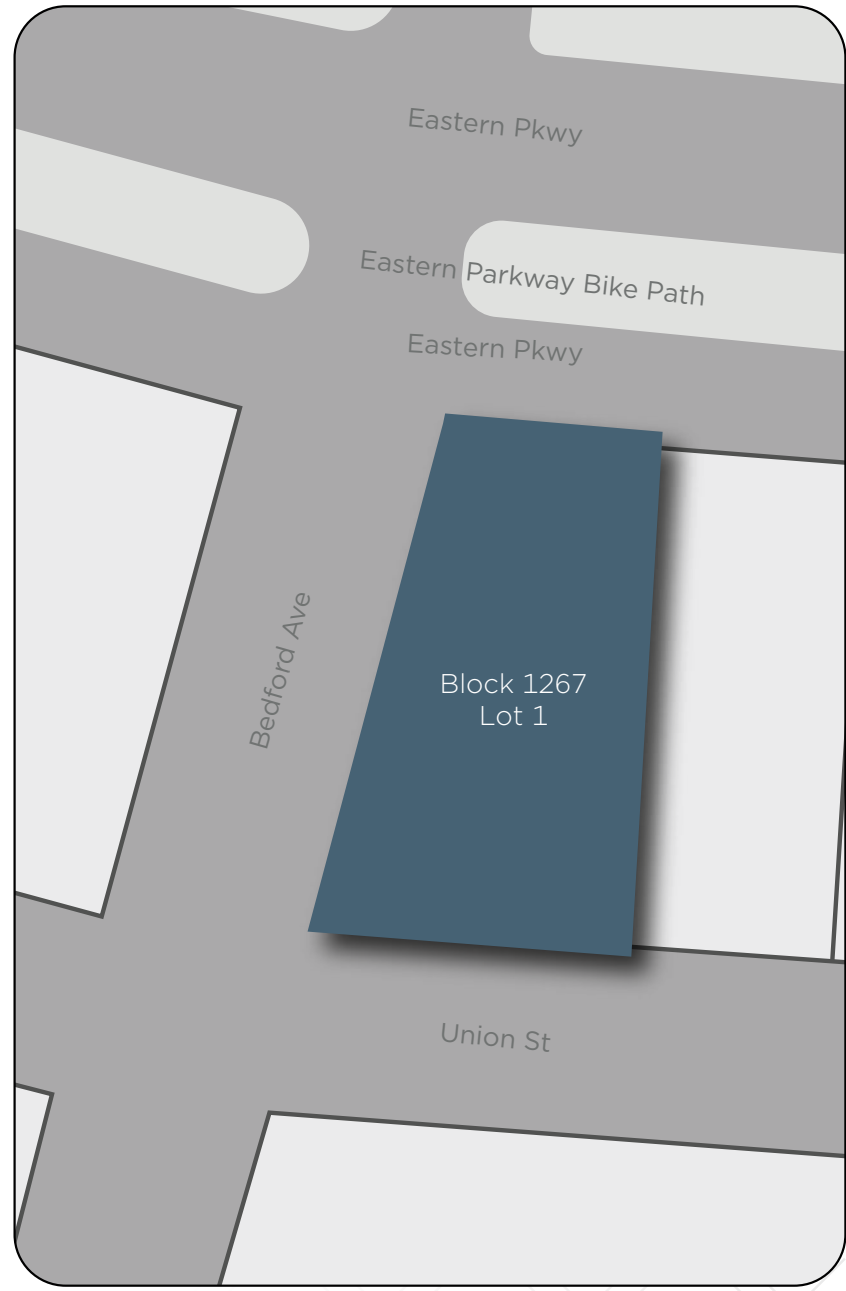
The Property will be delivered vacant, allowing for immediate occupancy, conversion, or redevelopment of the space. The property is also steps away from the Franklin Avenue-Medgar Evers College subway station serviced by the **2** **3** **4** & **5** trains.

The Offering represents the outstanding opportunity to invest in a blank slate repositioning or redevelopment opportunity in Crown Heights right next to the Brooklyn Botanical Gardens & the Brooklyn Museum. For non-profit users the Property offers an opportunity to operate a school, cultural program, or neighborhood community center with enriching after school programs.

All inquiries should be directed to Cushman & Wakefield.

PROPERTY INFORMATION

Property Information	
Address:	402 Eastern Parkway Brooklyn, NY 11225
Property Name:	W.E.B. DuBois High School
Alternate Addresses:	1537-1553 Bedford Ave 402-408 Eastern Pkwy 1131-1139 Union St”
Block & Lot:	1267-1
Lot Dimensions:	71.58' x 185.58' Irregular
Lot SF:	16,720 SF (approx.)
Building Information	
Property Type:	School
Building Dimensions:	77.5' x 155.5' Irregular
Stories:	3
Total Gross SF:	57,840 SF
Zoning Information	
Zoning:	C8-2
Commercial FAR (As-of-Right):	2.00
Total Buildable SF (As-of-Right):	33,440 SF (approx.)
Less Existing Structure:	57,840 SF (approx.)
Available Air Rights (As-of-Right):	Overbuilt SF (approx.)
NYC Financial Information (24/25)	
Total Assessment:	\$3,484,890
Annual Property Tax:	\$369,120
Tax Class:	4
Tax Rate:	10.592%





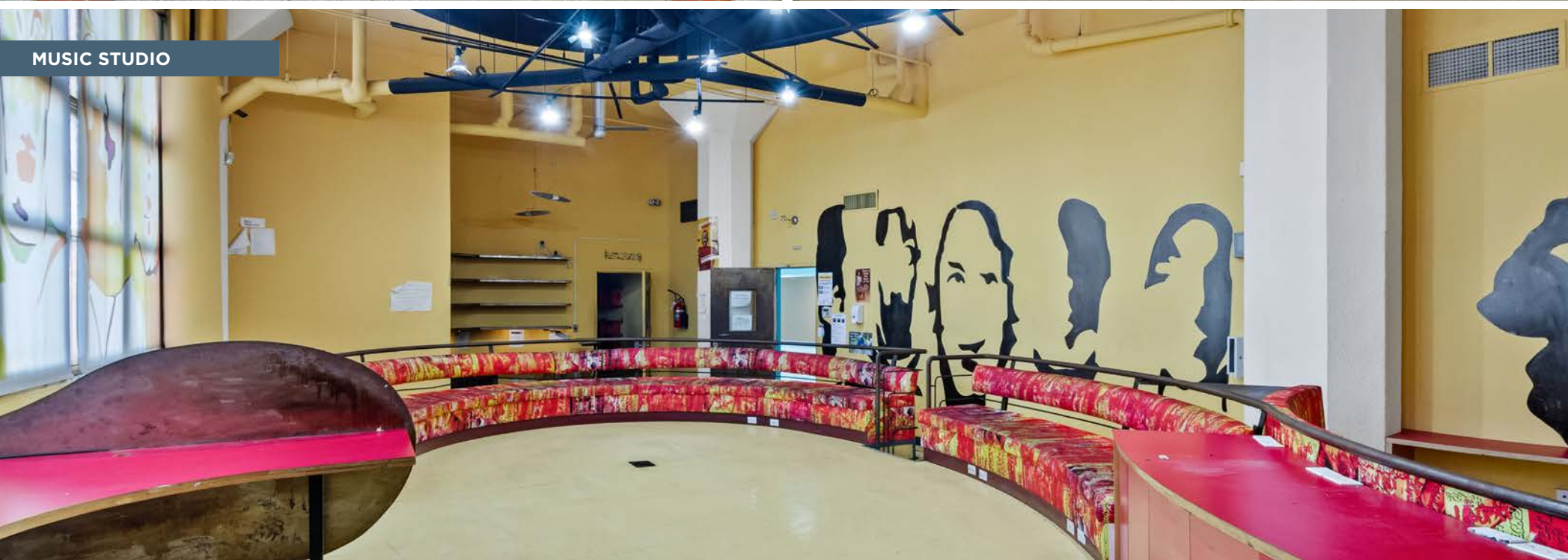
ENTRANCE



CLASSROOM



CAFETERIA



MUSIC STUDIO



LAB SPACE



LOCATION OVERVIEW

Situated between Prospect Park to the west and Brooklyn Botanic Garden to the east, Crown Heights offers residents a perfect balance of urban amenities and green spaces. The neighborhood is characterized by tree-lined streets, picturesque brownstones, and a mix of residential and commercial buildings.

Crown Heights offers families a diverse array of educational options, making it an attractive destination for those seeking quality schooling for their children. The neighborhood is home to a mix of public, private, and charter schools, providing families with a range of choices to meet their educational needs. Public schools in Crown Heights are part of the New York City Department of Education system and include elementary, middle, and high schools.

With convenient access to public transportation, including multiple subway lines and bus routes, Crown Heights provides easy connectivity to other parts of Brooklyn and Manhattan. Additionally, cultural institutions such as the Brooklyn Museum and the Brooklyn Children's Museum add to the neighborhood's appeal, making Crown Heights a vibrant and sought-after destination within the bustling landscape of New York City.





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