

An aerial, high-angle view of a city street, likely in Brooklyn, showing a mix of historic and modern architecture. A prominent building on the right is under construction, covered in blue scaffolding. The street below is filled with cars and trucks, and the surrounding area is densely packed with tall buildings.

Welcome to 25 Flatbush Avenue

Located in the heart of Downtown Brooklyn, 25 Flatbush Avenue is a historic mixed-use building offering newly available **office floors tailored for modern businesses**. With ceiling heights of **10–11 feet**, flexible layouts, and customizable build-outs, this is where classic Brooklyn architecture meets 2025 functionality.

Whether you're a startup, creative agency, or growing team, 25 Flatbush puts your business at the center of it all — with the visibility, energy, and access your brand deserves.

A Prime Downtown Brooklyn Location

Just steps from **Barclays Center**, **City Point**, and the **Fulton Street Mall**, 25 Flatbush sits at one of the busiest intersections in Brooklyn. This area is home to a growing mix of **tech companies, creative agencies, law firms, retail brands, and media studios**, making it a hotspot for ambitious professionals and entrepreneurs.

Daily foot traffic is high, public transit is unbeatable, and the energy is 24/7 thanks to a rapidly growing residential population and constant commercial buzz.



Modern, Flexible Office Space



Spacious Layouts

Each floor of 25 Flatbush offers **300 to 5,000+ square feet** of clean, open space ready for your custom layout. Whether you're looking for a **full floor**, a **collaborative studio setup**, or a boutique-sized office, the building can accommodate your needs.



High Ceilings

Ceilings soar up to **11 feet**, letting in natural light and giving your team room to breathe and create.



Ready Infrastructure

The building is **white-boxed**, with **HVAC in place**, ready for your vision.

Move-In Ready, Build-Out Friendly



Ownership is flexible and understands what businesses need to grow. Lease terms are competitive, with rates between **\$30–\$35 per square foot**.

Free Rent Periods

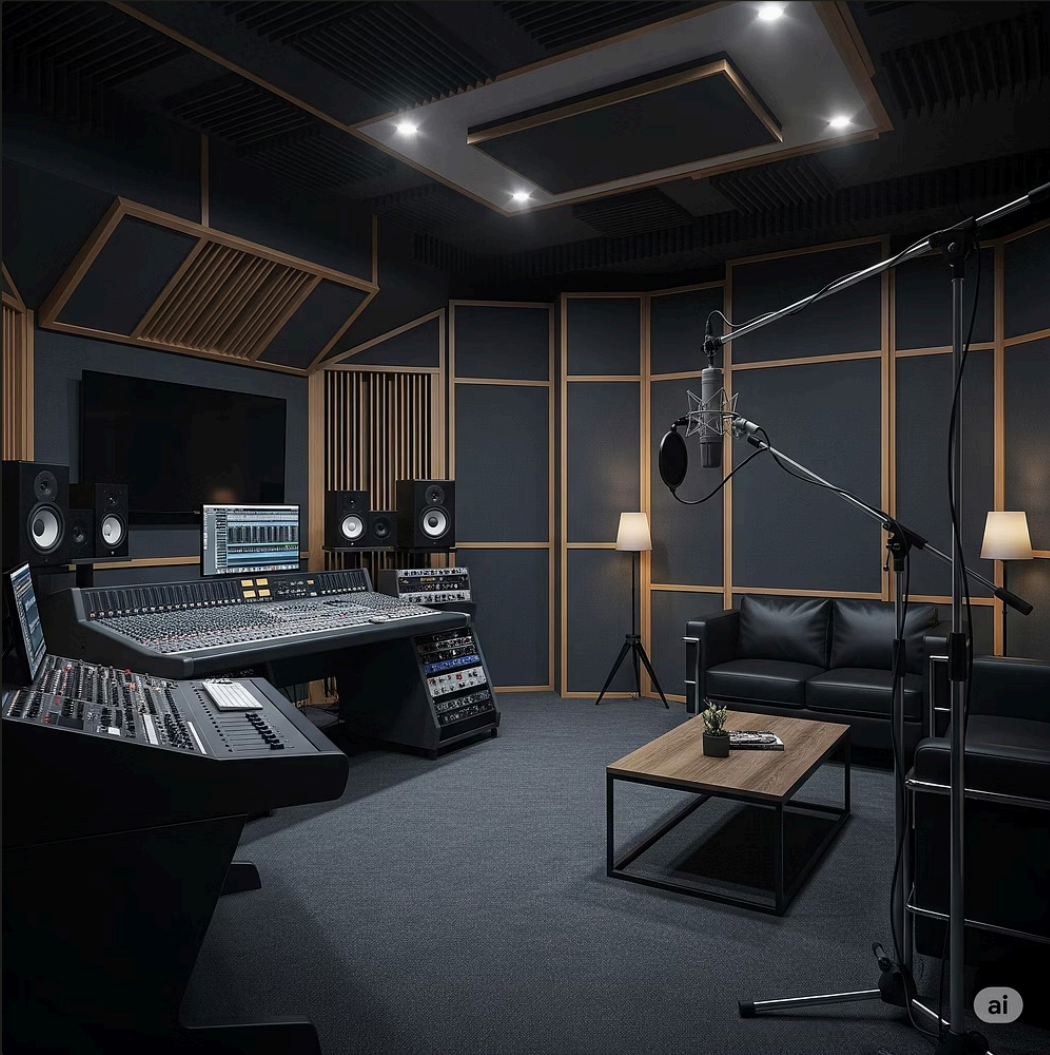
Tenants can benefit from **free rent periods** to help with your transition.

Improvement Allowances

Tenant improvement allowances are available to offset build-out costs.

Whether you need a creative open-plan studio or a suite of private offices, we'll help you make the space work for you — both visually and financially.

Extra Perks — Storage & Studios



Soundproofed Studios

Soundproofed studios — perfect for content creators, podcasters, photographers, or businesses with media needs. It's a unique bonus for anyone who wants office + production space under one roof.



Storage Areas

Beyond office space, 25 Flatbush features **storage areas** in the basement, providing convenient additional space for your business needs.

Unbeatable Access



Subway Access

With **10+ subway lines** within a few blocks, your team can easily commute from anywhere in the city.



LIRR Connection

The **LIRR at Atlantic Terminal** provides direct access to Long Island and connections to other regional transit.



Bus Routes

Multiple **bus routes** stop nearby, offering additional transit options for your team and visitors.



Driving Access

For those who drive, major roads and nearby parking garages make access simple.



Work, Eat, Shop, Repeat

Step outside and you'll find **Trader Joe's**, **Target**, **Starbucks**, **Junior's**, **Alamo Drafthouse**, **Crunch Fitness**, and dozens of restaurants, bars, and coffee shops.

- **Fine Dining**

Need to impress a client? Take them to **Gage & Tollner**.

- **Casual Eats**

Grabbing lunch? The **DeKalb Food Hall** is a local favorite.

- **Complete Convenience**

Everything your team needs — from errands to after-hours — is right here.



Your Brooklyn Business Home

25 Flatbush Avenue isn't just an address — it's a launchpad for business in one of the fastest-growing business districts in NYC. With **high ceilings, customizable layouts, flexible ownership, and unmatched convenience**, this building offers the perfect mix of old-school Brooklyn charm and future-focused functionality.

Let's find the space that fits your next big move.

Contact Us

Ready to find your perfect Brooklyn office space? Our leasing team is here to help you explore the opportunities at 25 Flatbush Avenue and answer any questions about availability, pricing, and customization options.

BROCHURE & FLOORS PLANS AVAILABLE UPON REQUEST

Leasing Information

Email: david.ratner@elliman.com

Office: 212-645-4040

Phone: 347-501-0860

Office Hours: Monday - Friday, 9 AM - 6 PM

Building Address


25 Flatbush Avenue
Brooklyn, NY 11217

Schedule a Tour

See the space in person and envision your team's future at 25 Flatbush. We'll show you available floors, discuss build-out options, and help you understand how this location can support your business goals.

Get Started Today

Whether you're looking for a small startup space or a full floor for your growing team, we're ready to help you find the perfect fit.

 **Quick Response Guarantee:** We'll respond to all inquiries within 24 hours during business days.

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