



**BEDFORD  
TILDEN**

2351 BEDFORD AVENUE



# For Inquiries, Please Contact:

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**Confidentiality Disclaimer** 1. Confidentiality: This Memorandum is confidential and intended solely for the recipient's use. Any unauthorized reproduction, distribution, or disclosure of its contents without prior written permission is strictly prohibited. Recipients agree to return or destroy all copies of this Memorandum if requested by the property owner or its representatives. 2. Non-Binding Nature of This Memorandum: This Memorandum is provided for informational purposes only and does not constitute an offer, solicitation, or promise to lease the Property. Any communication, including letters of intent, proposals, or other pre-lease documents, shall be considered non-binding and for negotiation purposes only. 3. Binding Agreements: Only a fully executed and written lease agreement, signed by both the landlord and the tenant, shall constitute a legally binding agreement between the parties. No oral statements, representations, or reliance on this Memorandum or any other documents shall create any binding obligation on the property owner, its representatives, or brokers. 4. Forward-Looking Statements: This Memorandum may contain forward-looking statements, including projections, assumptions, or estimates about the Property's future performance or suitability. These statements are provided for illustration only and are subject to significant uncertainties. Past performance does not guarantee future results, and no assurances can be given regarding future outcomes. 5. Disclaimer of Agency Relationship: Reviewing this Memorandum does not establish any agency, partnership, or joint venture relationship between the property owner and the recipient. 6. Environmental and Regulatory Compliance: Prospective tenants are advised to conduct their own assessments regarding environmental conditions and regulatory compliance of the Property to ensure suitability for their intended use. 7. Risk Factors Specific to Leasing: Prospective tenants should consider the following potential risks before entering into a lease agreement: a. Zoning and Permitted Uses: Ensure the intended use of the Property complies with local zoning laws and regulations. b. Property Suitability: Confirm that the Property meets all physical and operational requirements for the tenant's specific use. c. Compliance Responsibilities: Tenants may be responsible for compliance with certain building codes, environmental regulations, or occupancy requirements depending on their intended use. d. Lease Obligations: Review all lease terms carefully, including maintenance responsibilities, utility costs, and any other financial or operational obligations. 8. Market Conditions: The information provided herein reflects current market conditions as of the date of this Memorandum. Market conditions are subject to change, and the property owner makes no representations or warranties regarding future market conditions. 9. No Obligation to Update: The property owner is under no obligation to update or correct the information contained in this Memorandum should it become outdated or inaccurate. 10. Property Condition: The Property is offered in its current 'as-is' condition. The property owner makes no representations or warranties, express or implied, regarding the condition of the Property, including but not limited to structural integrity, environmental status, or compliance with applicable laws and regulations. 11. Indemnification: By accepting and reviewing this Memorandum, recipients agree to indemnify and hold harmless the property owner, its affiliates, and representatives from any claims, damages, or liabilities arising from their evaluation or use of the information contained herein. 12. No Obligation to Proceed: The property owner reserves the right to terminate discussions, negotiations, or the marketing of the Property at any time without notice or obligation. 13. Third-Party Information: Certain information in this Memorandum may have been provided by third parties. While deemed reliable, such information has not been independently verified by the property owner, who assumes no responsibility for its accuracy or completeness. 14. Verification of Information: It is the sole responsibility of prospective tenants and their brokers to independently verify all information provided herein, including but not limited to square footage, lease terms, permitted uses, and any other relevant details, prior to entering into a lease agreement. 15. Limitation of Liability: Neither the property owner, nor its representatives, brokers, or agents shall be held liable for any inaccuracies, omissions, or changes to the information provided in this Memorandum, nor for any decisions made or actions taken in reliance on this information. 16. Compliance with Laws: The information in this Memorandum is provided in compliance with applicable laws and regulations of New York State, including the New York General Obligations Law § 5-701. Recipients are advised to seek independent legal counsel to ensure their use of this Memorandum is consistent with all applicable laws. 17. Governing Law and Jurisdiction: This Memorandum and any related agreements or disputes shall be governed by and construed in accordance with the laws of the State of New York. Any disputes arising out of or in connection with this Memorandum or related agreements shall be subject to the exclusive jurisdiction of the courts located in Kings County, New York. Both parties expressly waive any objections to venue or jurisdiction in Kings County. 18. No Guarantee: The property owner reserves the right to modify lease terms, reject any and all proposals, or withdraw the Property from the market at any time without notice.



# THE BEDFORD TILDEN

A contemporary build behind a historic facade, The Bedford Tilden offers a prime leasing opportunity in the heart of Brooklyn. Centrally located, it provides convenient access to the iconic Kings Theatre, as well as vibrant retail, financial, and cultural hubs. The community is positioned for rich growth with a forthcoming luxury redevelopment featuring approximately 900 multifamily residential units.

**Property Name:** The Bedford Tilden

**Address:** 2351 Bedford Avenue, Brooklyn, NY 11226

**Property Type:** Retail and Healthcare Facility (Ambulatory Treatment Facility)

**Available Space:** Up to 20,000 SF

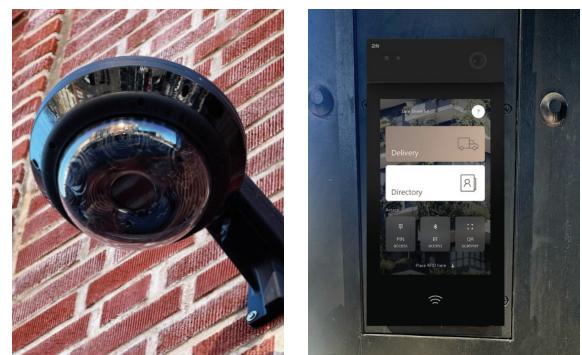
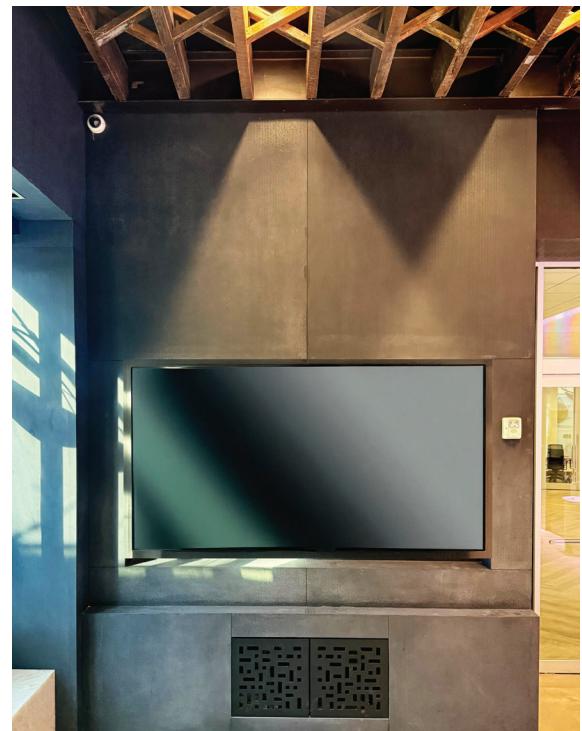
**Lease Rate:** \$55 per SF including CAM and RE taxes

**Lease Term:** Long-term

**Building Size:** Approximately 43,000 SF

**Number of Floors:** Two above grade and two below grade

**Year Rebuilt:** Brand new building with 1920s original façade offering true Brooklyn character



# Property Features

**Access:** 24/7 access

**Lobby:** High-end finishes, creating a welcoming and professional environment

**Interior Details of Leasing Space:** Raw space condition, offering flexibility for tenant-specific build-out and customization with modern lobby access.

**Accessibility:** ADA-compliant facilities, including two elevators

**Security Systems:** Smart card-based security system, Extensive video monitoring

**Fire Safety:** Fully sprinklered building

**Connectivity:** Verizon fiber optic connection to the building

**Electrical Capacity:** Large electric load with potential for further upgrades

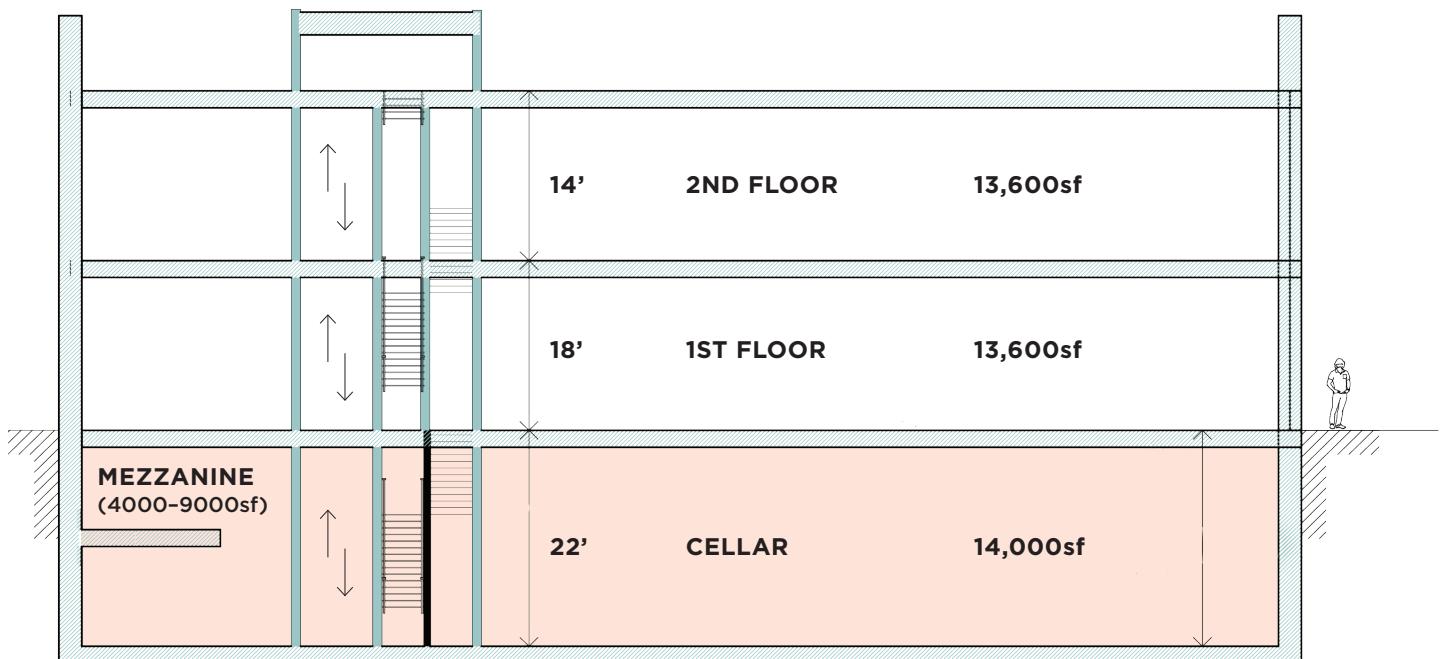
**Energy Efficiency:** Double-glazed, Low-E, and tinted glass; LED lighting with motion sensors; efficient HVAC system (Compliant with NYC 2020 Energy Code)

**Zoning Details:** C4-2 (Commercial)

**Owner:** Bedford Tilden Associates LLC (Brokers Protected)



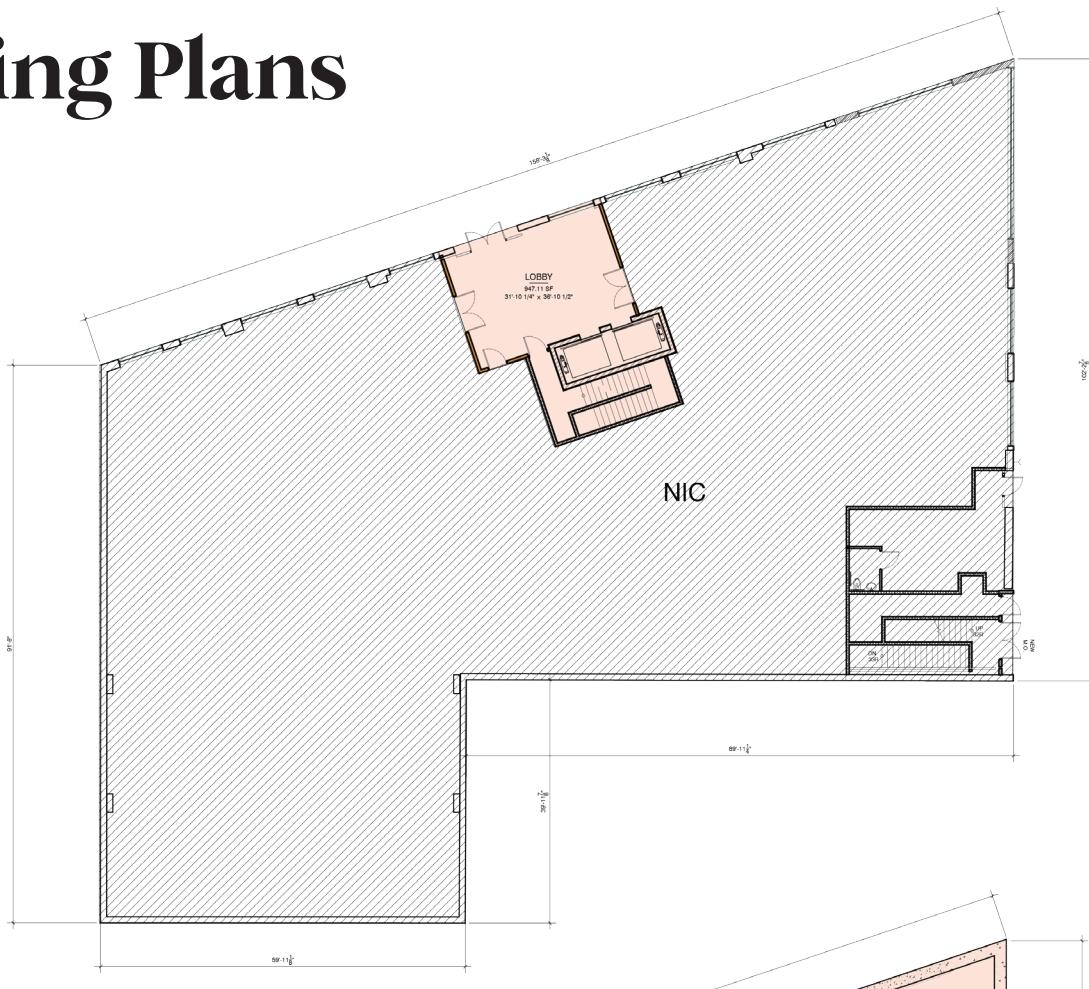
# Leasing



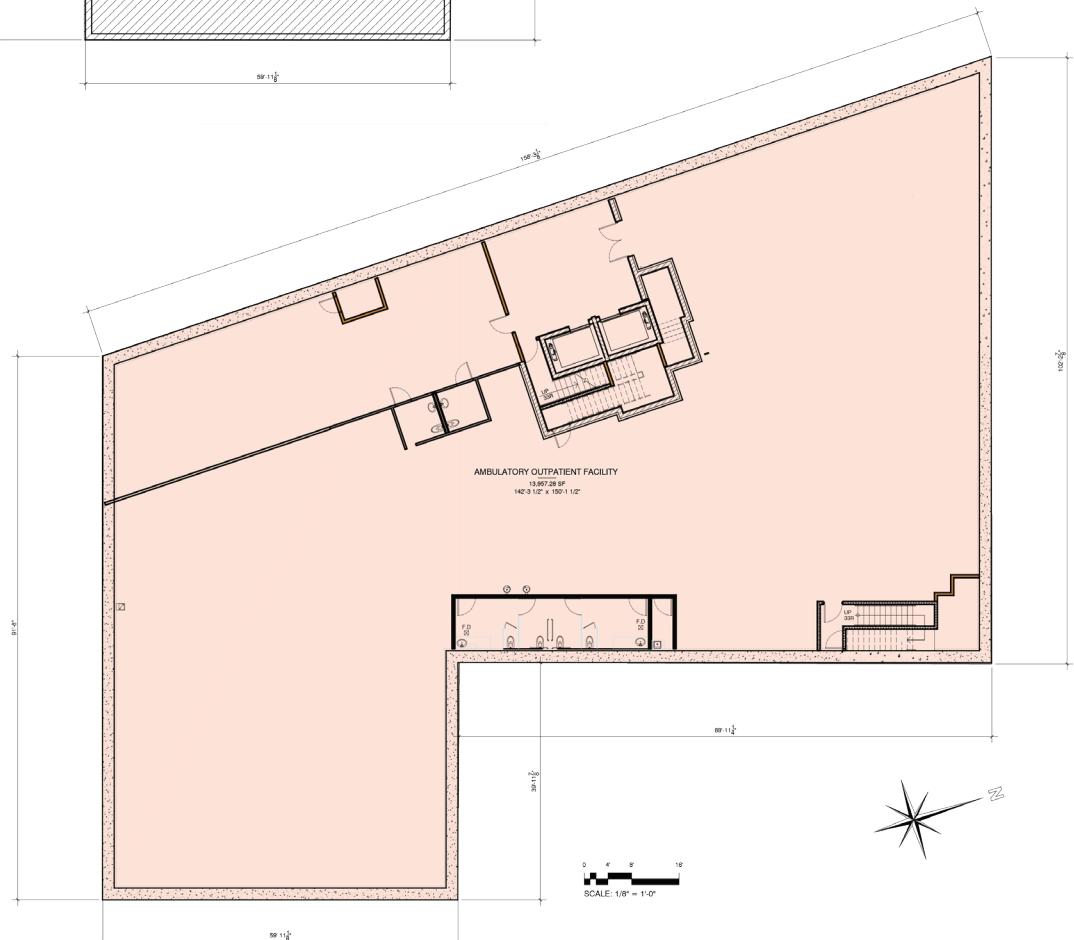
ELEVATIONS



# Leasing Plans



LOBBY



CELLER FLOOR PLAN

# Tenant Mix

- **Sun River Health:** The first and second floors of The Bedford Tilden building are currently leased on a long-term basis to Sun River Health, providing GP, Dental, Mental, and specialty healthcare services. Sun River Health is a network of 43 Federally Qualified Health Centers (FQHCs) providing primary, dental, pediatric, OB-GYN, and behavioral health care to approximately a quarter million patients annually. With a dedicated staff of over 2,000 doctors, nurses, and health care professionals, they deliver high-quality, affordable care across the Hudson Valley, New York City, and Long Island.
- **Leasing Opportunity:** This is an ideal opportunity for healthcare organizations such as imaging centers, ambulatory surgical centers, and large pharmaceutical establishments seeking a local distribution and sales location, as well as physiotherapy and rehabilitation centers. Retailers or commercial businesses can also benefit from the busy community, medical, and retail hub in the surrounding area.



**Sun River Health**





**Sun River Health**



# Market Overview

The Bedford Tilden Building is located in the heart of Flatbush, Brooklyn, a neighborhood undergoing dynamic growth and transformation. Known for its diverse population, excellent transit connectivity, and vibrant commercial activity, Flatbush is a thriving area that offers unmatched accessibility to Manhattan, Queens, and the greater New York City metro area. With significant residential and commercial developments nearby, the property is perfectly positioned to benefit from its proximity to:

**Bedford Square Redevelopment:** Adjacent and across the street, this transformative project by Clipper Equity includes the restoration of the historic Sears, Roebuck & Co. building and the addition of approximately 900 residential units. (Insert image of Bedford Square Redevelopment here)

**Kings Theatre:** Directly across Flatbush Avenue, this restored historic venue contributes to the cultural vibrancy of the area, hosting concerts, performances, and events that attract thousands of visitors annually. (Insert image of Kings Theatre)

**National Retailers and Dining Establishments:** Crunch Fitness, Burlington, Old Navy, Gap, Food Bazaar Supermarket, Dunkin' Donuts, McDonald's, Burger King, Taco Bell, and Popeyes all operate within a short walking distance, providing convenience and amenities for tenants and visitors.

**Financial Institutions:** Citibank, Chase, Citizens, Carver, Capital One, Santander, Northfield, Apple, Webster, TD, and Bank of America.



# Neighborhood Revitalization

Flatbush is rapidly emerging as one of Brooklyn's most dynamic neighborhoods, with ongoing revitalization efforts transforming it into a premier destination for residents, businesses, and visitors. A blend of new developments, cultural investments, and infrastructure improvements is shaping the district, and the Bedford Tilden Building is ideally positioned to benefit from this growth. Flatbush offers seamless connectivity to the greater New York City metro area, making it a prime location for both commercial and residential development. As the neighborhood continues to evolve, balancing historic preservation with modern urban planning, the Bedford Tilden Building stands at the heart of this transformation, offering a unique opportunity to be part of Brooklyn's next great chapter.

**Residential and Commercial Growth:** A surge in new residential developments, including mixed-income housing projects and affordable housing initiatives, is bringing a fresh wave of residents and increased demand for retail, dining, and services, driving economic vitality throughout the neighborhood. The Bedford Square Redevelopment is a multi-phase project, adjacent to the Bedford Tilden Building, is redefining the area with a mix of restored historic architecture and new residential and retail spaces, reinforcing the neighborhood's appeal as a live-work-play destination. The project includes significant commercial and community space, enhancing local accessibility.

**Cultural Renaissance:** Contributing to the district's vibrancy, the Kings Theatre continues to elevate Flatbush as a cultural epicenter, attracting top-tier performances and drawing audiences from across the city. Recent programming has included concerts, film screenings, and special community events.

**Enhanced Public Spaces & Streetscapes:** Ongoing investments in streetscape improvements, pedestrian-friendly corridors, and green spaces are enhancing walkability and overall quality of life. NYC's Vision Zero initiatives have led to safer crossings and improved lighting throughout Flatbush.



# Local Amenities

**Shopping and Dining:** Major retailers and food establishments: Burlington, Old Navy, Gap, Food Bazaar Supermarket, Dunkin' Donuts, McDonald's, Burger King, Taco Bell, and Popeyes (Insert exterior images of nearby stores and restaurants here)

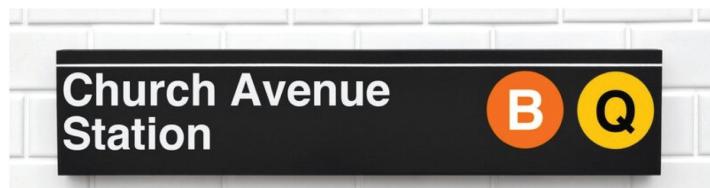
**Healthcare:** Comprehensive medical services available on-site, including Sun River Health (Insert image of healthcare facility signage here)

**Education:** The Bedford Tilden is conveniently located near several prominent educational institutions, including Brooklyn College, Medgar Evers College, Erasmus Hall Educational Campus, Midwood High School, and Cortelyou Academy. These institutions enhance the neighborhood's dynamic character.



# Proximity to Public Transportation

The neighborhood surrounding The Bedford Tilden offers an array of convenient local transportation options, all within walking distance, including multiple subway lines, bus routes, and easy access to major thoroughfares, ensuring seamless connectivity for residents and visitors.



# Subway Routes

Ensuring seamless urban accessibility, multiple subway lines within walking distance of the Bedford Tilden Building offer direct connections to NJ Transit, Metro-North, Penn Station, The Franklin Shuttle, Atlantic Avenue, Manhattan, Brooklyn, Downtown Brooklyn, and Queens.

Subway Station	Subway Line	Distance (Blocks)	Start Location	End Location	Direct Connections
Parkside Ave & Ocean Ave	Q	~5 East	Coney Island-Stillwell Ave	96th St-2nd Ave (Manhattan)	B12 bus; Metro-N via 4/5 at Atlantic-T
Church Ave & Nostrand Ave	2, 5	~4 Southwest	Flatbush Ave-Brooklyn College	Wakefield-241 St (Bronx)	B44/B35; Metro-N at Wakefield-241 St
Sterling St & Nostrand Ave	2, 5	~6 northeast	Flatbush Ave-Brooklyn College	Wakefield-241 St (Bronx)	B44 SBS; Metro-N at Wakefield-241 St
Prospect Park & Flatbush Ave	B, Q, S	~6 Northeast	Brighton Beach	96th St-2nd Ave (Manhattan)	Franklin Shuttle; Metro-N via Atlantic-T
Beverley Road	2, 5	~5 West	Flatbush Ave-Brooklyn College	Wakefield-241 St (Bronx)	Metro-N at Wakefield-241 St
Church Avenue	B, Q	~6 South	Brighton Beach	96th St-2nd Ave (Manhattan)	NJ Transit via Penn Station
Church Avenue	2, 5	~5 West	Flatbush Ave-Brooklyn College	Wakefield-241 St (Bronx)	B35; Metro-N at Wakefield-241 St
Cortelyou Road	B, Q	~8 South	Brighton Beach	96th St-2nd Ave (Manhattan)	NJ Transit via Penn Station
Nostrand Avenue	2, 5	~6 North	Flatbush Ave-Brooklyn College	Wakefield-241 St (Bronx)	Local buses; Metro-N at Wakefield-241 St
Beverly Road	B, Q	~9 South	96th St-2nd Ave (Manhattan)	Wakefield-241 St (Bronx)	NJ Transit via Penn Station

# Bus Routes

Multiple bus routes are within walking distance of the Bedford Tilden Building offering direct connections to important urban locals and transportations.

Bus Station	Bus Number	Distance (Blocks)	Start Location	End Location	Direct Connections
Bedford Ave & Campus Rd	B49	0 blocks	Manhattan Beach	Bedford Stuyvesant	B44 SBS; Metro-North via 4/5 at Grand Central
Bedford Ave & Empire Blvd	B43	~2 Northeast	Prospect-Lefferts Gardens	Greenpoint	G train; NJ Transit at Penn Station
Rogers Ave & Clarkson Ave	B44	~3 Southeast	Sheepshead Bay	Williamsburg	B62; Metro-North via 4/5 at Grand Central
Nostrand Ave & Clarkson Ave	B44 SBS	~4 Southeast	Sheepshead Bay	Williamsburg	Pulaski Bridge; Metro-North via 4/5 at Grand Central
Flatbush Ave & Parkside Ave	B41	~5 Northwest	Kings Plaza	Downtown Brooklyn	LIRR; Metro-North via Atlantic Terminal
Ocean Ave & Parkside Ave	B12	~5 Northeast	East New York	Lefferts Gardens	Q train; Metro-North via Grand Central
Bedford Ave & Church Ave	B35	~4 Southwest	Brownsville	Sunset Park	F train; NJ Transit via Penn Station
Rogers Ave & Church Ave	B35	~4 Southwest	Brownsville	Sunset Park	F train; NJ Transit via Penn Station
New York Ave & Empire Blvd	B16	~5 Northeast	Bay Ridge	Prospect-Lefferts Gardens	2/5 trains; Metro-North via Grand Central
Flatbush Ave & Nostrand Ave	B41 SBS	~6 Northwest	Kings Plaza	Downtown Brooklyn	Barclays Center; Metro-North
Franklin Ave & Empire Blvd	B48	~6 Northeast	Greenpoint	Prospect-Lefferts Gardens	G train; NJ Transit at Penn Station

# Subway and Bus Routes Map



# Traffic Counts

The Bedford Tilden is strategically located at the intersection of Bedford Avenue and Tilden Avenue, an area characterized by significant vehicular activity. This prime location ensures excellent connectivity and visibility for residents and businesses alike. Nearby thoroughfares, such as Flatbush Avenue, experience traffic volumes exceeding 22,000 vehicles daily, further enhancing the area's accessibility.

Street	Traffic Counts	Year	Distance from Building (mi)
Bedford Ave & Tilden Ave - NW	12,931	2022	At Intersection
Flatbush Ave & Duryea Pl - S	22,477	2022	0.15
Flatbush Ave & Tilden Ave - N	23,026	2017	0.15
Rogers Ave & Beverley Rd - S	13,071	2022	0.18
Snyder Ave & Woods Pl - W	12,238	2022	0.16
Bedford Ave & Clarendon Rd - S	10,531	2022	0.20
Rogers Ave & Cortelyou Rd - S	10,112	2022	0.23
Cortelyou Rd & E 23rd St - W	4,400	2022	0.15
Tilden Avenue & E 28th St - E	3,472	2018	0.15
Tilden Ave & E 28th St - E	3,322	2022	0.20

## Additional Traffic Insights:

**Eastern Parkway:** Approximately 0.5 miles north of The Bedford Tilden, Eastern Parkway is a major thoroughfare in Brooklyn, with segments accommodating up to 45,000 vehicles daily as of 2023, highlighting its role as a critical artery in the borough's transportation network.

**Brooklyn-Queens Expressway (BQE):** Located about 2 miles west of The Bedford Tilden, the BQE is one of New York City's busiest roads. In 2023, certain stretches of the BQE resulted in drivers losing up to 82 hours annually due to congestion, underscoring the heavy traffic volumes it supports.

## Data Sources:

The traffic counts presented in the table are sourced from Costar, a leading provider of commercial real estate information, and the New York State Department of Transportation's Traffic Data Viewer, which provides comprehensive traffic data across the state.

Additional traffic volume data is available through NYC Open Data, which offers datasets on traffic volume counts collected by the New York City Department of Transportation.

This enhanced overview underscores The Bedford Tilden's prime location within a network of heavily trafficked routes, enhancing its appeal for various uses.

# Demographics

The surrounding area is characterized by a vibrant, educated and diverse community.

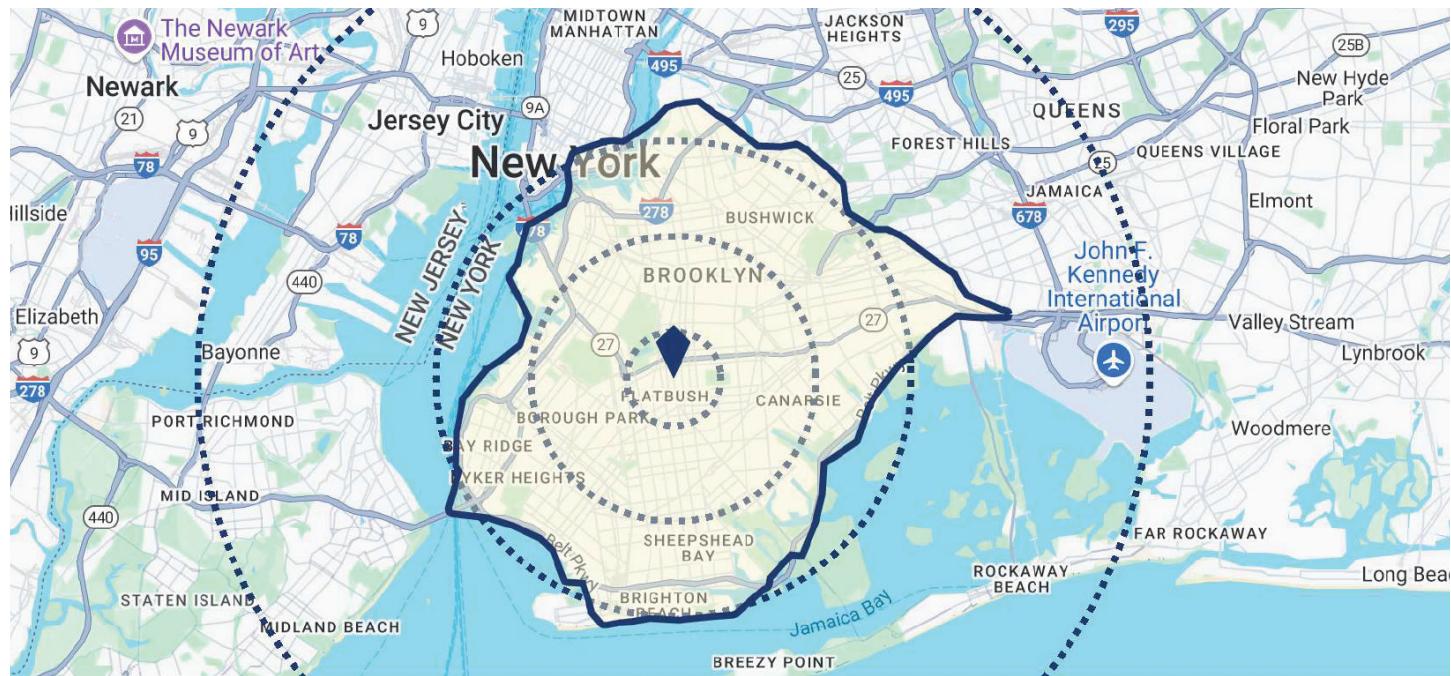
Population	1 Mile	3 Miles	5 Miles	10 Miles
Population	189,291	1,229,528	2,513,395	5,852,007
Median Age	40	38	38	39
Employment	31,532 jobs	323,680 jobs	323,680 jobs	3,230,296 jobs
Buying Power	\$5B	\$30.8B	\$63.7B	\$183.4B
College Graduates	33.5%	36.6%	36.9%	43.1%

Household	1 Mile	3 Miles	5 Miles	10 Miles
Households	70,238	440,051	924,329	2,308,070
Median Household Income	\$70,851	\$70,081	\$68,891	\$79,465
Average Household Income	\$92,510	\$98,285	\$98,399	\$111,442

Housing	1 Mile	3 Miles	5 Miles	10 Miles
Median Home Value	\$778,647	\$845,872	\$829,646	\$772,125





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