



EXCLUSIVE OFFERING

BEDFORD SQUARE

2363 BEDFORD AVENUE

FLATBUSH BROOKLYN, NEW YORK 11226

335 SF - 24,481 SF AVAILABLE



COMMERCIAL
ACQUISITIONS

EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

arsen@commercialacq.com

ABOUT BEDFORD SQUARE

1.6 MILLION
SQUARE FEET

825
LUXURY RENTAL APARTMENTS

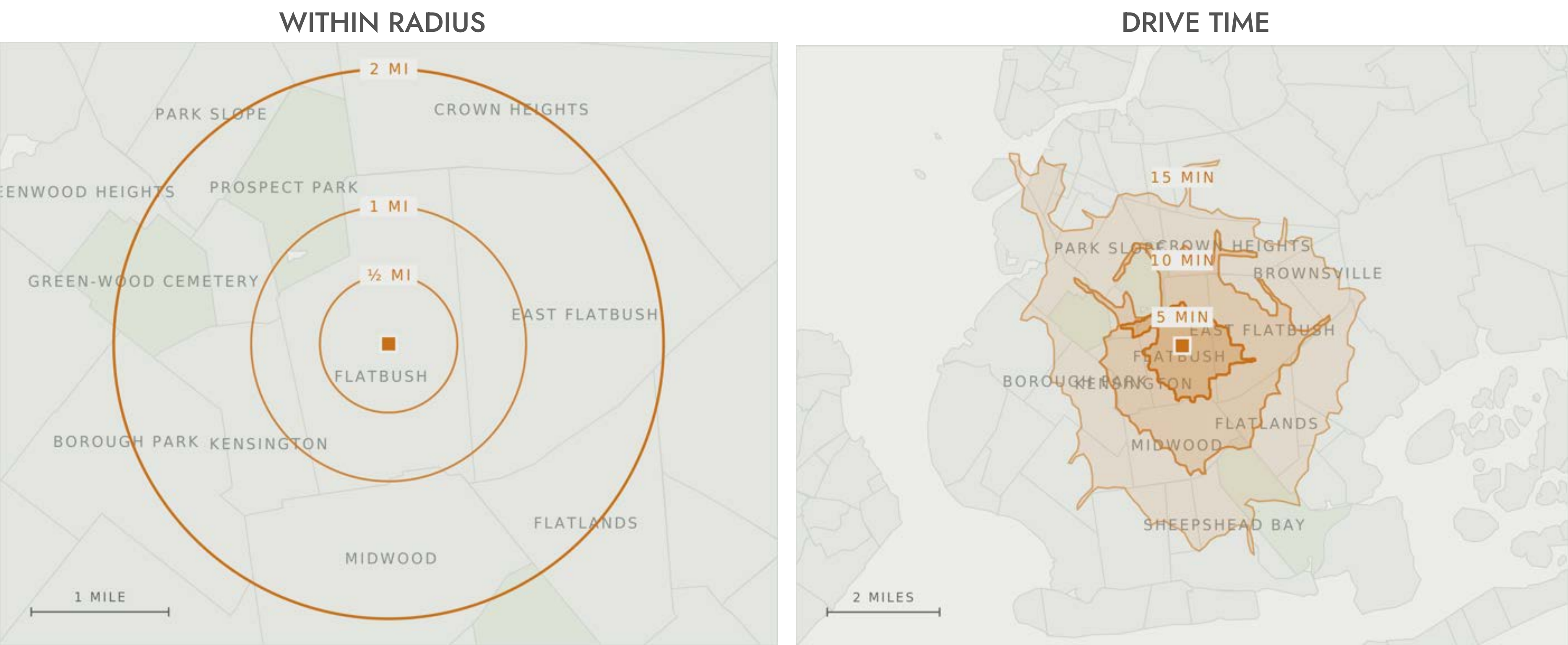
Bedford Square is positioned on an entire block of Bedford Avenue in Flatbush — 1.6 million square feet and 825 luxury rental apartments above ground-floor retail, wrapping the corner to Beverley Road.



AREA DEMOGRAPHICS

THE HEART OF BROOKLYN

OVER 1 MILLION PEOPLE LIVE WITHIN A 15 MINUTE DRIVE.



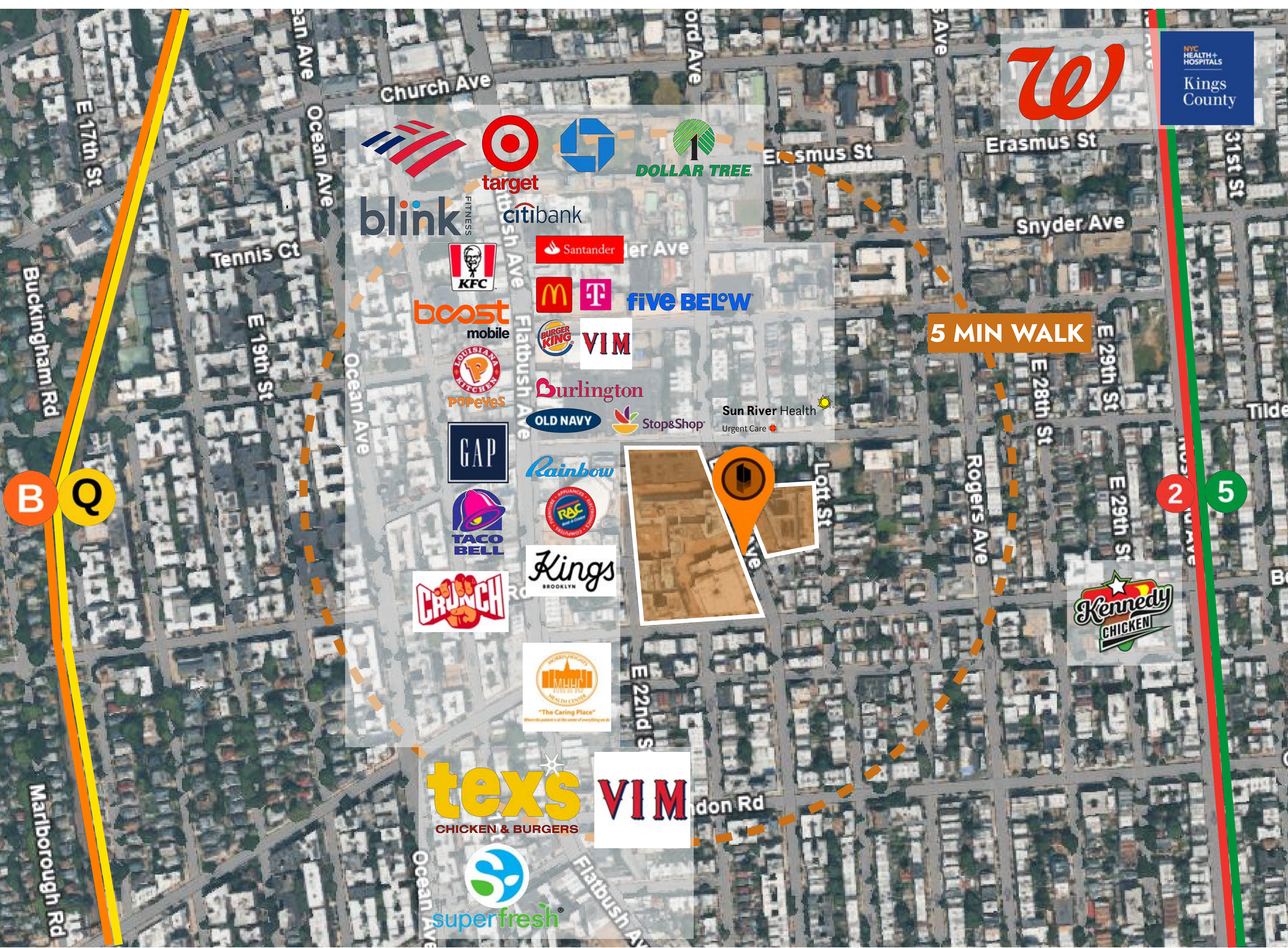
	WITHIN RADIUS			DRIVE TIME		
	1/2 MILE	1 MILE	2 MILES	5 MIN	10 MIN	15 MIN
POPULATION	61,836	196,535	588,126	127,678	450,944	1,062,434
HOUSEHOLDS	20,474	66,439	201,130	42,669	155,195	373,521
AVG. HOUSEHOLD INCOME	\$80,151	\$85,371	\$93,720	\$82,107	\$92,798	\$101,821
MEDIAN AGE	36.9	37.5	36.1	37.2	37.2	36.1

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MARKET MAP & LOCATION ANALYSIS

Bedford Square is a new rental complex in central Flatbush, built on the old Sears superblock with the landmarked Art Deco store being preserved and repositioned alongside it. The location works well for daily life — the Flatbush Avenue retail corridor, Kings Theatre, supermarkets, and Prospect Park are all within an easy walk.



TENANT LIST

BANKING & FINANCIAL	BIG BOX & DISCOUNT	APPAREL & RETAIL	HEALTH & ENTERTAINMENT
BANK OF AMERICA CHASE CITIBANK SANTANDER	TARGET BURLINGTON DOLLAR TREE FIVE BELOW	OLD NAVY GAP RAINBOW VIM RENT-A-CENTER	SUN RIVER HEALTH WALGREENS NYC HEALTH + HOSPITAL KINGS THEATRE
SUPERMARKETS	FITNESS	WIRELESS & SERVICES	
STOP & SHOP SUPERFRESH	BLINK FITNESS CRUNCH FITNESS	T-MOBILE BOOST MOBILE	

PROPERTY INFORMATION

Located in Central Flatbush, two blocks east of the Flatbush Avenue retail corridor. **Completed in 2026**, the development delivers 825 luxury rental apartments across 1.6 million square feet, with **335 to 24,481 square feet of retail and community facility space available for lease.**



2363 BEDFORD AVENUE

EAST SIDE ON BEDFORD AVENUE BETWEEN
TILDEN AVENUE & BEVERLEY ROAD

BLOCK & LOT	5135-0053
ZONING	C4-2 / R6
RENT	\$55 PSF
AVAILABLE	3,000 SF - 24,481 SF



2366 BEDFORD AVENUE

WEST SIDE ON BEDFORD AVENUE BETWEEN
TILDEN AVENUE & BEVERLEY ROAD

BLOCK & LOT	5135-0014
ZONING	C4-2 / R6
RENT	UPON REQUEST
AVAILABLE	335 SF



2201 BEVERLEY ROAD

CORNER OF BEVERLEY ROAD & EAST 22ND
ST

BLOCK & LOT	5135-0014
ZONING	C4-2 / R6
RENT	UPON REQUEST
AVAILABLE	518 SF

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SPACE 1 - 2363 BEDFORD AVENUE

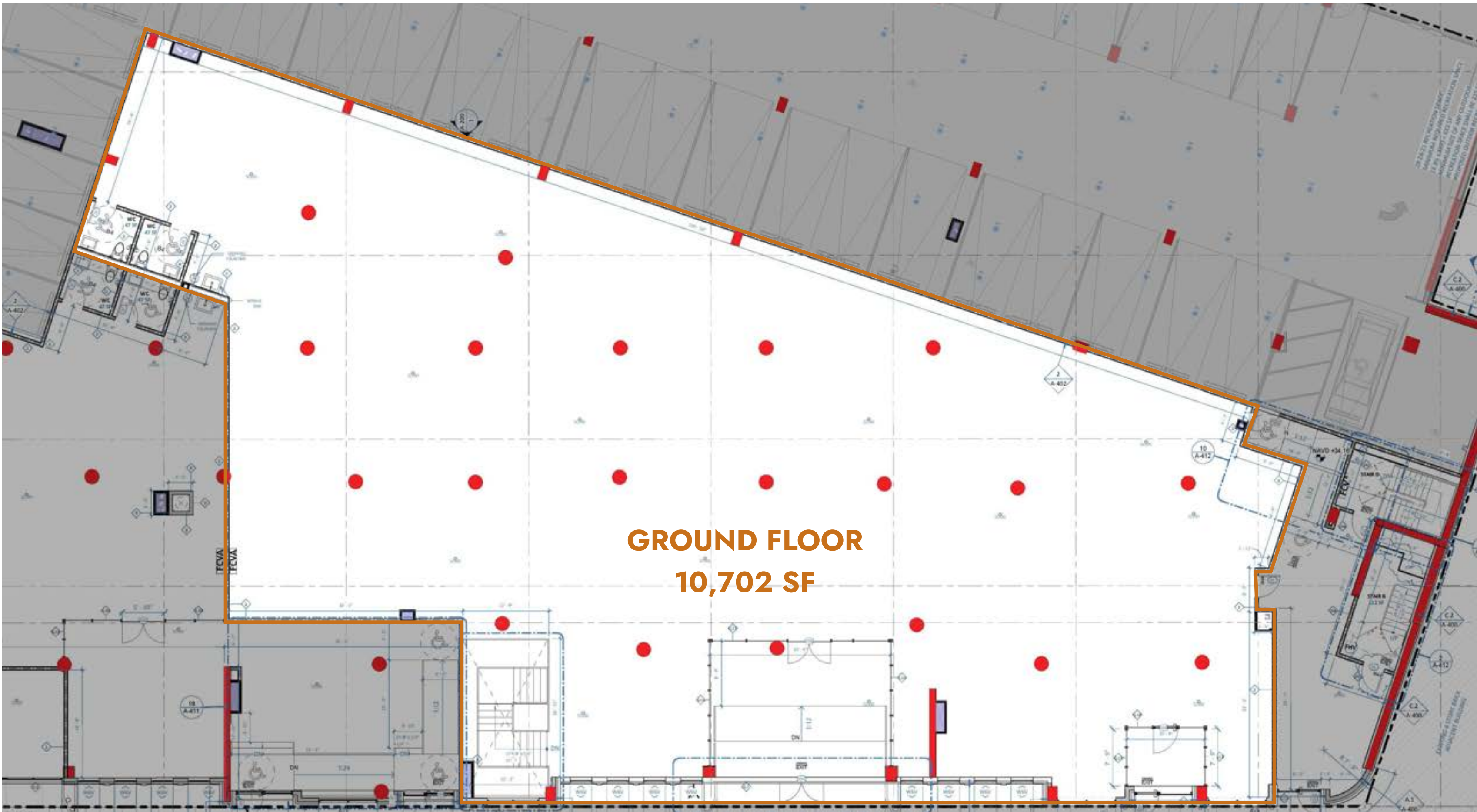
19,777 SQUARE FEET	USE	COMMUNITY FACILITY	FRONTAGE	100' ON BEDFORD AVE
	FLOOR	GROUND & LOWER LEVEL	CEILING	15'
	WHITE BOX	BUILT TO SUIT	RENT	\$55 PSF

Prime ground-floor community facility space on Bedford Avenue offering 100' of frontage and 15' ceilings. The **10,702 SF Ground Floor** is an expansive open white box that can be built to suit, with an additional **9,076 SF Lower Level**. A large vestibule entrance provides an ideal setting for a front desk or reception area, and the flexible layout is well suited to a wide range of community facility uses — including medical, fitness, educational, daycare, or non-profit tenants.

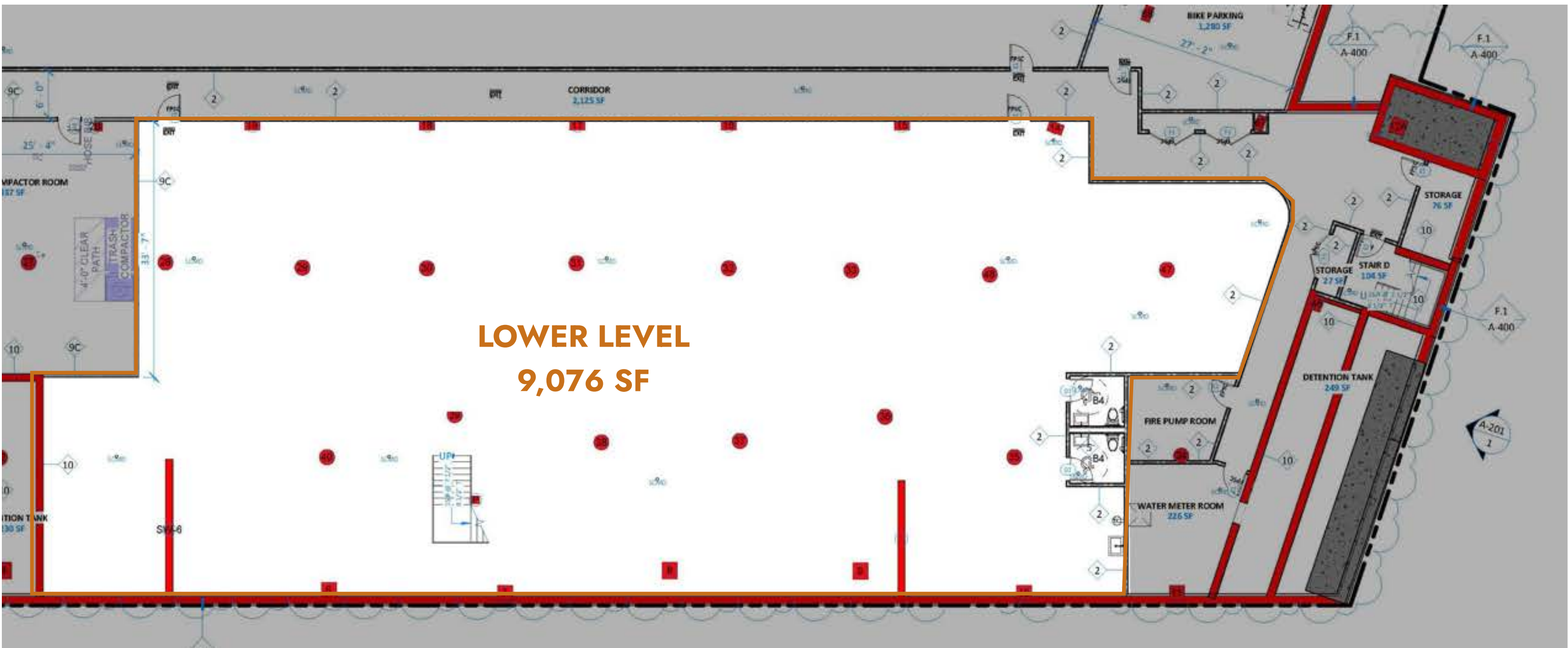


SPACE 1 - 2363 BEDFORD AVENUE

19,777 SQUARE FEET	USE	COMMUNITY FACILITY	FRONTAGE	100' ON BEDFORD AVE
	FLOOR	GROUND & LOWER LEVEL	CEILING	15'
	WHITE BOX	BUILT TO SUIT	RENT	\$55 PSF



BEDFORD AVENUE

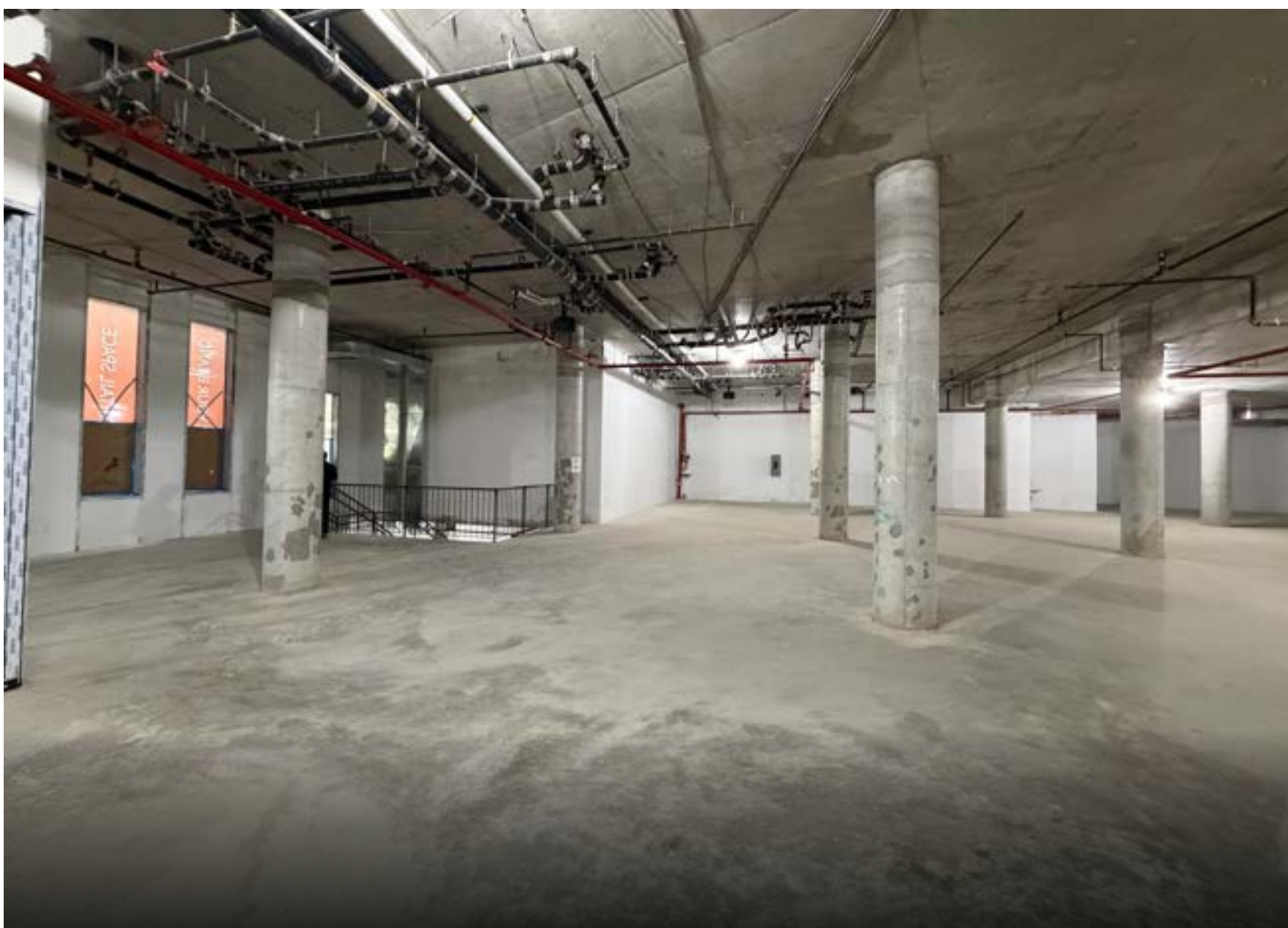
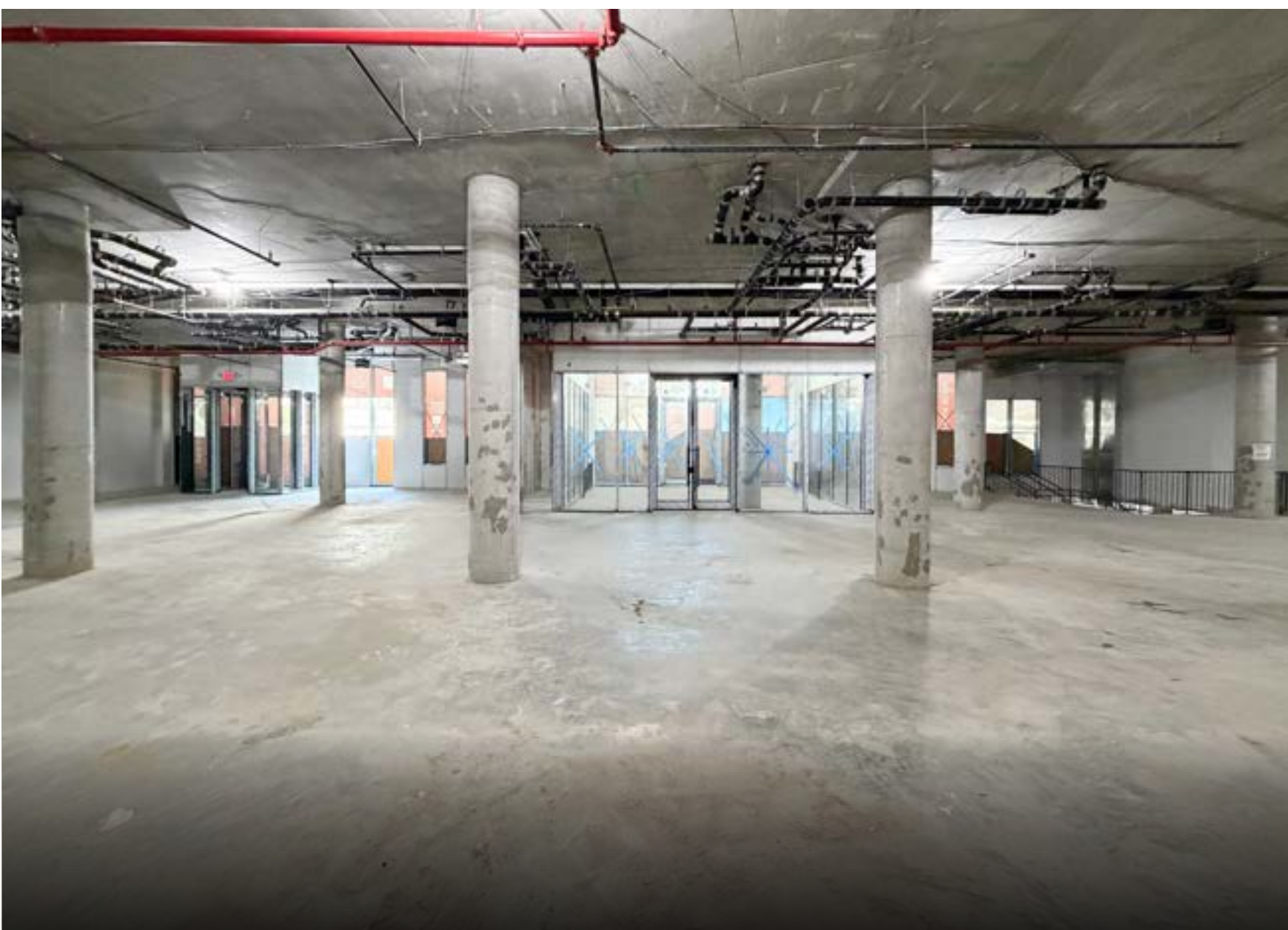
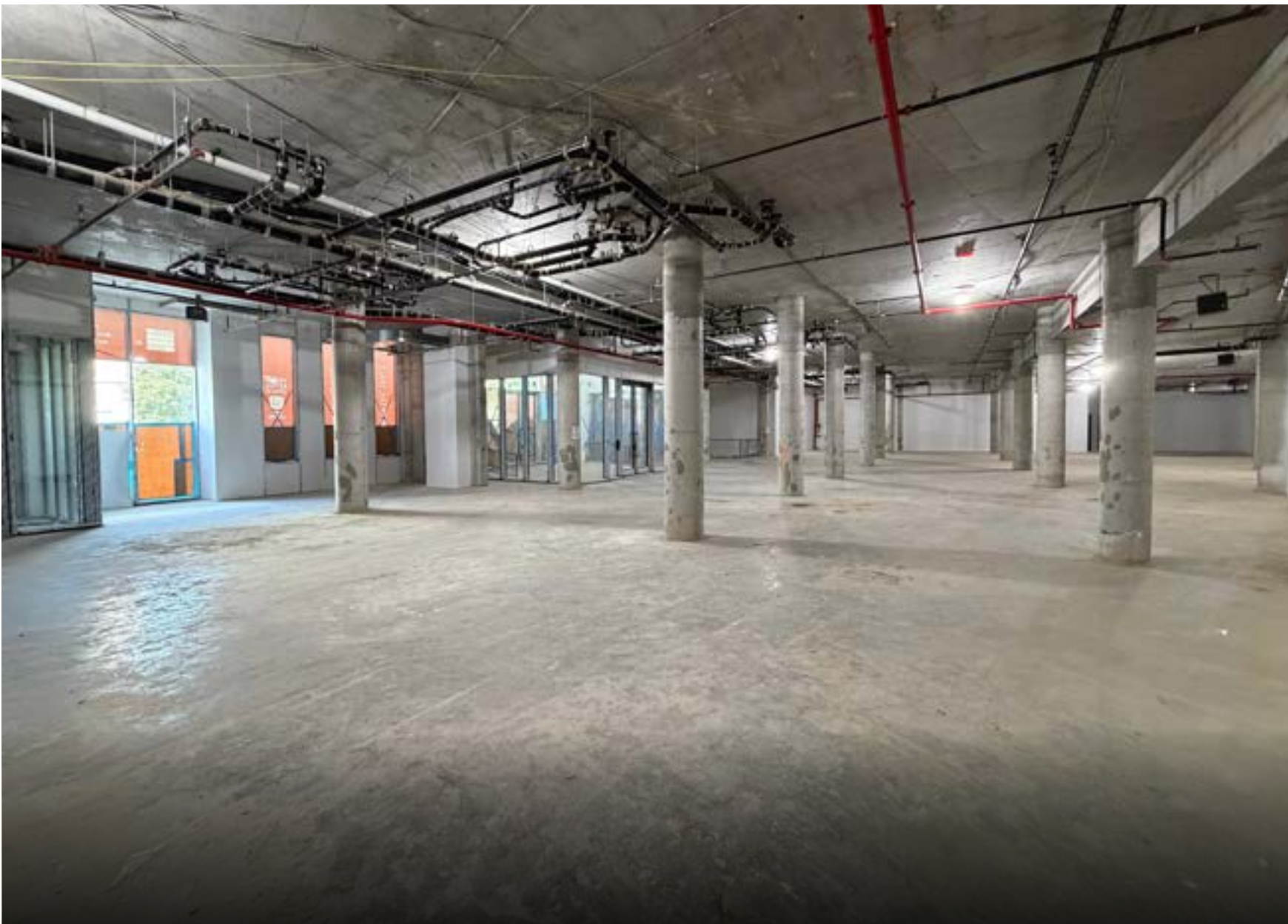
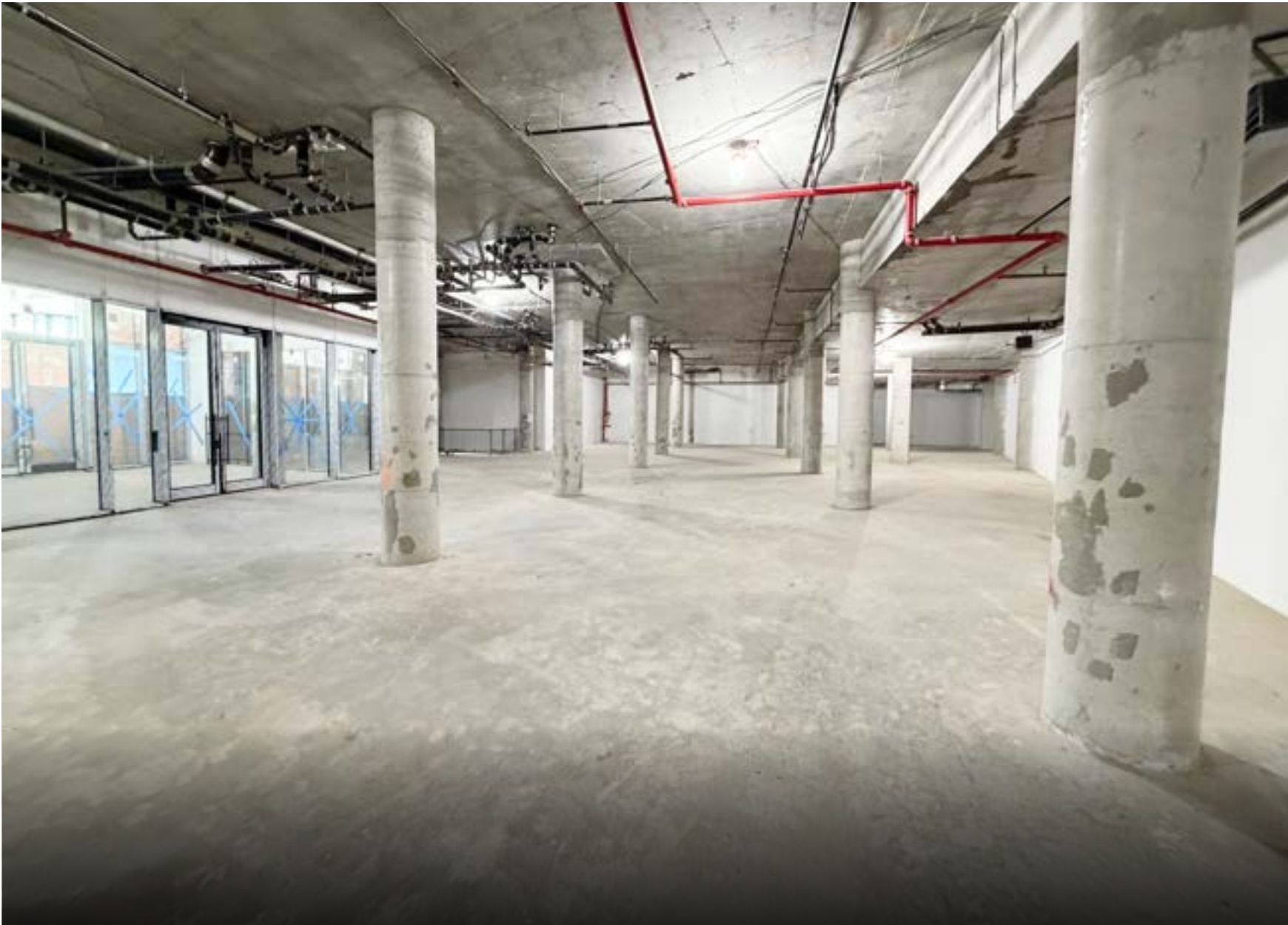


BEDFORD AVENUE

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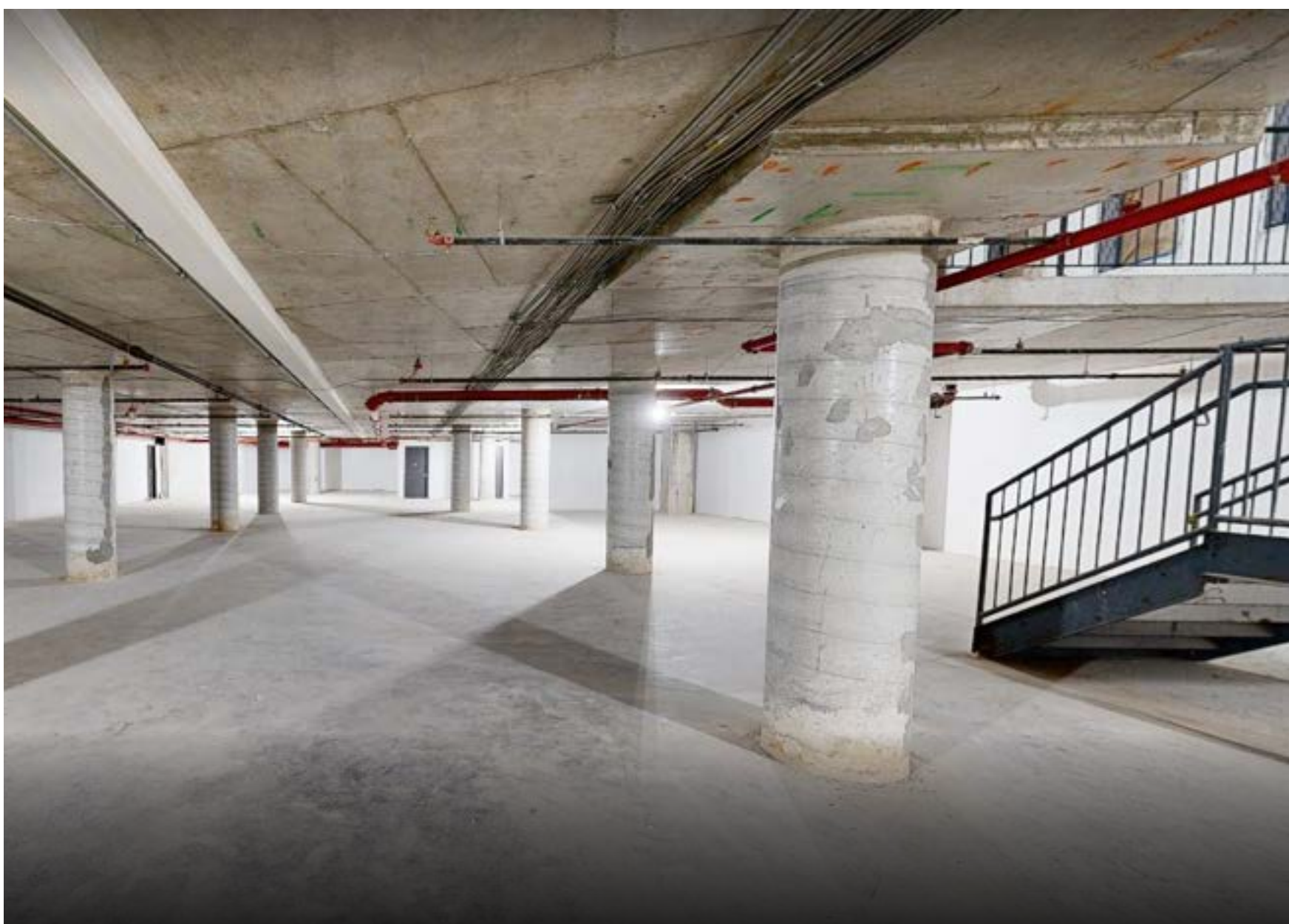
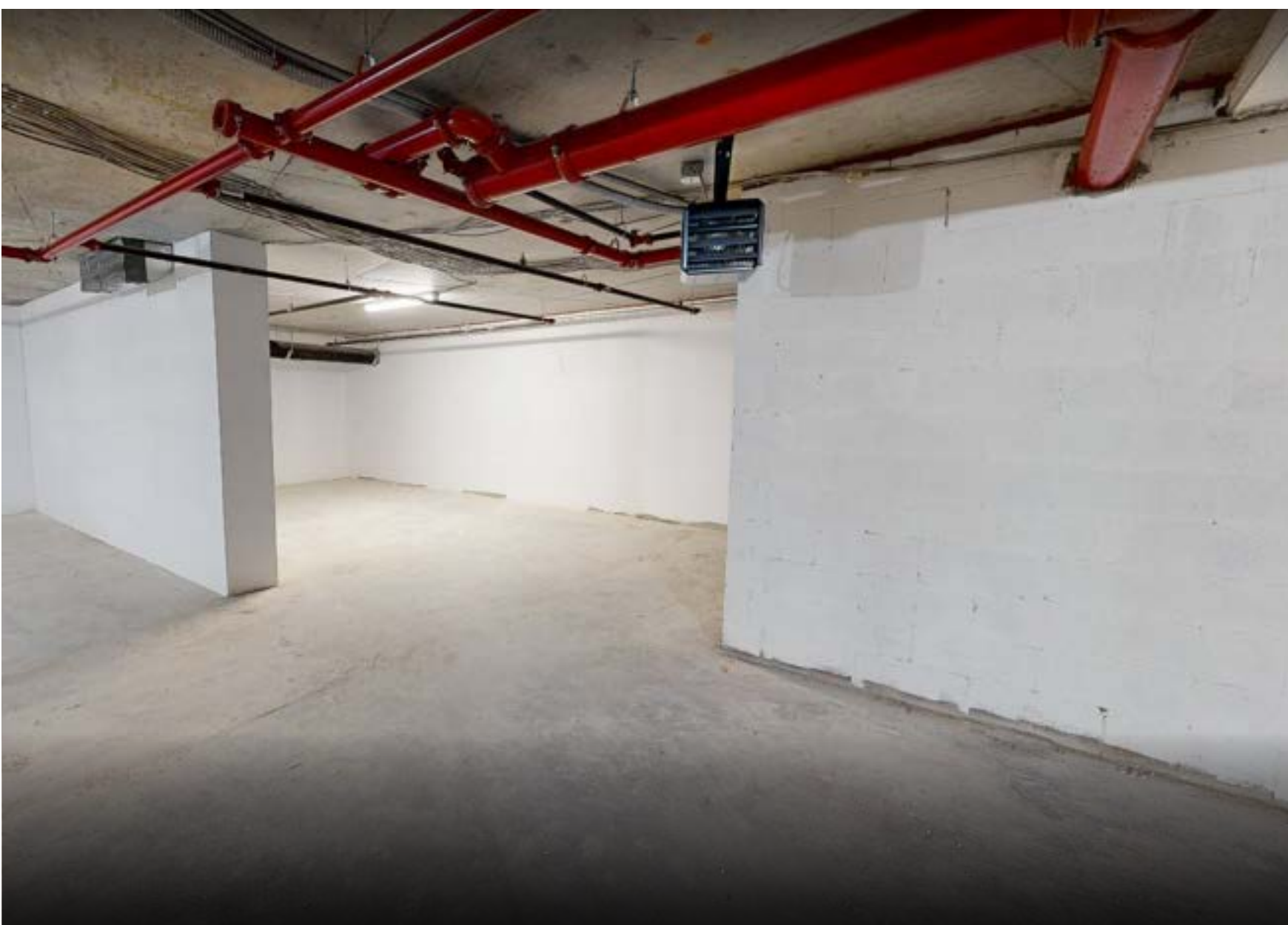
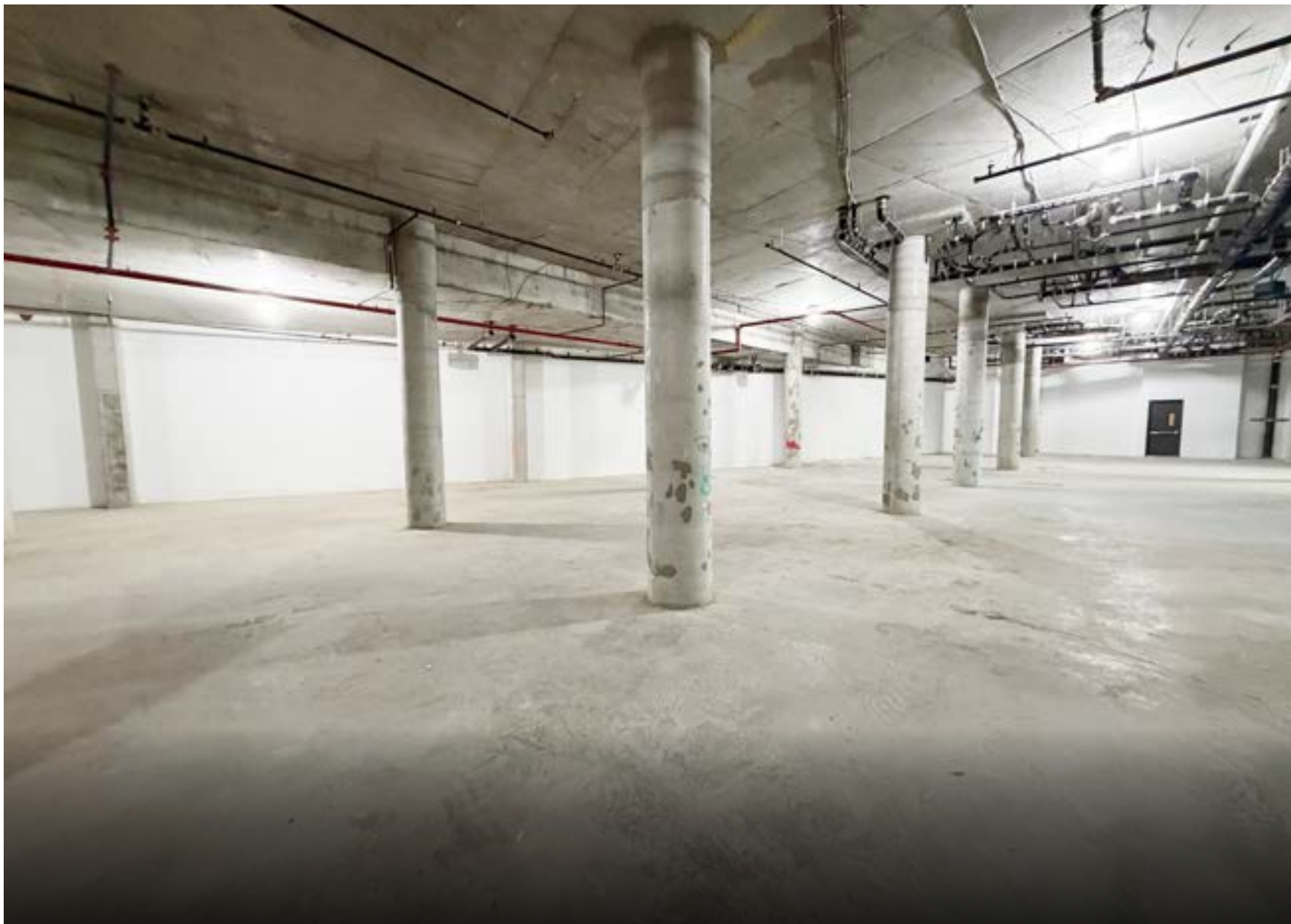
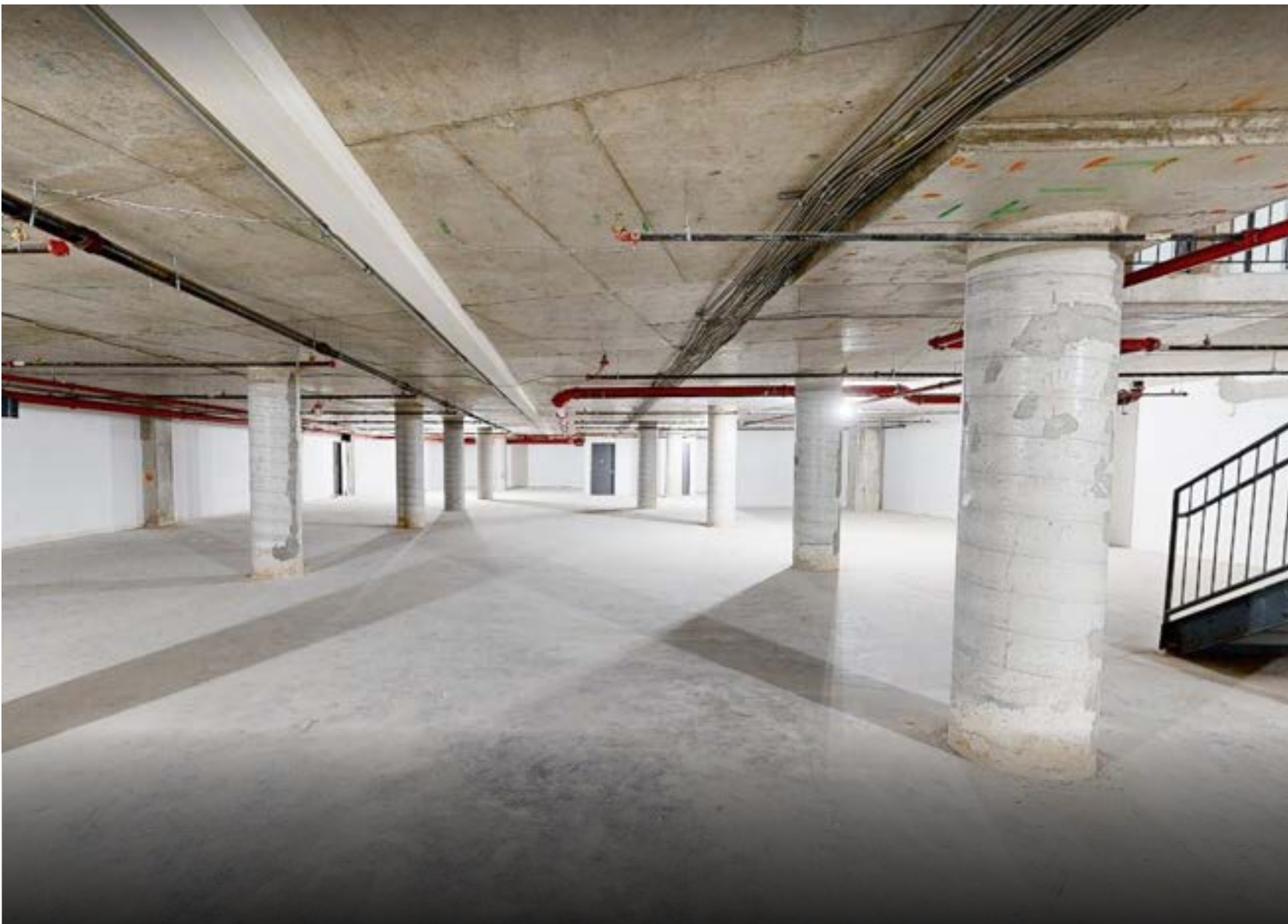
SPACE 1 - 2363 BEDFORD AVENUE

10,702 SQUARE FEET	USE	COMMUNITY FACILITY	FRONTAGE	100' ON BEDFORD AVE
	FLOOR	GROUND	CEILING	15'
	WHITE BOX	BUILT TO SUIT	RENT	\$55 PSF



SPACE 1 - 2363 BEDFORD AVENUE

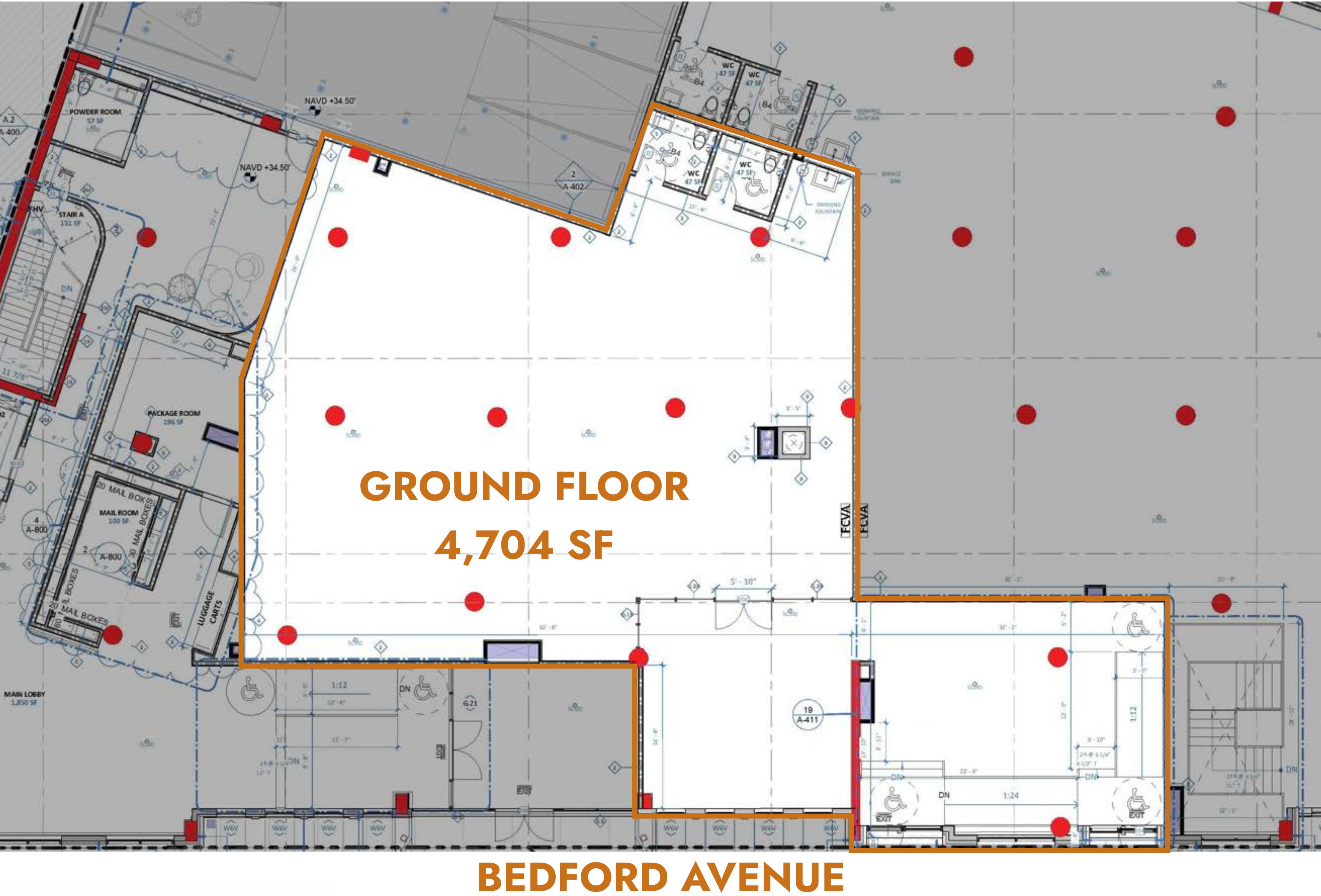
9,706 SQUARE FEET	USE	COMMUNITY FACILITY	FRONTAGE	100' ON BEDFORD AVE
	FLOOR	LOWER LEVEL	CEILING	8' 8"
	WHITE BOX	BUILT TO SUIT	RENT	\$55 PSF



SPACE 2 - 2363 BEDFORD AVENUE

4,704 SQUARE FEET	USE	RETAIL	FRONTAGE	50' ON BEDFORD AVE
	FLOOR	GROUND	CEILING	15'
	WHITE BOX	BUILT TO SUIT	RENT	\$55 PSF

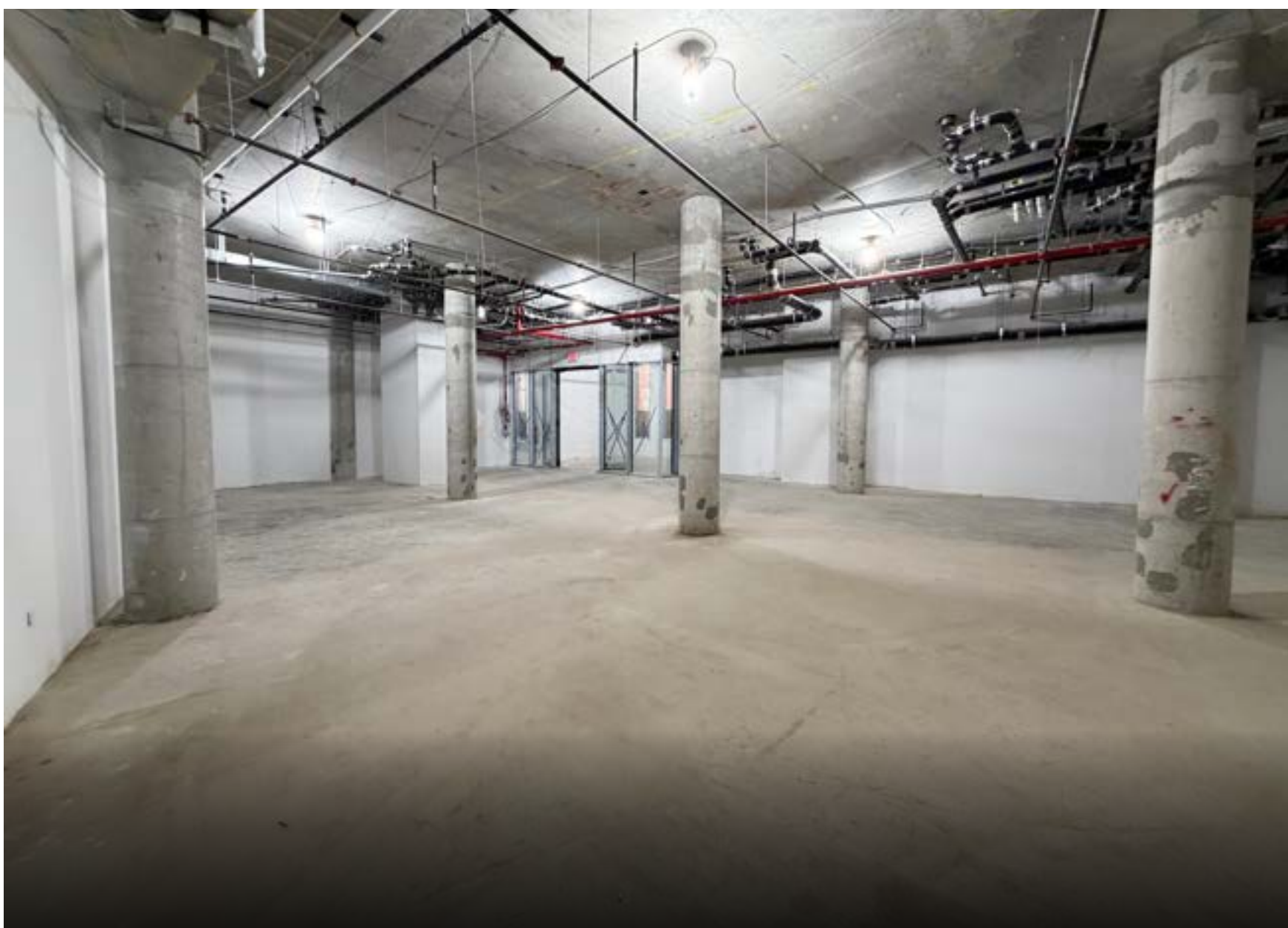
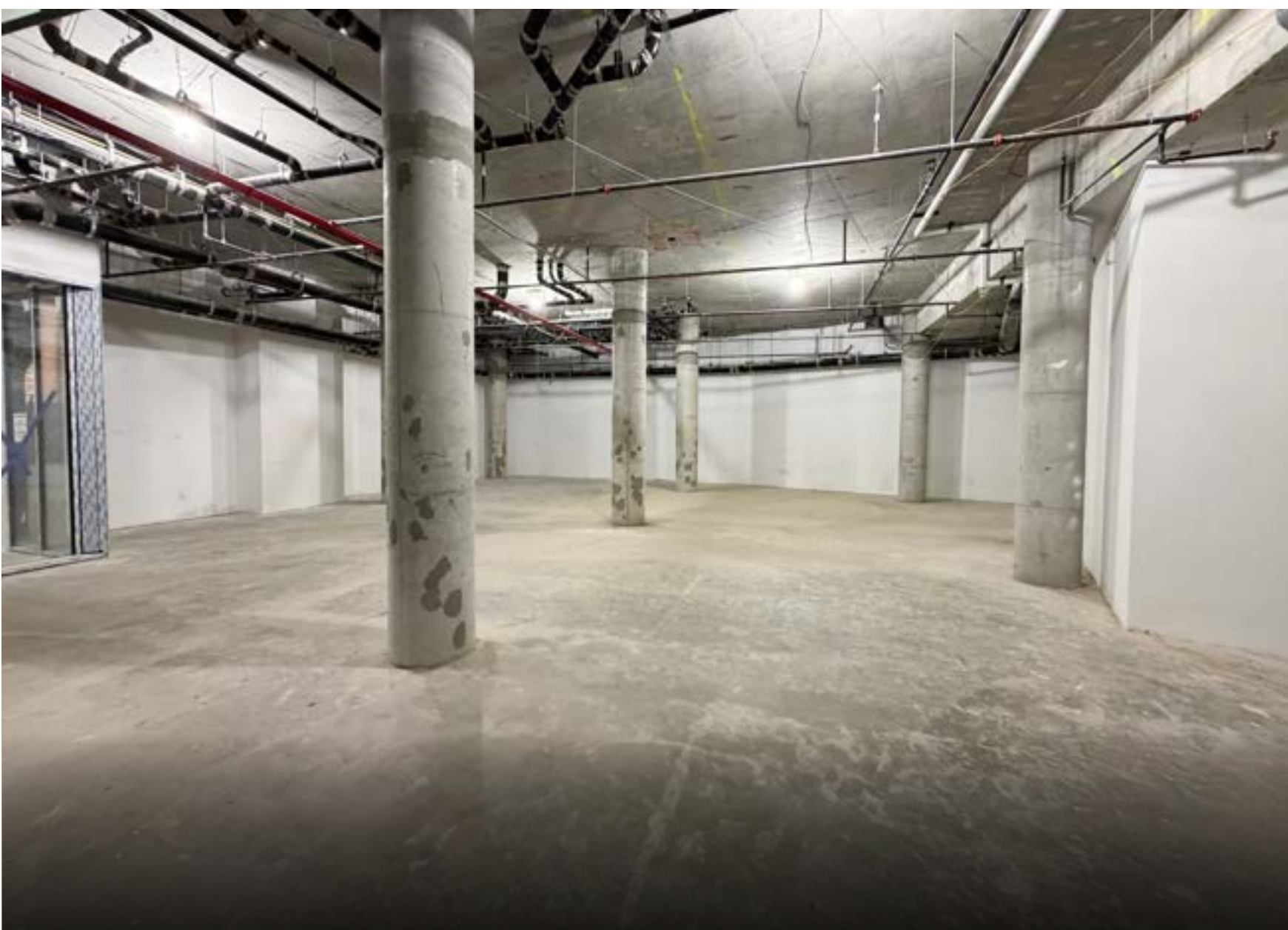
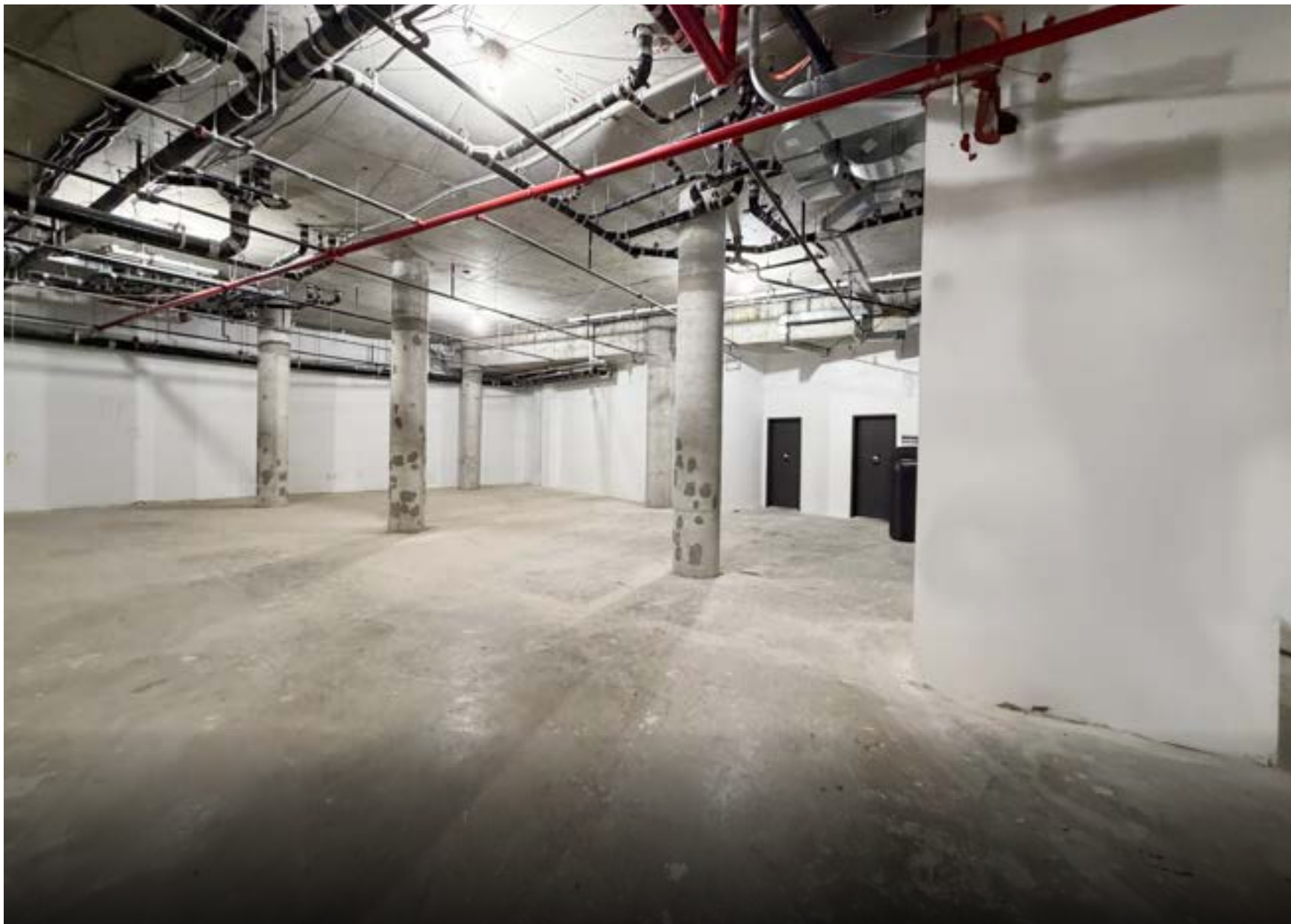
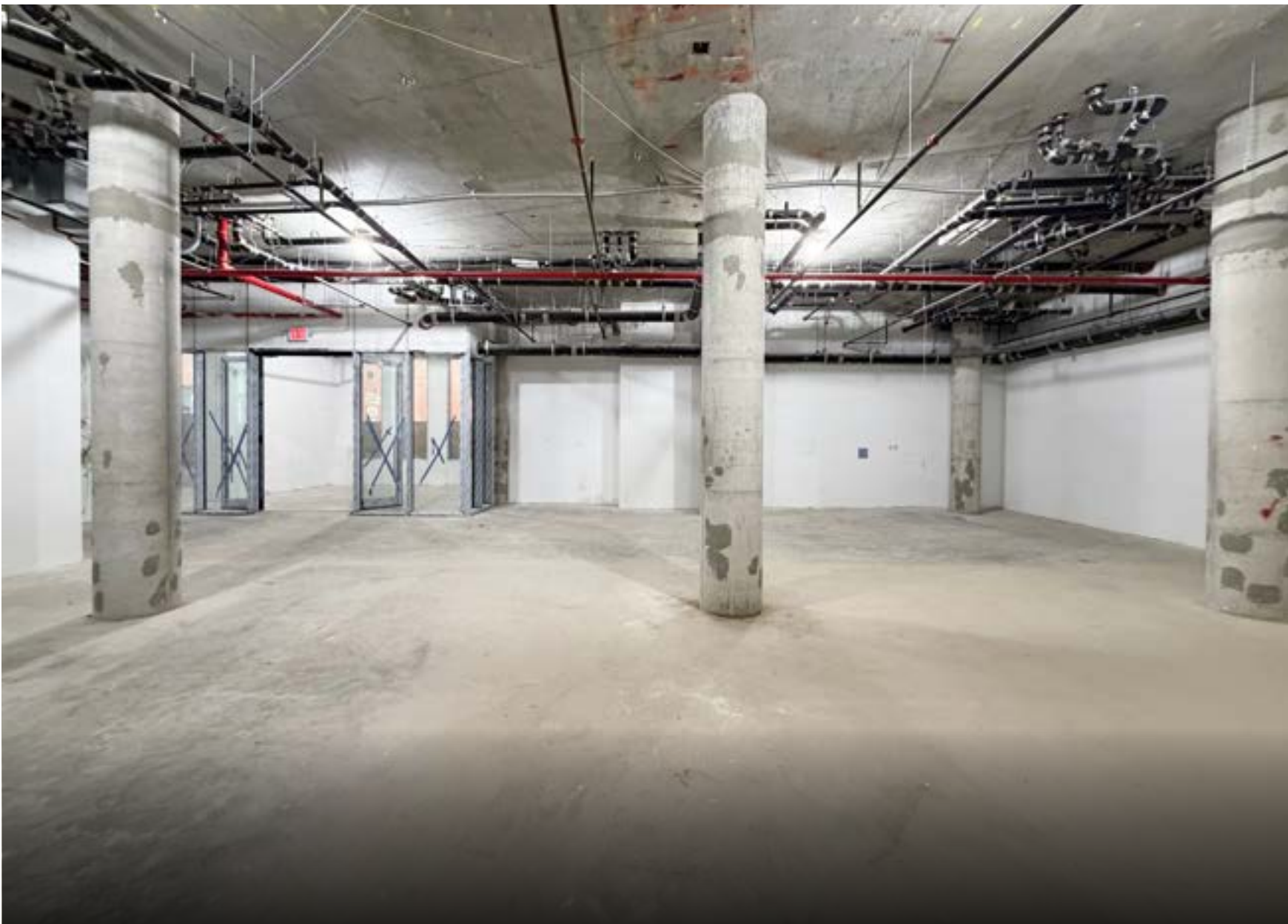
Prime ground-floor retail space on Bedford Avenue offering 50' of frontage and 15' ceilings. This expansive open white box can be built to suit, and a large vestibule entrance provides an ideal setting for a front desk or reception area. A flexible, layout well suited to a wide range of retail uses.



SPACE 2 - 2363 BEDFORD AVENUE

4,704
SQUARE FEET

USE	RETAIL	FRONTAGE	50' ON BEDFORD AVE
FLOOR	GROUND	CEILING	15'
WHITE BOX	BUILT TO SUIT	RENT	\$55 PSF



CERTIFICATE OF OCCUPANCY



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type
Cellar	E	288	OG	III(B)		B00698118	Final
Description of Use: Day Care DAY CARE 6 WEEKS - 5 YEARS OLD					Exceptions:		
Cellar	S-2	53	OG	II		B00698118	Final
Description of Use: Storage of non combustible Materials BIKE ROOM STORAGE FOR 66 BIKES. 1,079 SQ FT, JANITOR AND BUILDING STORAGE ROOMS, LAUNDRY					Exceptions:		
Cellar	R-2	35	OG	II		B00698118	Final
Description of Use: Apartment House QUALITY HOUSING RECREATION SPACE (LOUNGE & KIDS PLAY ROOM)					Exceptions:		
Cellar	F-2	12	OG	II		B00698118	Final
Description of Use: Mechanical and/or electrical equipment rooms METER & MECHANICAL ROOMS, COMPACTOR ROOM					Exceptions:		
Cellar	R-2	N/A	OG	II		B00698118	Final
Description of Use: Apartment House PET SPA					Exceptions:		
Floor 1	S-2	77	40	II		B00698118	Final
Description of Use: Parking Garage FIFTY THREE (53) CAR PARKING SPACES - ACCESSORY TO RESIDENTIAL					Exceptions:		
Floor 1	M	136	100	VI		B00698118	Final
Description of Use: Retail Sales GENERAL RETAIL					Exceptions:		
Floor 1	E	344	100	III(B)		B00698118	Final
Description of Use: Day Care DAY CARE 6 WEEKS - 5 YEARS OLD					Exceptions:		
Floor 1	R-2	N/A	100	II		B00698118	Final
Description of Use: Apartment House RESIDENTIAL LOBBY, MAILING ROOM, PACKAGE ROOM					Exceptions:		

SPACE 3 - 2366 BEDFORD AVENUE

335 SQUARE FEET	USE	RETAIL	CLERESTORY WINDOWS	NATURAL LIGHT
	FLOOR	GROUND	CEILING	14'
	WHITE BOX	BUILT TO SUIT	RENT	UPON REQUEST

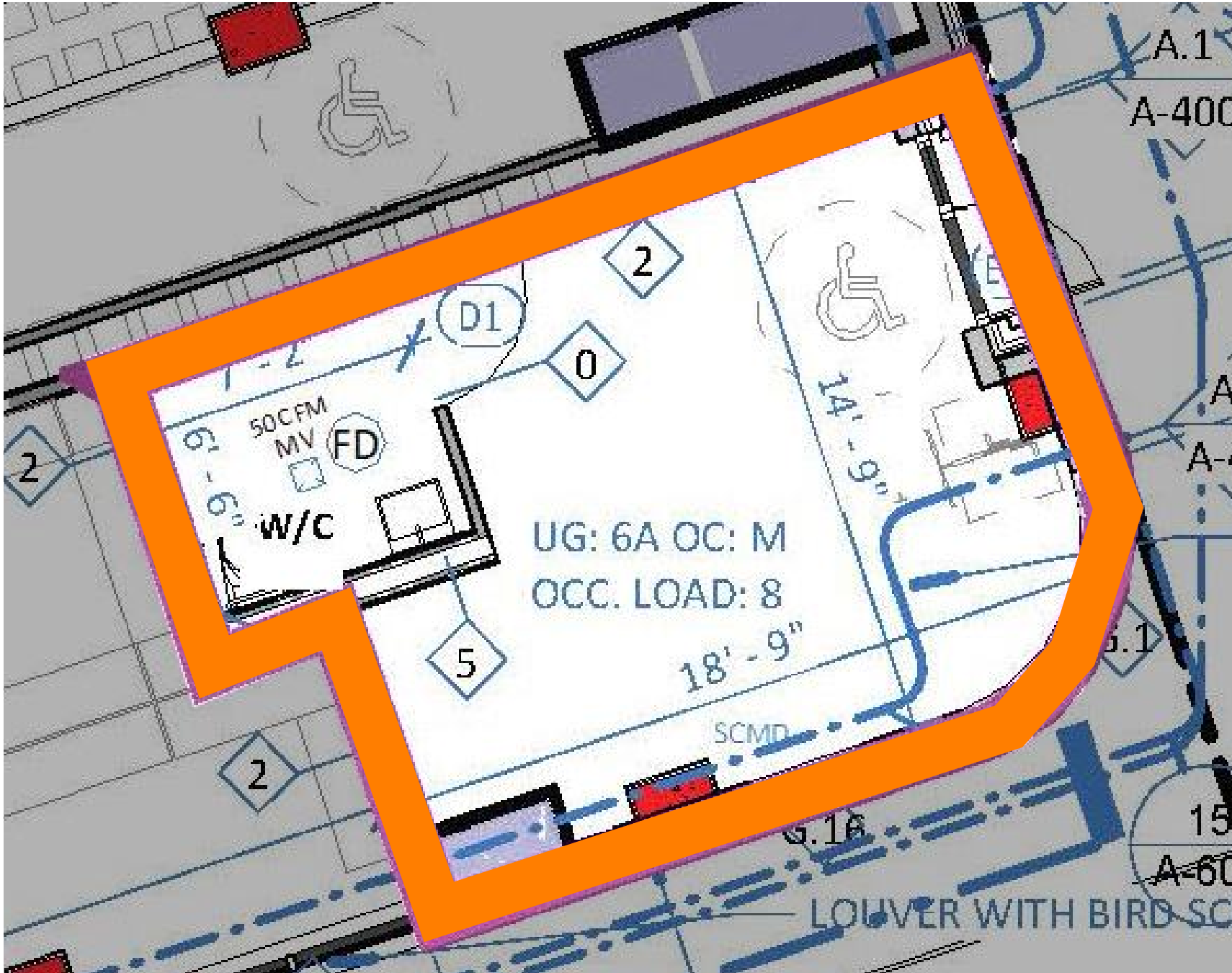
Prime ground-floor retail space on Bedford Avenue, built to suit. Large wraparound clerestory windows fill the space with abundant natural light.



SPACE 3 - 2366 BEDFORD AVENUE

335 SQUARE FEET	USE	RETAIL	CLERESTORY WINDOWS	NATURAL LIGHT
	FLOOR	GROUND	CEILING	14'
	WHITE BOX	BUILT TO SUIT	RENT	UPON REQUEST

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Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type
Cellar	R-2	N/A	OG	II	36	B00698117	Final
Description of Use: Apartment THIRTY SIX (36) CLASS A DWELLING UNITS					Exceptions:		
Cellar	R-2	N/A	OG	2A		B00698117	Final
Description of Use: Apartment House ACCESSORY USE TO DWELLING UNITS ON FIRST FLOOR (LOWER LEVEL MARKETING)					Exceptions:		
Floor 1	M	8	100	VI		B00698117	Final
Description of Use: Retail Sale GENERAL RETAIL					Exceptions:		
Floor 1	R-2	24	100	II		B00698117	Final
Description of Use: Apartment RESIDENTIAL LOBBY, LOUNGE, MAIL & PACKAGE ROOM					Exceptions:		
Floor 1	R-2	21	100	II		B00698117	Final
Description of Use: Apartment QUALITY HOUSING RECREATION ROOMS USED AS LOUNGES AND CO-WORKING SPACE					Exceptions:		
Floor 1	R-2	N/A	40	II	45	B00698117	Final
Description of Use: Apartment FORTY FIVE (45) CLASS A DWELLING UNITS					Exceptions:		

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SPACE 4 - 2201 BEVERLEY ROAD

518 SQUARE FEET	USE	RETAIL	CLERESTORY WINDOWS	NATURAL LIGHT
	FLOOR	GROUND	CEILING	13.5'
	WHITE BOX	BUILT TO SUIT	RENT	UPON REQUEST

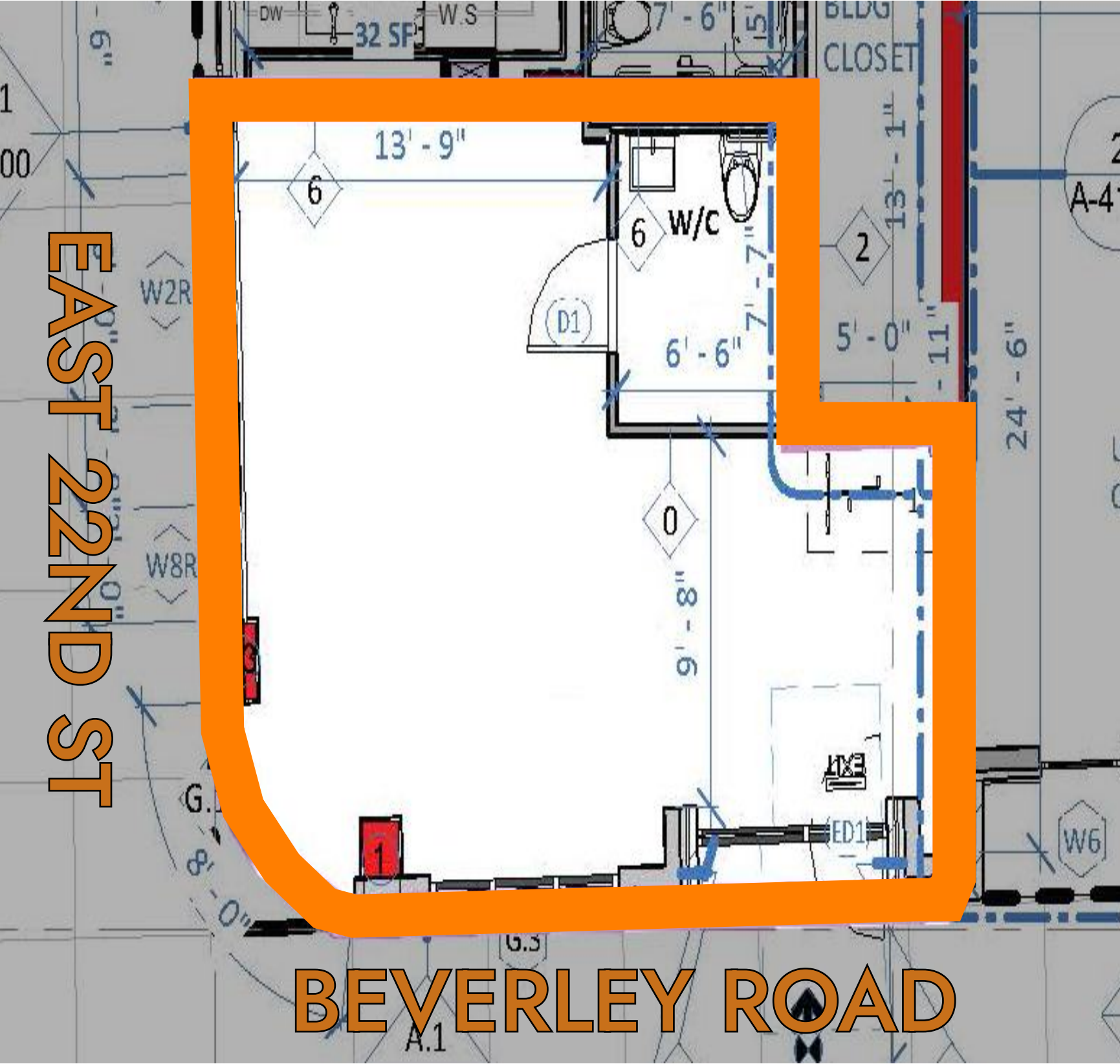
Prime ground-floor retail space on Beverley Road, built to suit. Large wraparound clerestory windows fill the space with abundant natural light.



SPACE 4 - 2201 BEVERLEY ROAD

518 SQUARE FEET	USE	RETAIL	CLERESTORY WINDOWS	NATURAL LIGHT
	FLOOR	GROUND	CEILING	13.5'
	WHITE BOX	BUILT TO SUIT	RENT	UPON REQUEST

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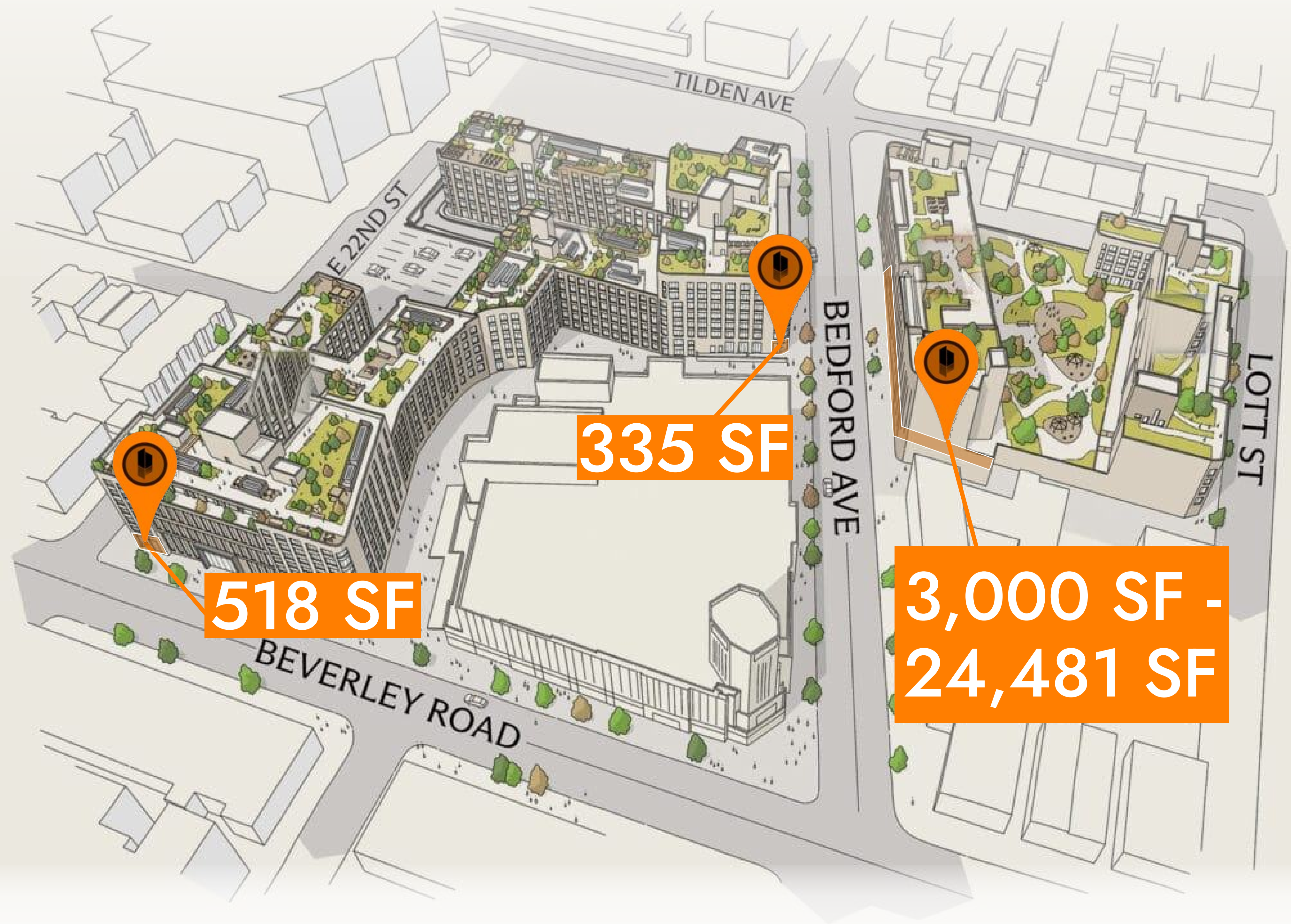


Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	R-2	N/A	OG	2A		B00698115	Temporary	10/19/2026
Description of Use:	Apartment ACCESSORY STORAGE SPACE IN CONJUNCTION WITH DWELLING UNITS ON FIRST FLOOR (LOWER LEVEL MARKETING)					Exceptions:		
Cellar	F-2	5	OG	2B		B00698115	Temporary	10/19/2026
Description of Use:	Mechanical and/or electrical equipment rooms METER & MECHANICAL ROOMS, REFUSE ROOM (LOWER LEVEL MARKETING)					Exceptions:		
Cellar	R-2	N/A	OG	2A	10	B00698115	Temporary	10/19/2026
Description of Use:	Apartment TEN (10) CLASS A DWELLING UNITS (LOWER LEVEL MARKETING)					Exceptions:		
Cellar	S-2	5	OG	2B		B00698115	Temporary	10/19/2026
Description of Use:	Storage of non combustible Materials BUILDING STORAGE (LOWER LEVEL MARKETING)					Exceptions:		
Floor 1	R-2	N/A	40	2A	30	B00698115	Temporary	10/19/2026
Description of Use:	Apartment House THIRTY (30) CLASS A DWELLING UNITS					Exceptions:		
Floor 1	M	13	100	6A		B00698115	Temporary	10/19/2026
Description of Use:	Retail Sale GENERAL RETAIL					Exceptions:		

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