

# 289 Court Street

COBBLE HILL  
BROOKLYN, NY



**Location:** Between Douglass St & Degraw St

**Ground Floor:** 700 sf

**Cellar:** 350 sf

**Backyard:** Up to 800 sf

**Ceiling:** 9 ft

**Frontage:** 17 ft on Court St

### Highlights:

- Boutique retail available on highly-coveted Court St.
- Large backyard ideal for outdoor seating or hosting private events.
- Finished basement as an ancillary use.
- Space will be delivered in white-box condition with functioning HVAC split systems in place.
- **F** **G** trains located three blocks away at Bergen St station with 2.70mm annual ridership (2023).
- All uses considered.

Exclusive Leasing Broker

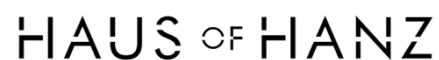
**Keat Chew**

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### TENANTS

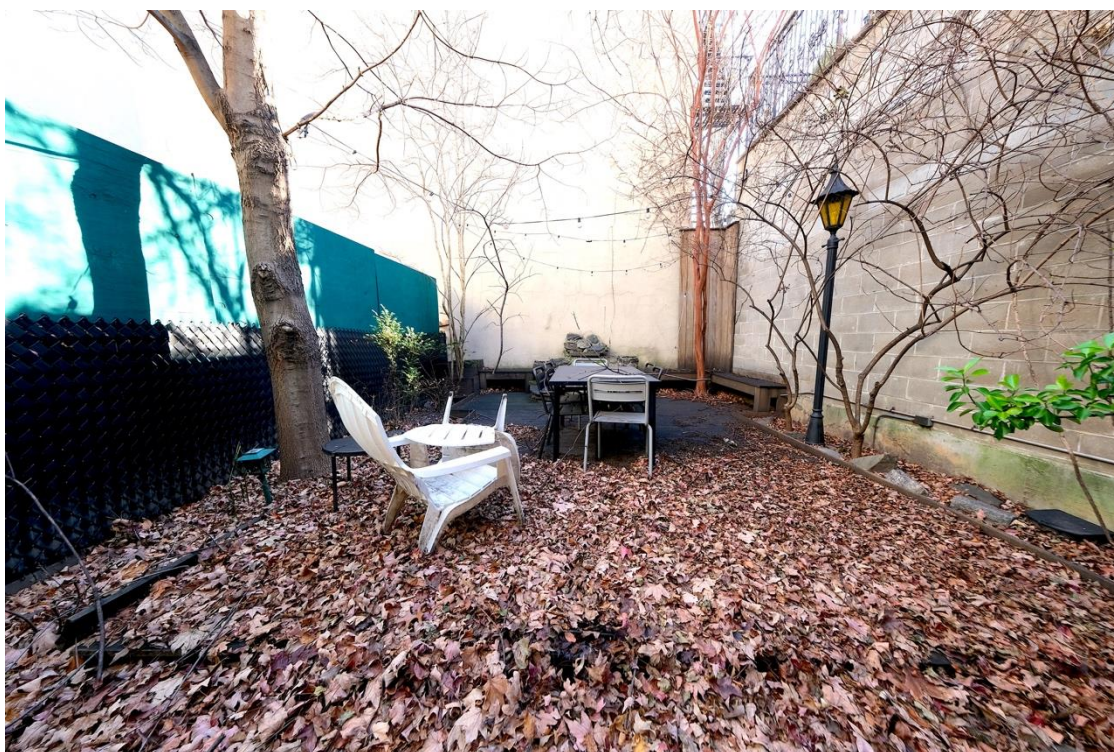
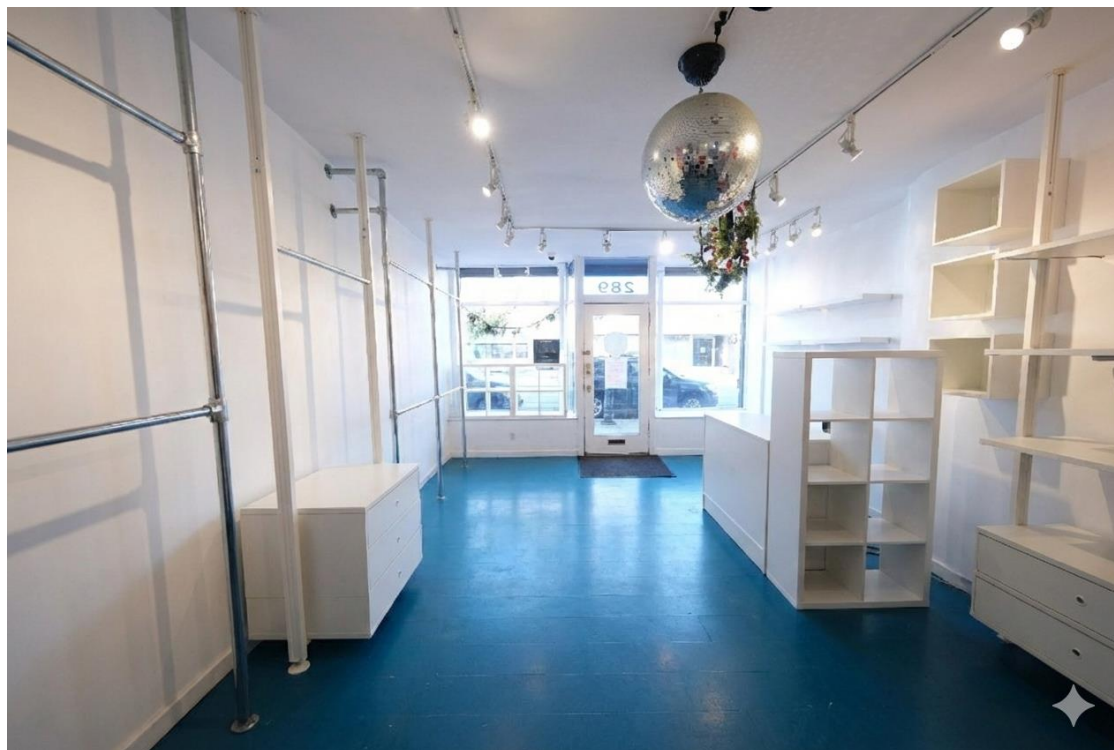
NEIGHBORING





INTERIOR PHOTOS

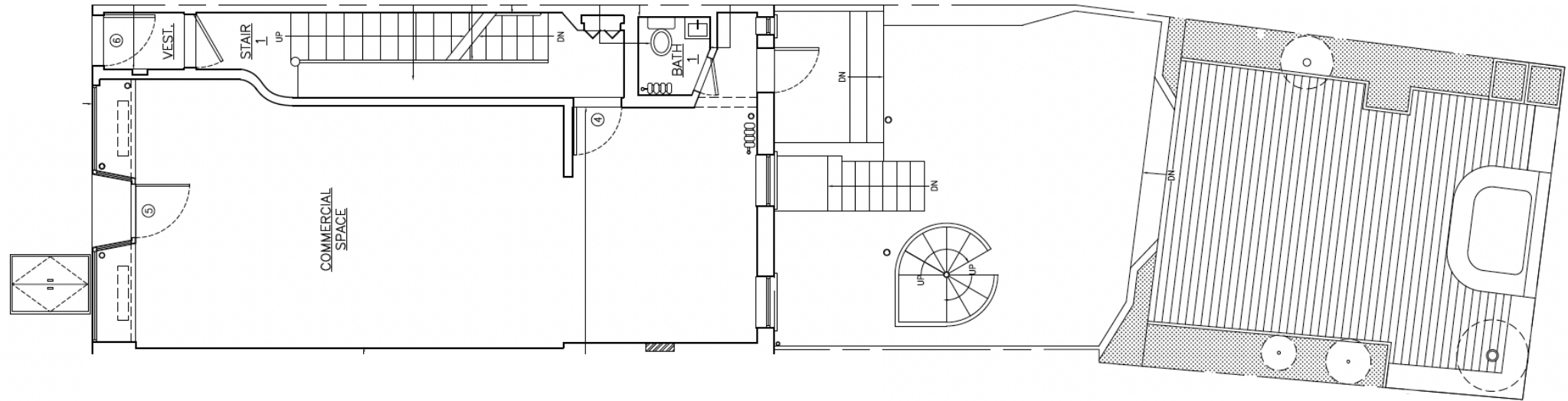
◆ Existing space decluttered by Gemini



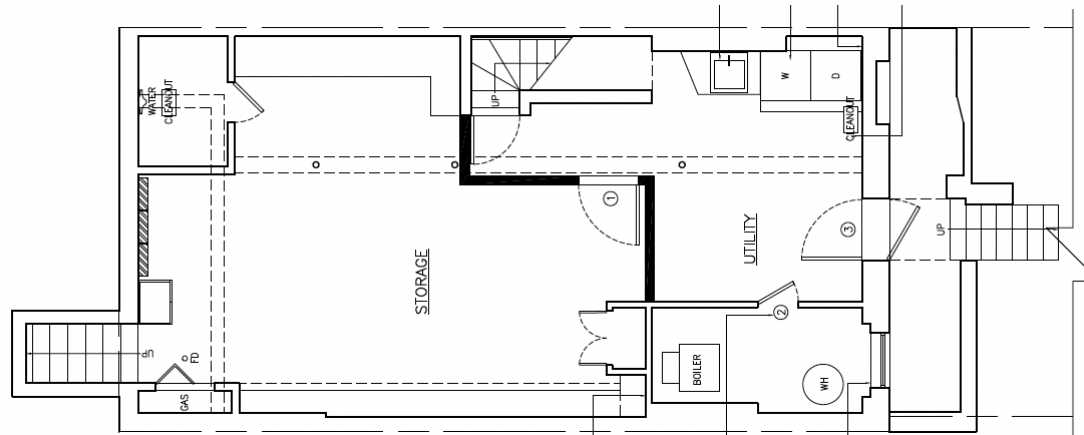


## FLOOR PLAN

COURT STREET



GROUND FLOOR



CELLAR