

The Retail at
**Ace Hotel
Brooklyn**

In Boerum Hill, on the edge
of Downtown Brooklyn, at the ever-
evolving intersection of everything.

252 Schermerhorn Street, Brooklyn, NY



ACE HOTEL Brooklyn

Opened
SUMMER 2021

Rooms
287

Occupancy in September
85%

Compared to competitors of a similar room occupancy, as of Sept. 2022 Ace Hotel has an average daily rate of **1.24X**

2nd Floor Event Space holds
300 OCCUPANTS

Designed by
ROMAN & WILLIAMS GUILD

Current Tenants

as you are

BLACK SEED
BAGELS



RETAIL A

Ground:
300 SF

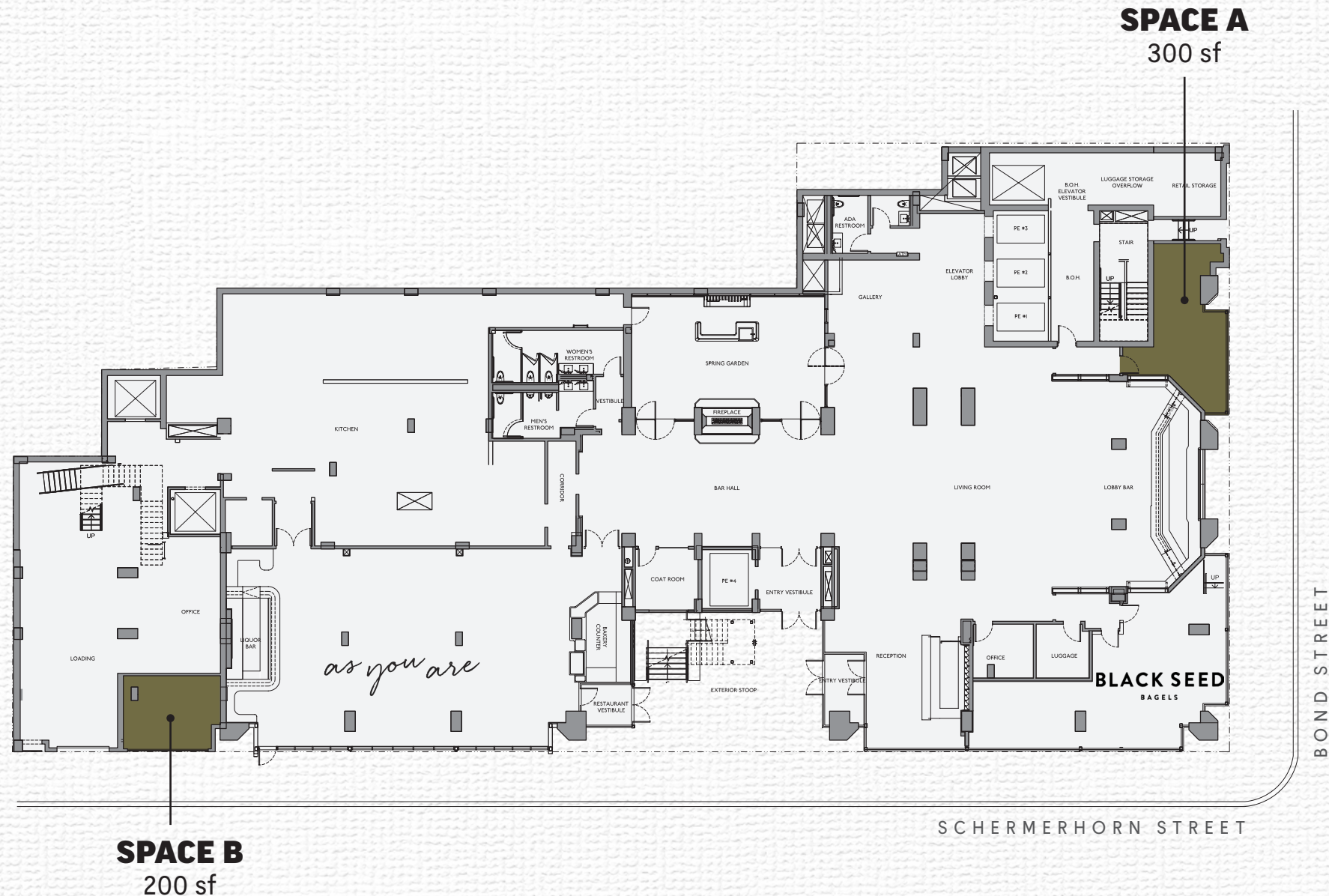
Frontage:
36' ON BOND ST.

Direct connectivity to Hotel Lobby

RETAIL B

Ground:
200 SF

Frontage:
12' ON SCHERMERHORN ST.



*NOT ACCEPTING COFFEE OR BAKERY USES AT THIS TIME

dezeen 👁️ 🔍 ☰



Ace Hotel Brooklyn showcases the borough's artistic talent

James Brillon | 15 August 2021

5 comments

The Ace Hotel's newest outpost in Downtown Brooklyn by interior designers Roman and Williams features art in every room, and a public gallery in its lobby with rotating exhibitions.

Located between the neighbourhoods of Fort Greene, Boerum Hill and Downtown Brooklyn, New York City's second Ace Hotel is now open to the public. It is the third collaboration between the hospitality brand and Roman and Williams, after opening hotels in Manhattan and New Orleans.

Bloomberg Subscribe ☰

Pursuits

The Latest Ace Hotel Takes On the Stroller Brigade in Brooklyn

More than a decade after debuting in Manhattan, the brand is back for a more grown-up Round 2 in Brooklyn.



A guest room at the Ace Hotel Brooklyn. Source: Ace Hotel Brooklyn

By [Nikki Ekstein](#) +Follow
 July 29, 2021, 10:00 AM EDT
 Corrected July 30, 2021, 4:08 PM EDT

Read About the
**Ace Hotel
 Brooklyn**

TRAVEL+LEISURE SUBSCRIBE

Home + Hotels + Resorts + Hotel Openings

Brooklyn Just Got a New Hotel — and It Might Be the Trendiest Haunt in the Borough

Ace Hotel Brooklyn is the place to be seen.

By [Andrea Romano](#)
 August 02, 2021

Pin FB More



CREDIT: STEPHEN KENT JOHNSON

One of the hippest hotel chains just opened in Downtown Brooklyn.

Ace Hotel Brooklyn, the latest opening for the Ace Hotel chain, has finally opened in the Boerum Hill neighborhood in Brooklyn, New York. The new location stands near some of the best

gothamist DONATE

Stellar Restaurant And Bakery "As You Are" Opens In Brooklyn's New Ace Hotel

BY [SCOTT LYNCH](#)
 PUBLISHED SEPTEMBER 20, 2021 | 17 COMMENTS | 27 PHOTOS

f t 👍 ✉️



There are 188 seats in the Ace Hotel Brooklyn's new restaurant and all-day bakery As You Are.

NYC RESTAURANT OPENINGS

The Brooklyn Ace Hotel's New Restaurant Is a Love Letter to the Borough

The 130-seat restaurant and all-day bakery is a collaboration between a seasoned hotel chef and an Eater Young Gun pastry whiz

by [Emily Wilson](#) | Sep 8, 2021, 2:10pm EDT
 Photography by [Alex Staniloff](#)

CONTACT

AYLIN GUCALP
 646 713 9943
 aylin.gucalp@cbre.com



© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.