

UNIQUE LEASING OPPORTUNITY

CITYPOINT

UPPER FLOOR OPPORTUNITY –
FOR OFFICE, MEDICAL, EDUCATION AND MORE

DOWNTOWN
BROOKLYN
STARTS HERE

FINANCIAL DISTRICT

CHINATOWN

LOWER EAST SIDE

MANHATTAN

EAST RIVER

Fulton Center
11 MINUTES BY SUBWAY

225,000
VEHICLES CROSS THE
BROOKLYN AND MANHATTAN
BRIDGES EVERYDAY

DUMBO

BROOKLYN

250,000+
PEOPLE LIVE WITHIN
A 30-MINUTE WALK

3 MILLION
PEOPLE WITHIN
30 MINUTES

Grand Central Station
25 MINUTES BY SUBWAY
Penn Station
24 MINUTES BY SUBWAY
Central Park
30 MINUTES BY SUBWAY

150,000+
DAILY SHOPPERS
ON FULTON STREET

45,000
COLLEGE + GRADUATE
STUDENTS

100K
WORK WITHIN A
10 MINUTE WALK

14
SUBWAY LINES WITHIN
A 5-MINUTE WALK

BROOKLYN HEIGHTS

Jay St-MetroTech

CITYPOINT

3,500
VENUE CAPACITY AT BROOKLYN
ACADEMY OF MUSIC

CLINTON HILL

COBBLE HILL

F

Hoyt St

Dekalb Av

WHERE BROOKLYN MEETS

20-MINUTE WALK

10-MINUTE WALK

2,700
VENUE CAPACITY AT
BROOKLYN PARAMOUNT

Hoyt Scherm

Nevins St

BOERUM HILL

150,000+
DAILY RIDERS FROM SURROUNDING
SUBWAY STATIONS

PARK SLOPE

3+ MILLION
VISITORS EACH YEAR AT BARCLAYS CENTER

Atlantic Av

WE'RE IN GOOD COMPANY



\$213,208

Average HHI

22K

New residential units in last 20 years
(38% of which in last 5 years)

13.6M

Square feet of
commercial office

2,900

Hotel rooms

QUALITY FROM TOP TO BOTTOM

04



03

PRIMARK®



02



01A



one medical

01



SEPHORA



FOGO DE CHÃO

VanLeeuwen



DIG

Casper



just salad

WARBY PARKER

SWAROVSKI

JOYBIRD

spear

Gong cha

BANG COOKIES

McNALLY JACKSON

C

TRADER JOE'S



CARNEGIE DINER & CAFE



DEKALB MARKET HALL



“ENTER A FOODIE PARADISE IN BROOKLYN.” — New York Post

LEVEL 3&4

DETAILS:

Suite 3A	10,000 SF
Suite 4A	17,244 SF
Suite 4B	10,400 SF

Infrastructure Highlights:

Suite 3A & 4A

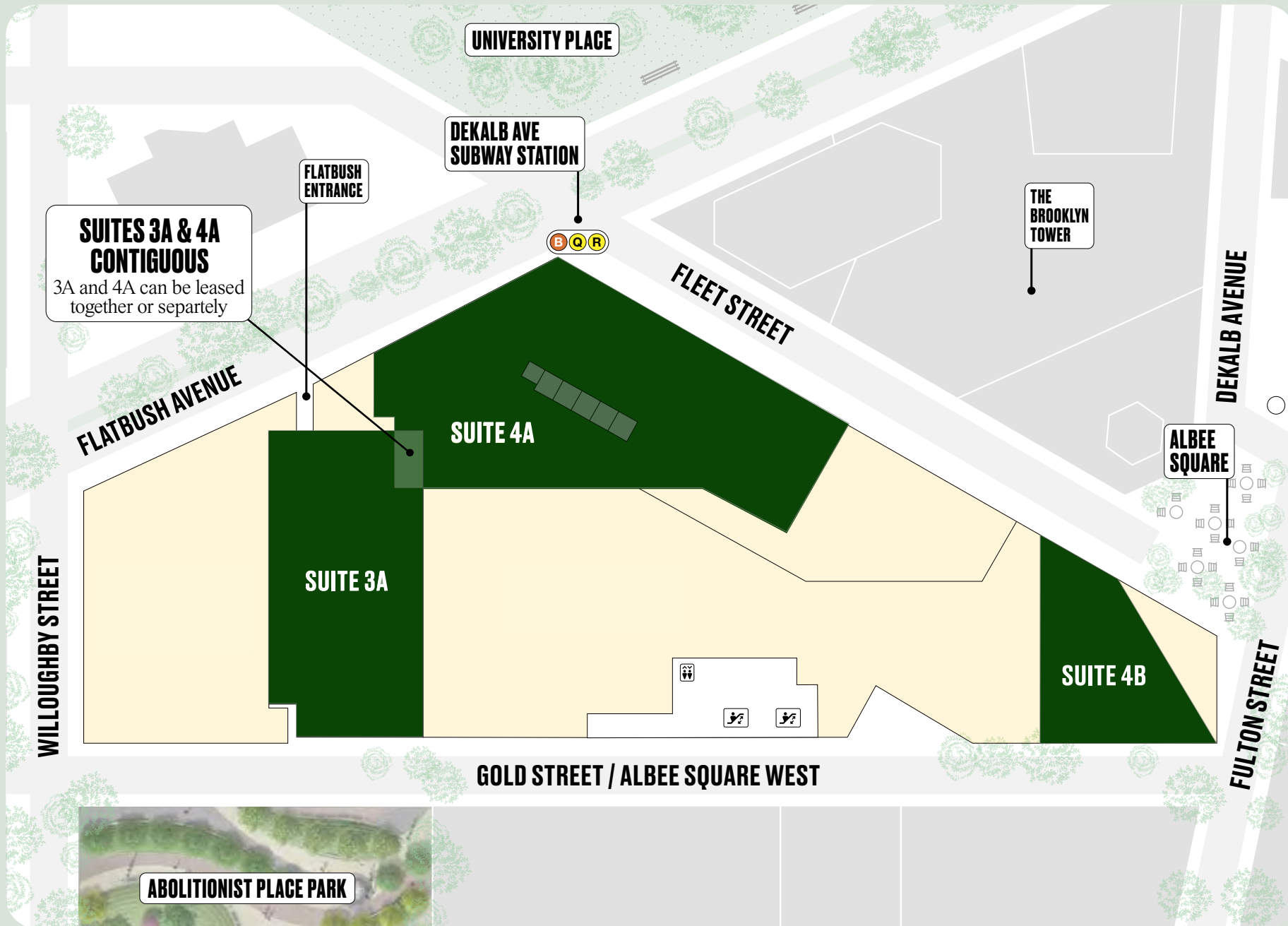
- 72 tons of existing HVAC capacity onsite
- Strong existing electrical infrastructure
- Dramatic ceiling heights:
 - 20' on the 3rd floor
 - 9'-14' varying heights on the 4th floor
- Spectrum fiber service available

Suite 4B

- 25-ton HVAC system
- 125 Amp / 120-208V electrical service
- 18' ceilings to deck
- Spectrum fiber service available

 Available

 Leased



SUITES 3A & 4A CONTIGUOUS

3A and 4A can be leased together or separately

WILLOUGHBY STREET

FLATBUSH AVENUE

UNIVERSITY PLACE

DEKALB AVE
SUBWAY STATION

E Q R

FLEET STREET

THE
BROOKLYN
TOWER

DEKALB AVENUE

ALBEE SQUARE

SUITE 3A

SUITE 4A

SUITE 4B

GOLD STREET / ALBEE SQUARE WEST

FULTON STREET

ABOLITIONIST PLACE PARK

CITYPOINT

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