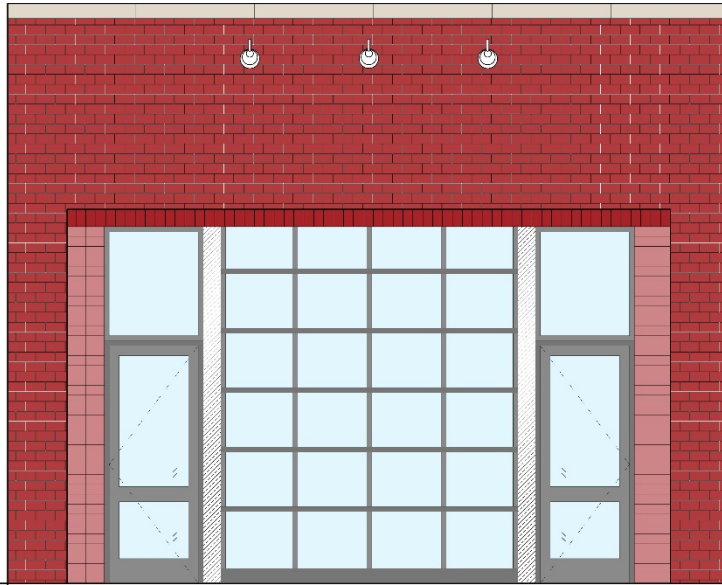


# FLEX SPACE FOR LEASE

51 WASHINGTON AVENUE  
BROOKLYN, NY



- 2,450 SF GROUND FLOOR + 1,000 SF BASEMENT AVAILABLE
- NEW CONCRETE SLAB, FAÇADE, ROLL-UP DOORS, BATHROOM
- LOCATED IN CLINTON HILL/WALLABOUT ADJACENT TO BROOKLYN NAVY YARD & STEINER STUDIOS
- EXCELLENT ACCESS TO BQE, WALKING DISTANCE TO CLINTON-WASHINGTON G TRAIN AND CITI BIKE STATION LOCATED ONE BLOCK AWAY
- EXPOSED BRICK WALLS, CURB CUT, STORAGE BASEMENT
- OPPORTUNITIES FOR VENTING AND ROOF USE



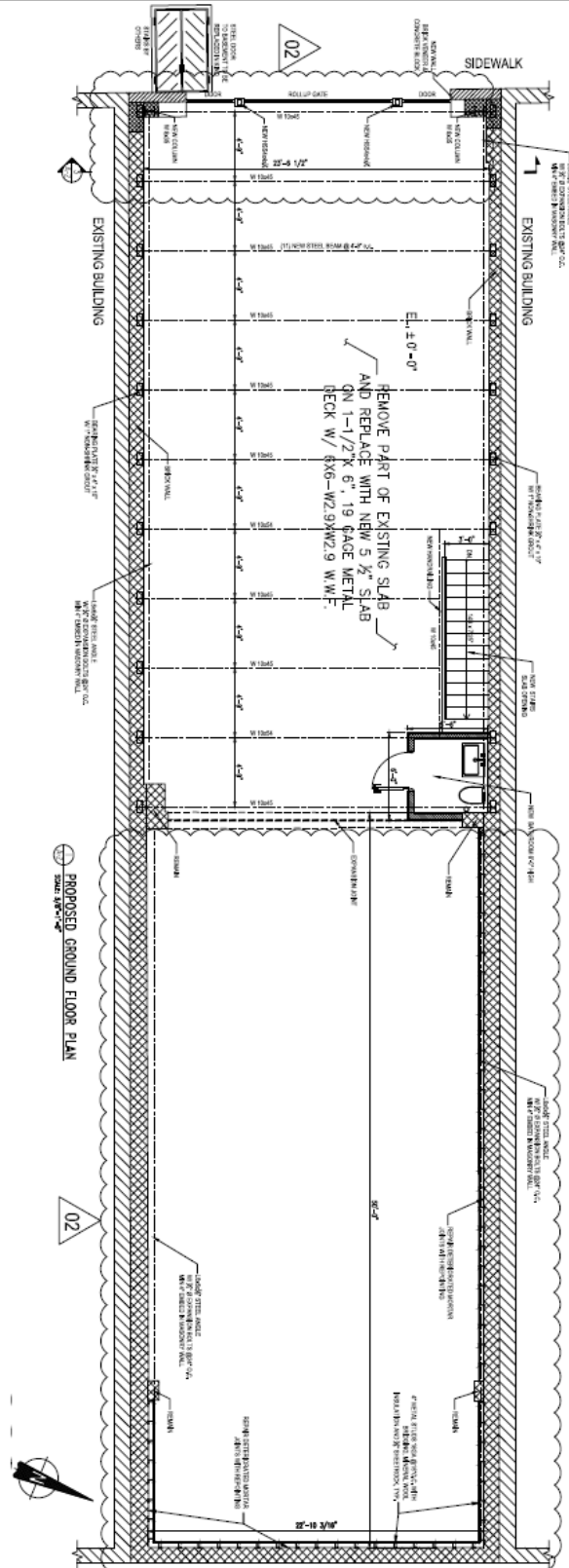
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# 51 WASHINGTON AVENUE FIRST FLOOR PLAN



# 51 WASHINGTON AVENUE AREA MAP



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