

BROOKLYN OFFICE XCHANGE

FORT GREENE BROOKLYN



RETAIL SPACE FOR LEASE

BROOKLYN OFFICE XCHANGE

ONE MILLION SQFT MIX-USE DEVELOPMENT
WITH OFFICE, RETAIL AND RESIDENTIAL



LOCATION

470 VANDERBILT AVE., 495 CLERMONT AVE.,
AND 787 ATLANTIC AVE.

WITH MULTIPLE ENTRANCES

ON ALL THREE STREETS FOR RETAIL
BETWEEN ATLANTIC AVE. AND FULTON STREET
RETAIL FRONTAGE ON ATLANTIC, VANDERBILT,
AND CLAIRMONT

SIZE

UP TO 40,000 SQFT –GROUND FLOOR

UP TO 10,000 SQFT –BASEMENT

UP TO 25,000 SQFT –SECOND FLOOR

NEIGHBORS INCLUDE

TARGET, VICTORIA SECRET, DSW, MEN'S WAREHOUSE,
MARSHALLS, CIRCUIT CITY, BURLINGTON COAT FAC-
TORY, PATHMARK, OLD NAVY

FEATURES

• 470 VANDERBILT IS A ONE MILLION SQFT MIXED-USE
PROPERTY WITH RETAIL, OFFICE AND RESIDENTIAL

• JUST 4 BLOCKS FROM ATLANTIC CENTER AND ATLANTIC
TERMINAL, A MAJOR SHOPPING SOURCE
FOR THE BOROUGH OF BROOKLYN

• LOCATED ACROSS THE STREET FROM THE ATLANTIC
YARDS PROJECT TO INCLUDE THE NETS ARENA AND OVER
6000 APARTMENTS AND OFFICE SPACE

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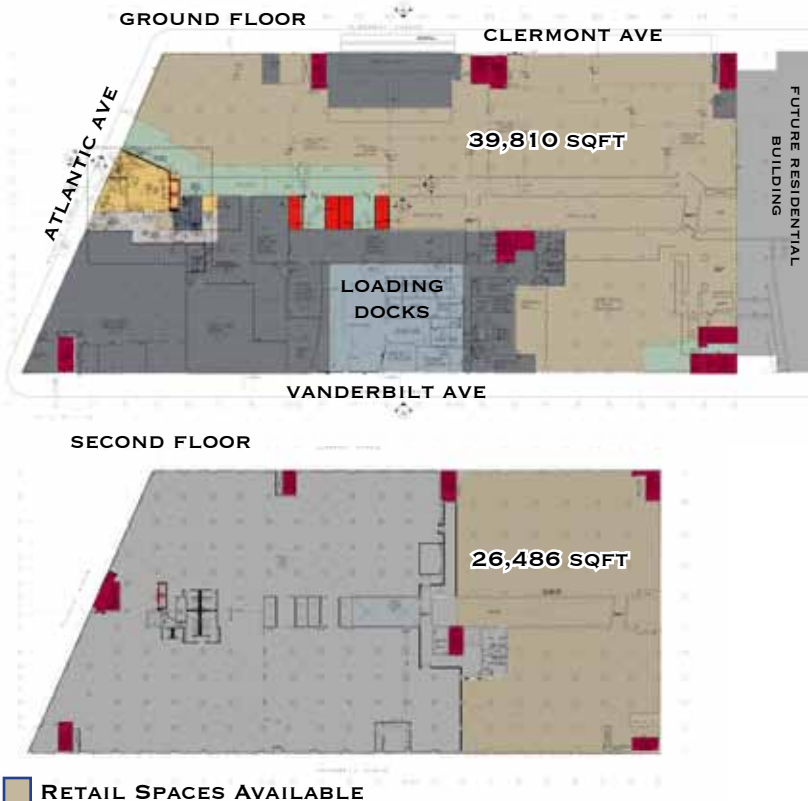
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RETAIL SPACE FOR LEASE



BROOKLYN OFFICE XCHANGE IS A UNIQUE MIXED-USE PROPERTY WITH AN ABUNDANCE OF RETAIL, OFFICE AND RESIDENTIAL SPACE. THE LARGEST PUBLIC TRANSPORTATION HUB IN BROOKLYN IS JUST A FEW SHORT BLOCKS AWAY, WITHIN EASY WALKING DISTANCE.

BROOKLYN OFFICE XCHANGE IS CONVENIENTLY LOCATED JUST FOUR BLOCKS FROM THE BUSTLING ATLANTIC CENTER AND ATLANTIC TERMINAL, BOTH ARE ESTABLISHED PRIME RETAIL AREAS FOR THE BOROUGH OF BROOKLYN.

THE ATLANTIC YARDS PROJECT, LOCATED DIRECTLY ACROSS THE STREET FROM THE BROOKLYN OFFICE XCHANGE, IS CURRENTLY UNDER DEVELOPMENT AND WILL FEATURE A 20,000 SEAT BASKETBALL ARENA AS WELL AS 6,000 APARTMENT UNITS AND OFFICE SPACE.



DEMOGRAPHICS

	.5 MILE	1 MILE	2 MILE
POPULATION	30,250	158,261	573,779
AVG. HH INCOME	68,910	\$73,997	\$68,831
MEDIAN HH INCOME	48,6714	\$47,755	\$42,113
NO. OF HOUSEHOLDS	13,320	30,642	117,927

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