

430 ALBEE SQUARE

DOWNTOWN, BROOKLYN



COMMERCIAL
SPACE FOR LEASE

SPACE HIGHLIGHTS

LOCATION

Between Fulton Street
and Willoughby Street
Directly across from City Point
Adjacent to One Willoughby Sq Tower
Steps away from Fulton Street Mall
One block from Metro-Tech Campus

SPACE

Ground Floor 2,200 SF
Lower Level 7,953 SF

CEILING HEIGHT

Ground Floor 16 FT
Lower Level 16 FT

FRONTAGE

Ground Floor 100 FT

PPSF

Upon Request

OCCUPANCY

Immediate

HIGHLIGHTS

- Retail is located at the base of brand new 28 story luxury residential tower with 150 residential units.
 - Premium retail space featuring 100 FT of floor to ceiling glass frontage with wide open floor plates.
 - Centered within the heart of Downtown Brooklyn's most highly anticipated new development projects and business district.
 - Within a few blocks of nearly 15,000 developing residential units.
 - 13 Subway lines - 26,737,339 annual transfers
 - Downtown Brooklyn is home to over 17M SF of office space, making the area the third largest office market in NYC
 - Plans to add over 2M SF of office space in the next few years.
 - Demand for office space is at an all time high (3% vacancy rate).
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DOWNTOWN BROOKLYN

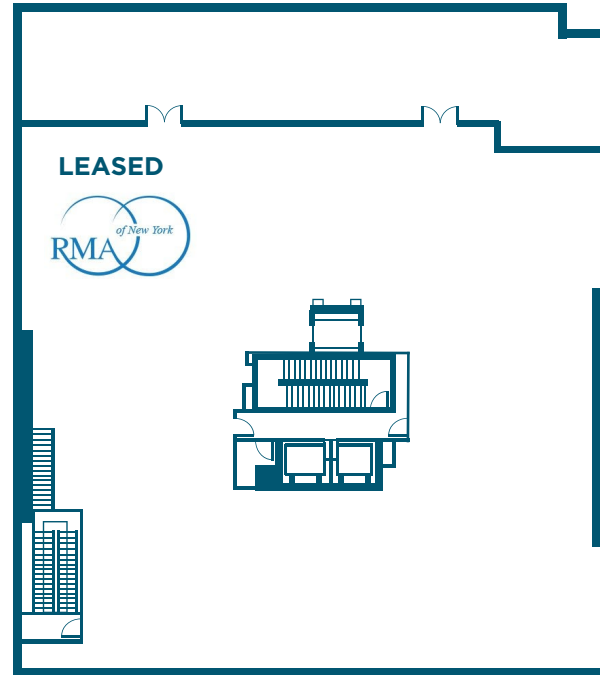
430 ALBEE SQUARE

FLOORPLANS & DETAILS



GROUND FLOOR

Space	2,200 SF
Ceiling Height	16 FT
Frontage	100 FT



SECOND FLOOR



LOWER LEVEL

Space	7,953 SF
Ceiling Height	16 FT

DOWNTOWN BROOKLYN

430 ALBEE SQUARE

SPACE DEVELOPMENT



DOWNTOWN BROOKLYN

430 ALBEE SQUARE

SPACE DEVELOPMENT



LOWER LEVEL

DOWNTOWN BROOKLYN

430 ALBEE SQUARE

SPACE DEVELOPMENT



SECOND FLOOR



SECOND FLOOR + OUTDOOR

DOWNTOWN BROOKLYN

430 ALBEE SQUARE

NEIGHBORHOOD DEMOGRAPHICS



151,441

POPULATION
WITHIN 1-MILE
RADIUS



158,471

AVERAGE
HOUSEHOLD
INCOME



37 Years

AVERAGE
POPULATION
AGE



23.12%

POPULATION
GROWTH
SINCE 2010



77.7 %

OF RESIDENTS HAVE
A BACHELOR'S OR
GRADUATE DEGREE



35 MILLION

ANNUAL
SHOPPERS



100,000

OFFICE WORKERS
WITHIN 1/2 MILE
RADIUS



\$1,200

PSF RETAIL
SALES

DOWNTOWN BROOKLYN

430 ALBEE SQUARE

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Century 21
- Trader Joe's
- Target
- Alamo Cinemas
- Dekalb Food Hall (Anchored by Katz's Deli)

TRANSPORTATION

- 3 Min Walk At DeKalb Avenue
- 3 Min Walk At Hoyt Street
- 5 Min Walk At Nevins Street
- 5 Min Walk At Hoyt-Schermerhorn
- 5 Min Walk At Jay St - Metrotech

- B Q R
- 2 3 4 5
- A C G
- 2 3
- A C R F



CONTACT



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