

**BEDFORD-STUYVESANT,
BROOKLYN**

Avon Hall

1217 Bedford Avenue

Retail, office space, and creative studios in the heart of Brooklyn



EXR

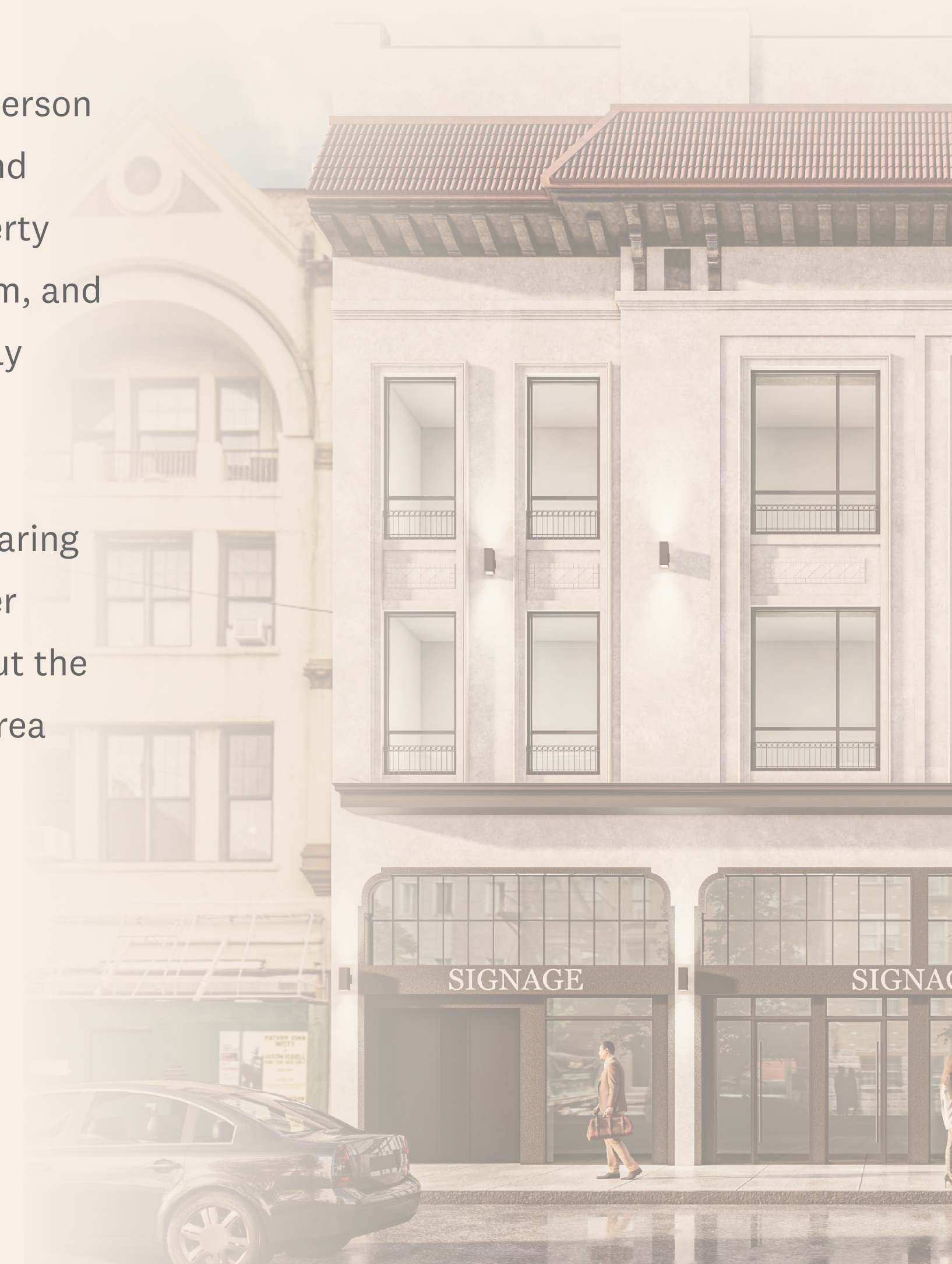
1217 BEDFORD AVENUE

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Property description

1217 Bedford Avenue boasts a rich architectural history dating back to 1885, when visionary developer John Anderson built Avon Hall as an entertainment palace. At the time, it was noted as an extensive and handsome building, and housed a concert and lecture hall, bowling alley, and 16-table billiard parlor. Throughout the decades, the property was used for civic, political, and religious purposes, and saw second- and third- lives as an automotive showroom, and later serving the local community. It is that rich and versatile legacy we bring into the 21st century with the newly reimagined Avon Hall.

Avon Hall consists of three components: studios, stores, and suites. Avon Stores has 3 retail storefronts with soaring ceilings; Avon Studios consists of 16 soundproofed creative studio spaces; and Avon Suites, occupying the higher floors, offers thoughtful office space designed for up-and-coming companies. Much like the original Avon Hall put the up-and-coming Bedford neighborhood of Brooklyn on the map, the restored property provides its surrounding area with high-quality commercial space to capture the future.



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Executive summary

LOCATION

1217 Bedford Avenue
Bedford-Stuyvesant,
Brooklyn NY 11216

Between Hancock Street and
Halsey Street

FRONTAGE

60 FT

HIGHLIGHTS

- ▶ Brand new, state-of-the-art redevelopment of a historical Brooklyn gem.
- ▶ Built-to-suit turnkey modern offices and retail.
- ▶ Located in the heart of Bed-Stuy, just one block from one of Brooklyn's most prominent intersections (Fulton Street and Bedford Avenue).
- ▶ More than 1,700 residential units are under development within a half mile.

STORES

Units	3
Space	5,265 SF
Ceiling Height	19 FT

ZONING

R6A

STUDIOS

Units	16
Space	6,124 SF
Ceiling Height	11 FT

OCCUPANCY

June 1, 2021

SUITES

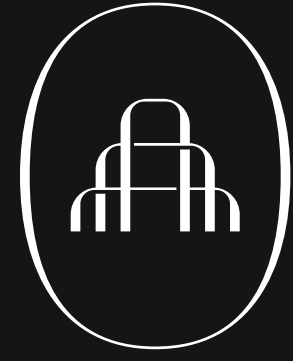
Floors	3
Space	10,530 SF
Ceiling Height	12 FT
Divisible	Yes

ASKING RENT*

Studios	\$30 PSF
Retail	\$65 PSF
Stores	\$45 - \$50 PSF

*Prices based on gross square footage, which includes a loss factor, and are subject to negotiation and final approval by the developer.





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AVON HALL

Floorplans & details



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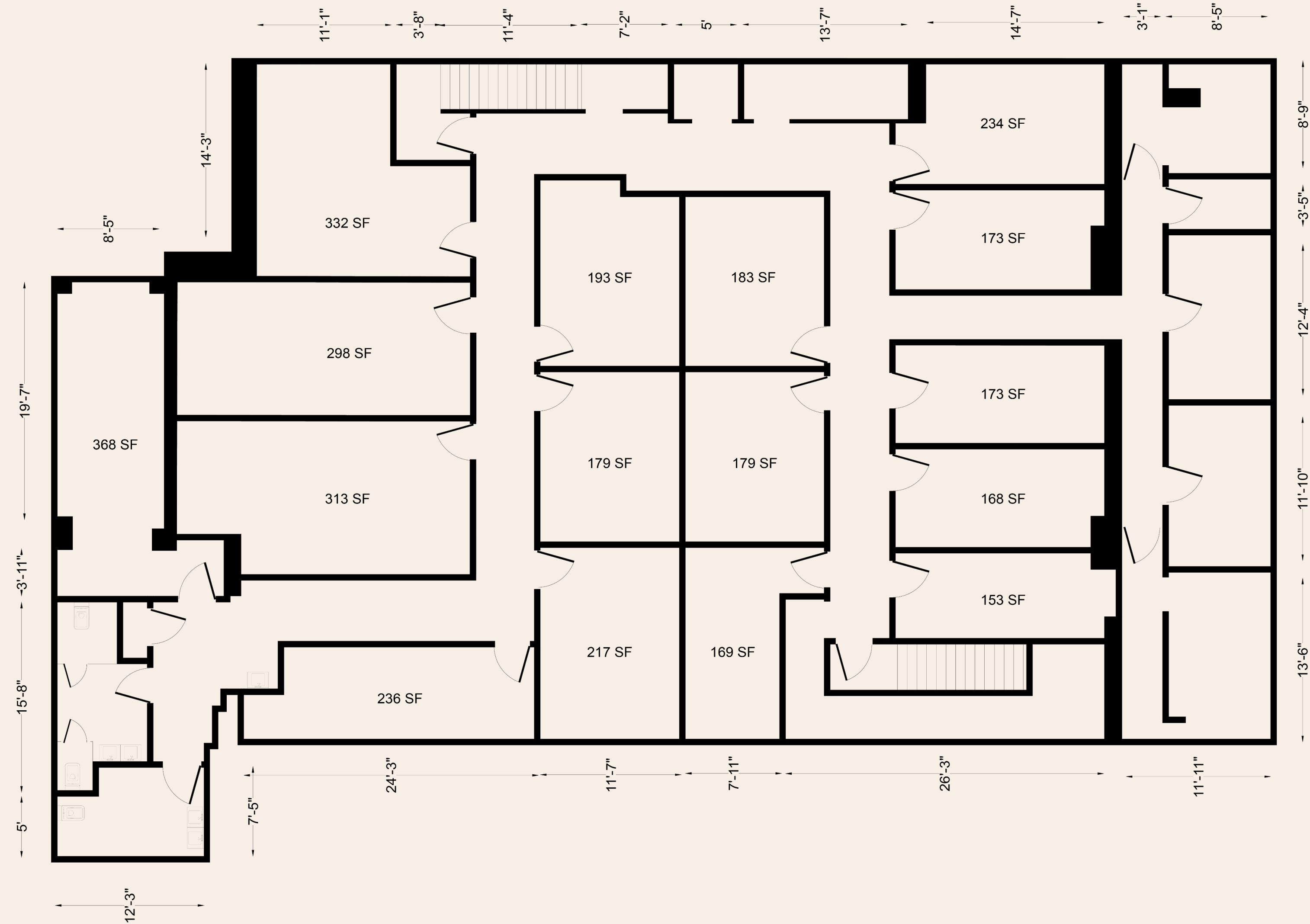
Floorplans & details

Avon Hall

STUDIOS

6,124 SF

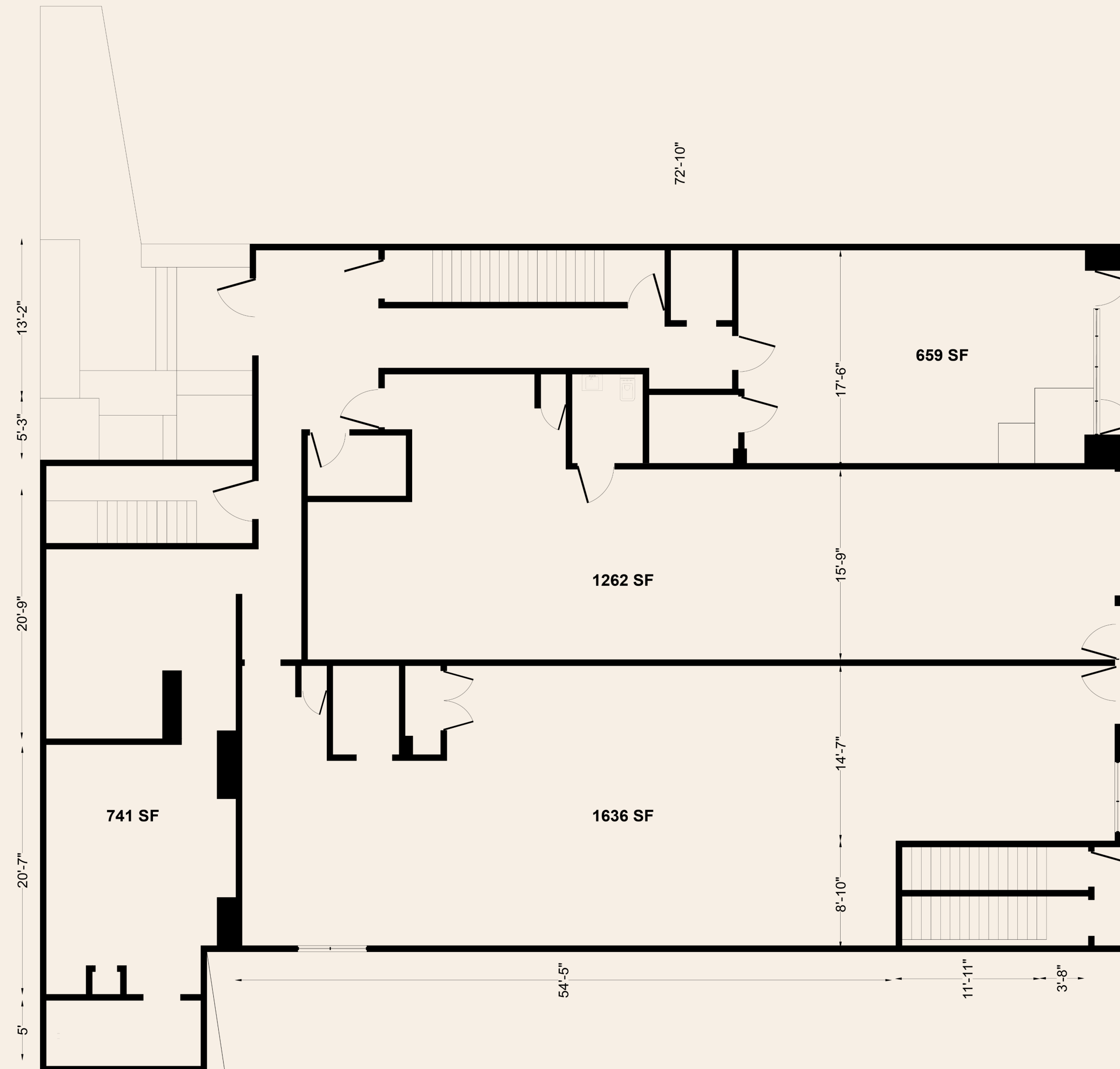
Lower level



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Floorplans & details

Avon Hall
STORES
5,265 SF
Ground floor



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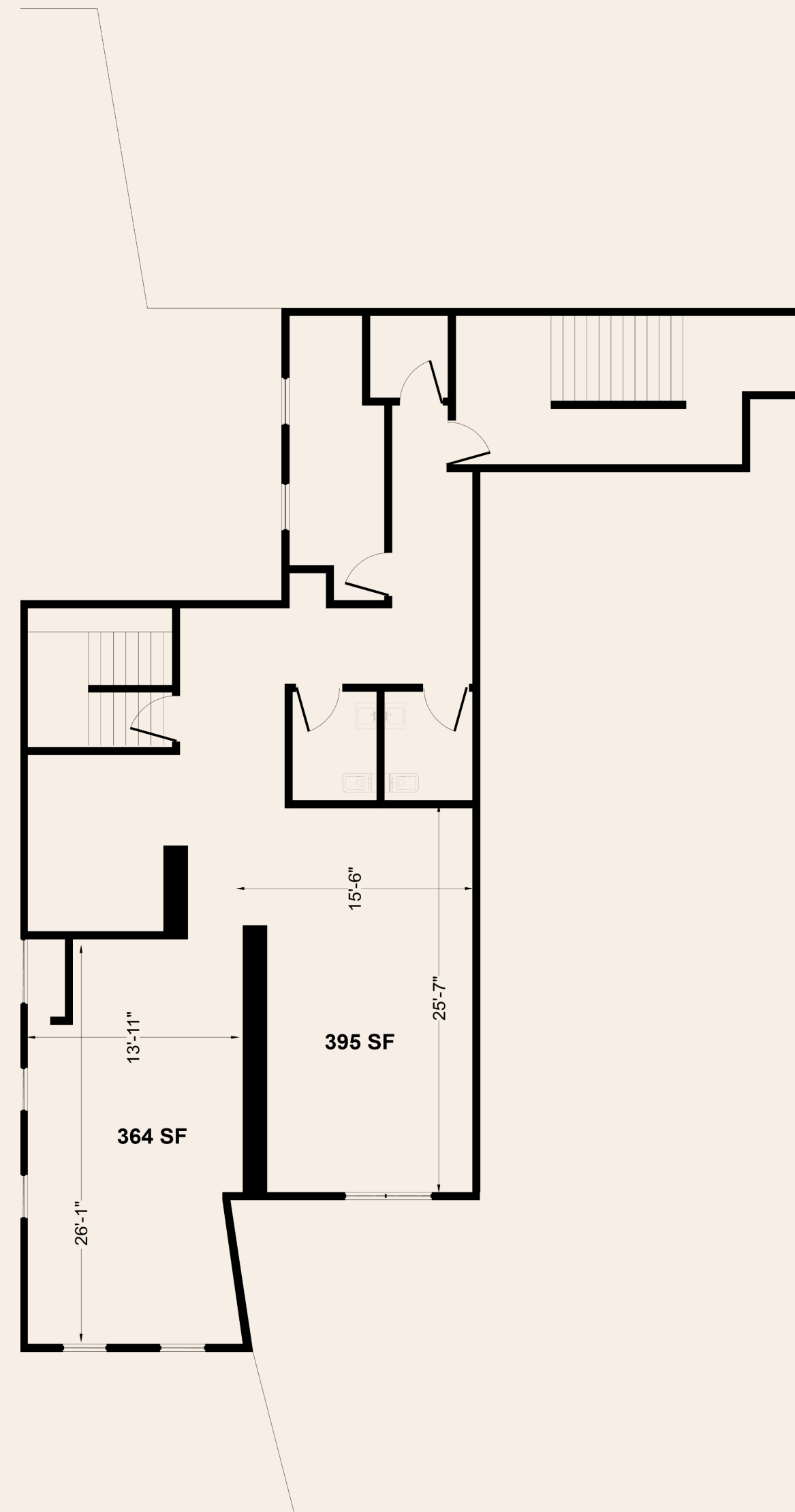
Floorplans & details

Avon Hall

SUITES

1,720 SF

Mezzanine



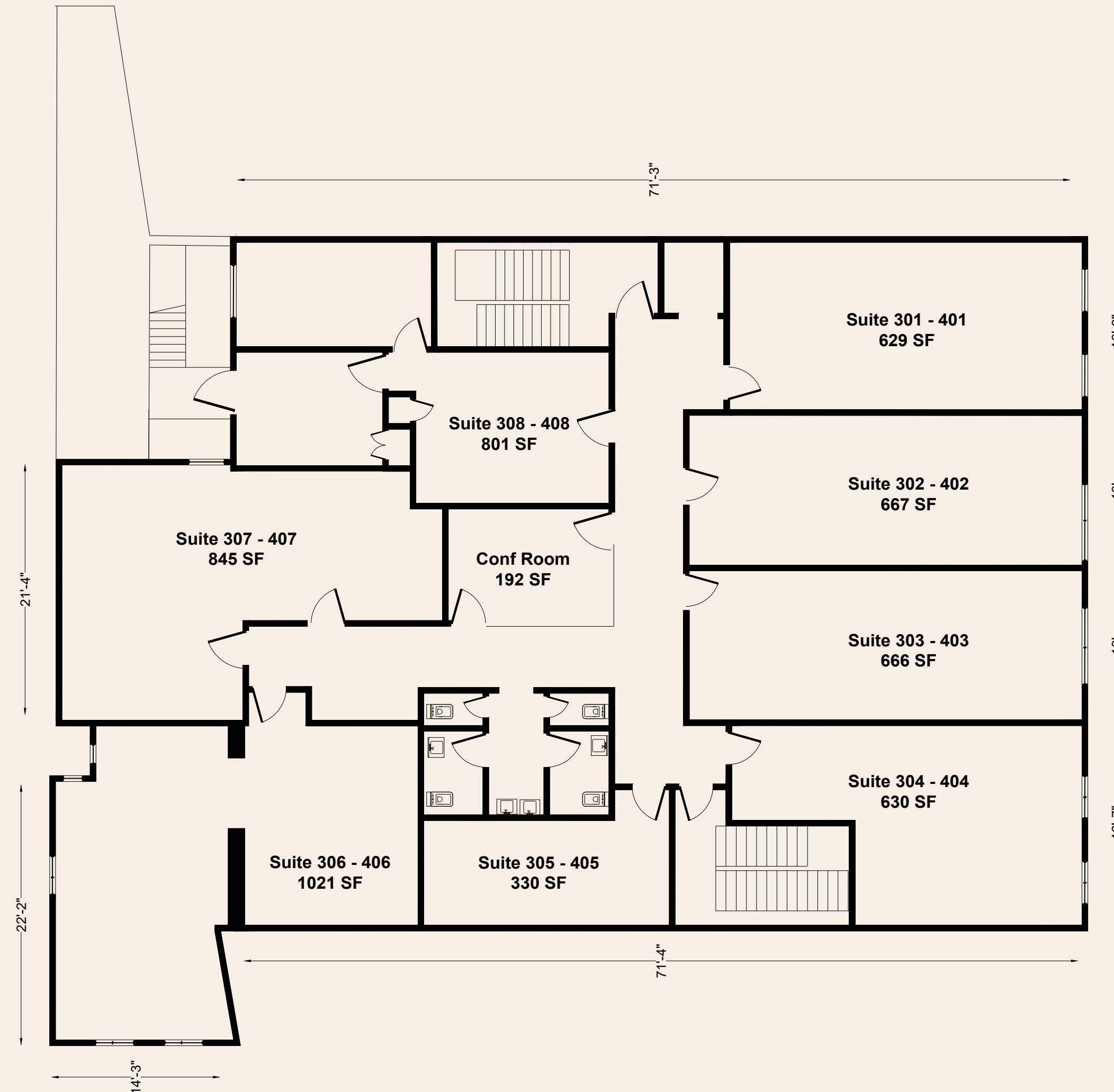
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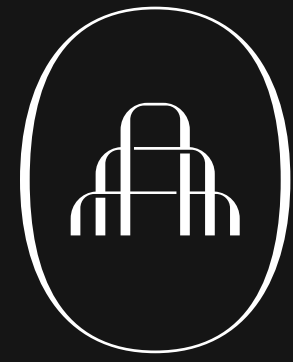
Floorplans & details

Avon Hall

SUITES

5,265 SF/floor
2nd/3rd Floors





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Conceptual renderings



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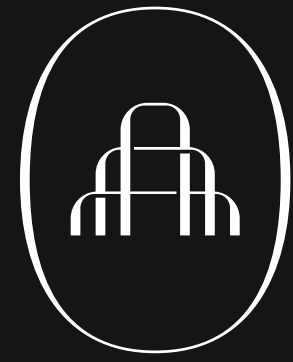
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Conceptual renderings





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AVON HALL

Neighborhood



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Neighborhood demographics



• 195,161
Population
within-1-mile radius

• 12.69%
Population growth
since 2010

• \$96,310
Average HHI
within-1-mile radius

• \$1.8bn
Annual spending
within-1-mile radius

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Neighborhood & transportation

NEIGHBORHOOD TENANTS

- ▶ Tillys BKLYN
- ▶ Fuel Juice Bar
- ▶ Fulton 1st Pharmacy
- ▶ John Hancock Playground
- ▶ The Woven Wool
- ▶ Le Baobab Gouygui #2
- ▶ Five Star Pharmacy
- ▶ Basquiat's Bottle
- ▶ Mattress Firm Bed-Stuy
- ▶ Room 24k
- ▶ Sushi Tatsu
- ▶ Bedford Manor
- ▶ Bedford Galleries Inc
- ▶ Bed-Stuy Museum of African Art
- ▶ Tiptop Bar & Grill

- ▶ The Brooklyn Waldorf School
- ▶ The Bedford Village School
- ▶ Brooklyn Public Library
- ▶ Daily Press Coffee
- ▶ Doris
- ▶ Diamond Reef
- ▶ Jolo

TRANSPORTATION

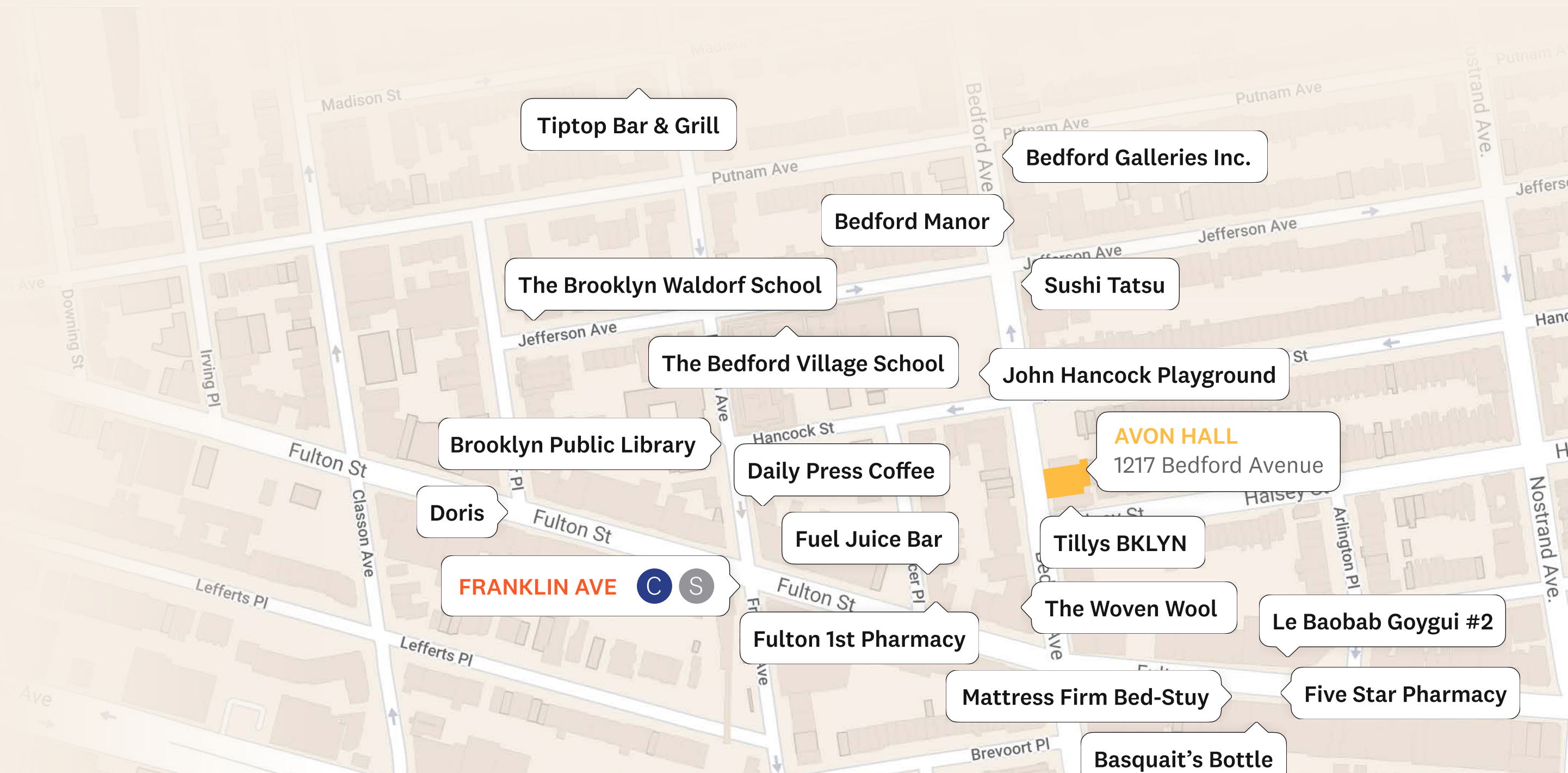
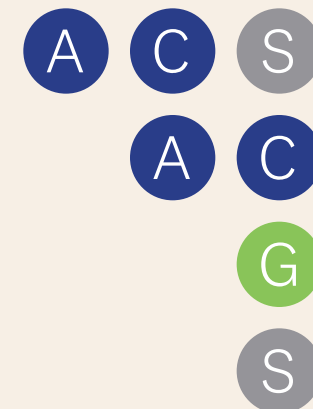
4min.... walk at Franklin Avenue (0.2 mi)

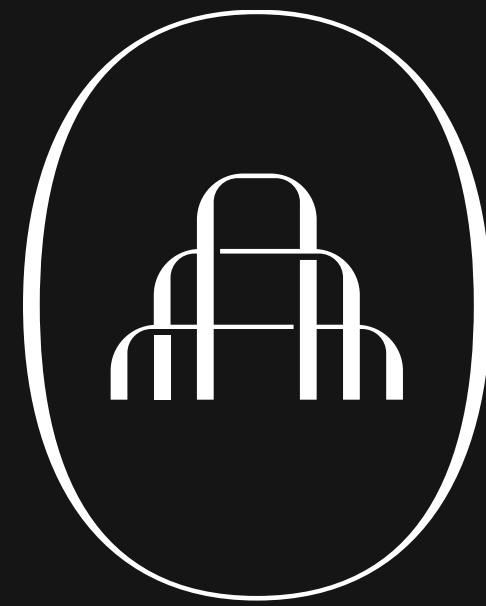
6min..... walk at Nostrand Avenue (0.2 mi)

14min..... walk at Bedford-Nostrand Avenues (0.7 mi)

14min..... walk at Park Place (0.7 mi)

10min..... walk at Nostrand Avenue Station Commuter Rail





Avon Hall

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