

POSSESSION

Immediate CVS Sublease Through 3/24/2035

DENSE RESIDENTIAL NEIGHBORHOOD

35,987 Residents and **6,366 Families** within a 10-minute walking distance

DIRECTLY IN FRONT OF ENTRANCE TO COURT / BOROUGH HALL SUBWAY STATION

R 2 3 4 5 Subway Lines +10.1 Million Annual Riders

DESIGNATED LOADING AREA

Receiving area on Clinton Street with One ADA lift

THREE BATHROOMS

in Space - One ADA

INTERIOR COLUMN SPACING

One line of Five columns on the ground floor - 23' between columns vertically

NEIGHBORS

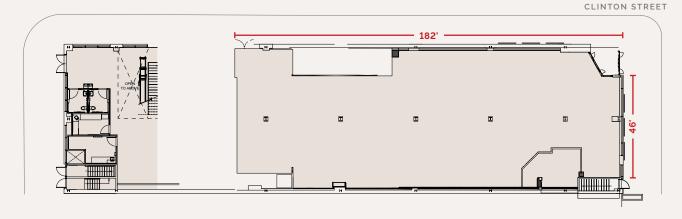
Chase Bank • Goodvets
Santander Bank • Duane Reade
Citizens Bank • Orange Theory
TD Bank • Barry's Bootcamp

GROUND FLOOR

8,083 SF

CEILING HEIGHTS

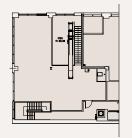
10' TO DROP 16' SLAB TO SLAB



MEZZANINE

1,035 SF

LOWER LEVEL 2,202 SF





MONTAGUE STREET



Saketumi Asian Bistro





3

0

S

HENRY STREET







Housing Works H & A Upholstery PEARLE OOVISION Douglas Elliman

_CLINTON STREET R



CHABAD

of Brooklyn Heights



BROOKLYN HEIGHTS NEW YORK CITY **¾ Citizens**™





GREGORYS

DUANETeade

COURT STREET

Lantern Thai

Oula



chama mama





Brown Harris Stevens





Custom House Bar & Kitchen





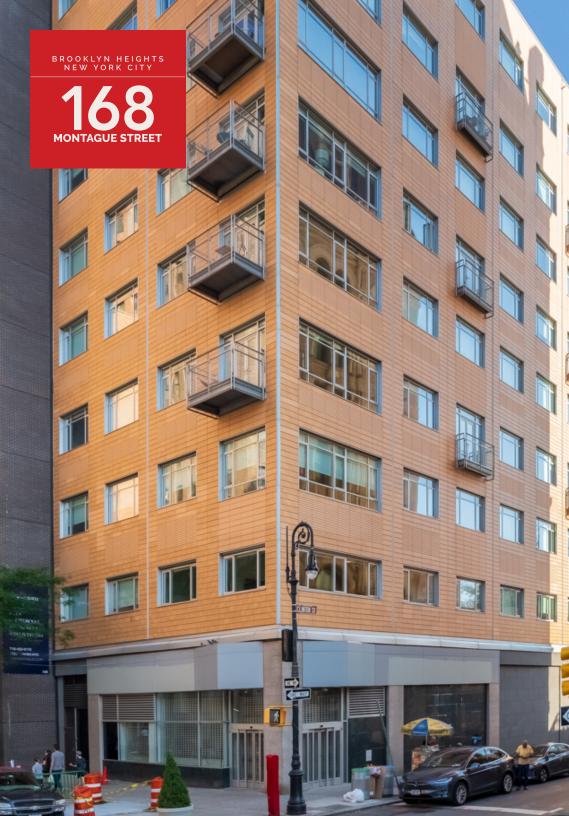
PIERREPONT STREET





♦ Santander





BROOKLYN HEIGHTS
NEW YORK CITY

168

MONTAGUE STREET

SOUTHEAST CORNER
OF CLINTON STREET

For more information, please contact

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