

BROOKLYN HEIGHTS
NEW YORK CITY

168

MONTAGUE STREET

SOUTHEAST CORNER
OF CLINTON STREET

WRAPAROUND FRONTAGE 228 FEET

SUBLEASE OPPORTUNITY
CVS pharmacy

CUSHMAN &
WAKEFIELD

BROOKLYN HEIGHTS
NEW YORK CITY

168

MONTAGUE STREET

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

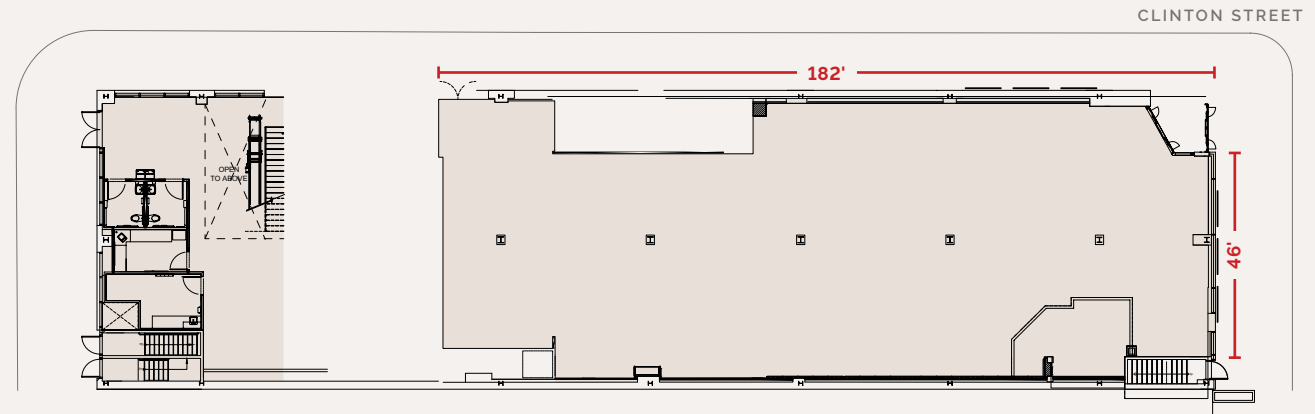
One line of Five columns on
the ground floor - 23' between
columns vertically

NEIGHBORS

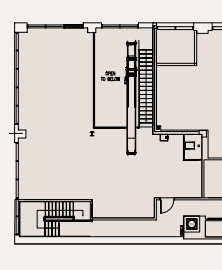
Chase Bank • Goodvets
Santander Bank • Duane Reade
Citizens Bank • Orange Theory
TD Bank • Barry's Bootcamp

GROUND FLOOR
8,083 SF

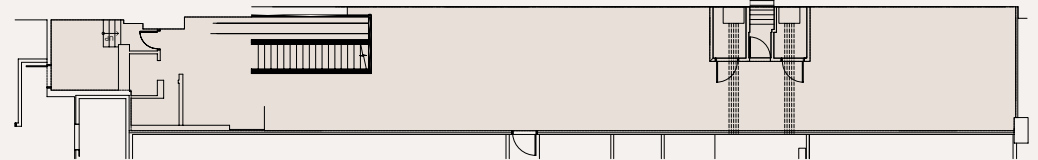
CEILING HEIGHTS
10' TO DROP
16' SLAB TO SLAB



MEZZANINE
1,035 SF



LOWER LEVEL
2,202 SF



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MONTAGUE STREET

HICKS STREET



Saketumi Asian Bistro



Lantern Thai

Oula



chama mama
A TASTE OF GEORGIA



HENRY STREET



Housing Works

H & A Upholstery

PEARLE OOVISION

Douglas Elliman

Lichee Nut



Brown Harris Stevens



Custom House
Bar & Kitchen

BLANK STREET

HANCO'S



REMSEN STREET



CLINTON STREET

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GREGORYS
COFFEE



DUANE reade

COURT STREET

MONTAGUE STREET



2 3

PIERREPOINT STREET

BROOKLYN HEIGHTS
NEW YORK CITY

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MONTAGUE STREET

**SOUTHEAST CORNER
OF CLINTON STREET**

For more information, please contact

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