

# 307 Atlantic Avenue

Retail Space For Lease

Boerum Hill - Brooklyn, NY 11201



Retail Leasing



**Location:** Between Smith St & Hoyt St

**Ground Floor:** 3,550 SF (approx.)

**Ceiling Heights:** 12 ft (approx.)

**Retail Frontage:** 35 ft

**Basement:** 1,000 SF (approx.)

**Projected Delivery:** 3Q 2009

**Rent:** Upon Request

## TRANSPORTATION

2 3 4 5 R M F A C G within 5 blocks  
Easy access from BQE (I-278) & Brooklyn Bridge

## NEIGHBORING TENANTS

Nu Hotel (90+ rooms), Trader Joes, NYSC, YMCA, Urban Outfitters, Brooklyn Industries, Dashing Diva, The Door Store, We The Free, The Little Gym, United Artists, Barnes & Noble, Rite Aid, Sovereign Bank

## FEATURES

70,000+ office workers within 1/2 mile  
New construction  
Avg. Family Household Income: \$180,000  
Annual Subway Transfers within 1 mile: 53.2 million

### For Further Information, Please Contact Exclusive Leasing Team:

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CPEX Real Estate | 350 Livingston St, 1st Fl, Brooklyn, NY 11217 | Tel: (718) 935-1800 | Fax: (718) 935-1822

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. All measurements of area and dimensions, zoning and uses must be independently verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE AND ALL OTHER INFORMATION HEREIN.

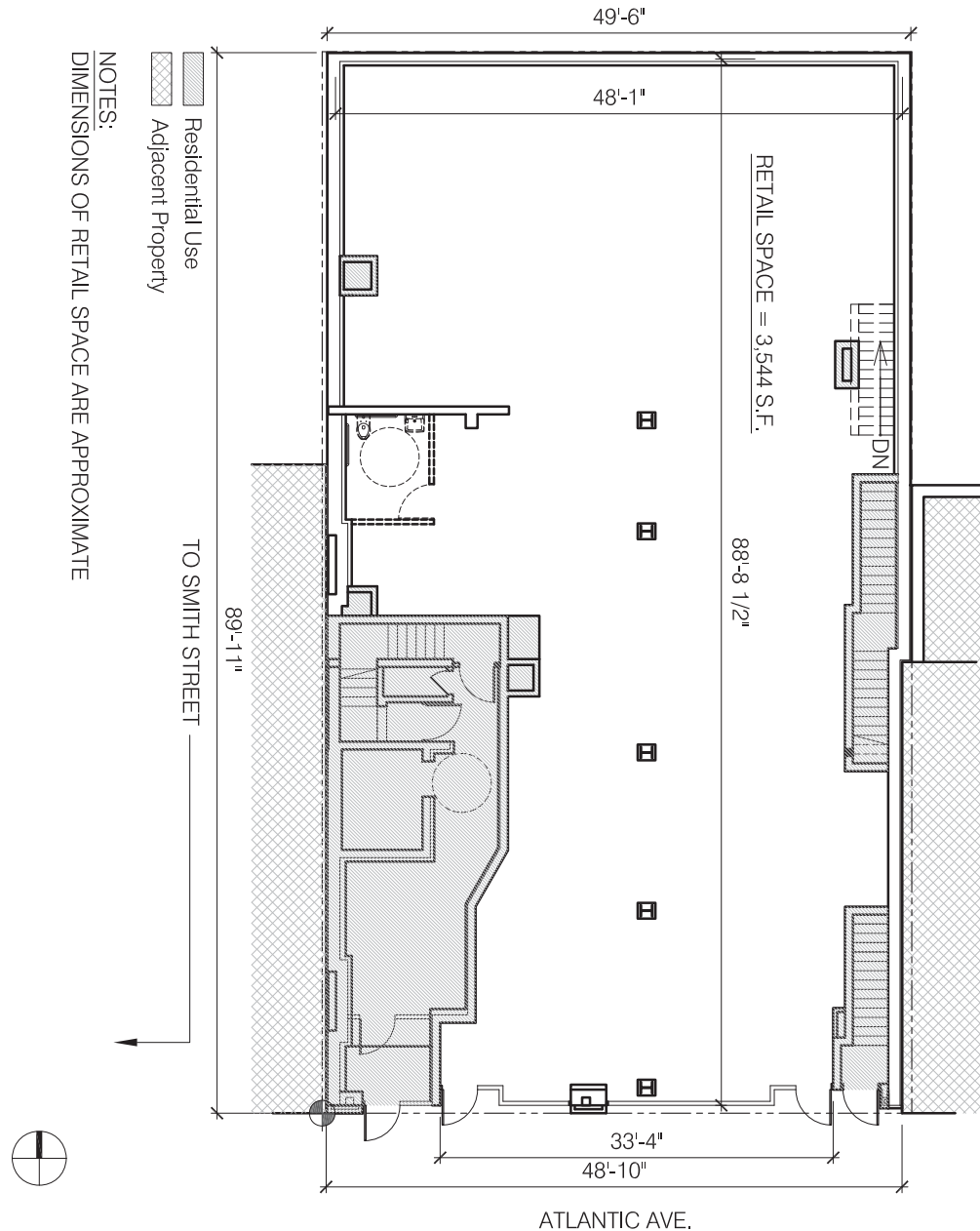
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