

885 Flatbush Avenue Brooklyn, NY 11226

FLATBUSH OFFICE SPACE FOR LEASE

CPEX
REAL ESTATE

81 WILLOUGHBY STREET, 8TH FLOOR
BROOKLYN, NY 11201

718.935.1800
CPEXRE.COM

885 Flatbush Avenue, Brooklyn, NY 11226

Asking Rent: \$35 PSF

Property Information

Address:	885 Flatbush Avenue, Brooklyn, NY, 11226
Location:	Corner of Flatbush Avenue & Church Avenue
Block_Lot:	5103_28
Zoning:	C4-4A
Building Class:	05
Term:	10+ Years
Utilities:	Separately Metered
Taxes:	Pro-Rata Over Base Year
CAM:	Pro-Rata Over Base Year
Lease Type:	Modified Gross

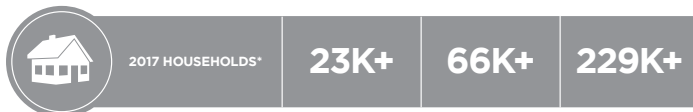
Office Plan Information

Floors	Square Feet	Ceiling Height
Second Floor:	8,000 RSF	12 ft.
Third Floor:	8,000 RSF	12 ft.
Fourth Floor:	8,000 RSF	12 ft.
Total:	24,000 RSF	

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**Measurements and calculations are approximate*

Demographics



**Estimated*

Leasing Opportunity

Located just a few blocks away from Prospect Park, this location is in the heart of one of Brooklyn's most dense and rapidly developing neighborhoods. Centrally located at the confluence of Flatbush's two main retail corridors, Flatbush Avenue and Church Avenue, the immediate area hosts a variety of shops, restaurants, and leisure activities, which include Prospect Park, the Parade Grounds and Kings Theatre. On average, 37,151 vehicles pass the location daily and 8,466,433 people use the local subways annually, creating a high exposure branding opportunity for an anchor office tenant. Flatbush as a neighborhood has been a hub for development with over 18 major development projects currently in progress and more on the way.

Ownership has planned a full renovation of the lobby and office portion of the building, which will feature new windows, HVAC, flooring, elevator, updated lighting, and sub-metered electric. All floors can be taken as one, totaling 24,000 RSF, or each floor can be taken separately with floor plates of 8,000 RSF.

Transportation

This location offers easy access for employees and customers commuting to the area. The building is four blocks away from the b and q trains at the Church Avenue stop, and walking distance to the 2 and 5 trains at the Church Avenue Station.

In addition, the B35, B41, and B49 buses service the area. Driving to points throughout the borough is an easy option with Ocean Parkway, Church Avenue & Flatbush Avenue nearby.

Annual Subway Ridership

B & Q (Church Avenue)	5,438,775 (passengers/year)
2 & 5 (Church Avenue)	3,027,658 (passengers/year)

Daily Vehicle Traffic Count

Flatbush & Church Avenue	37,151 (daily)
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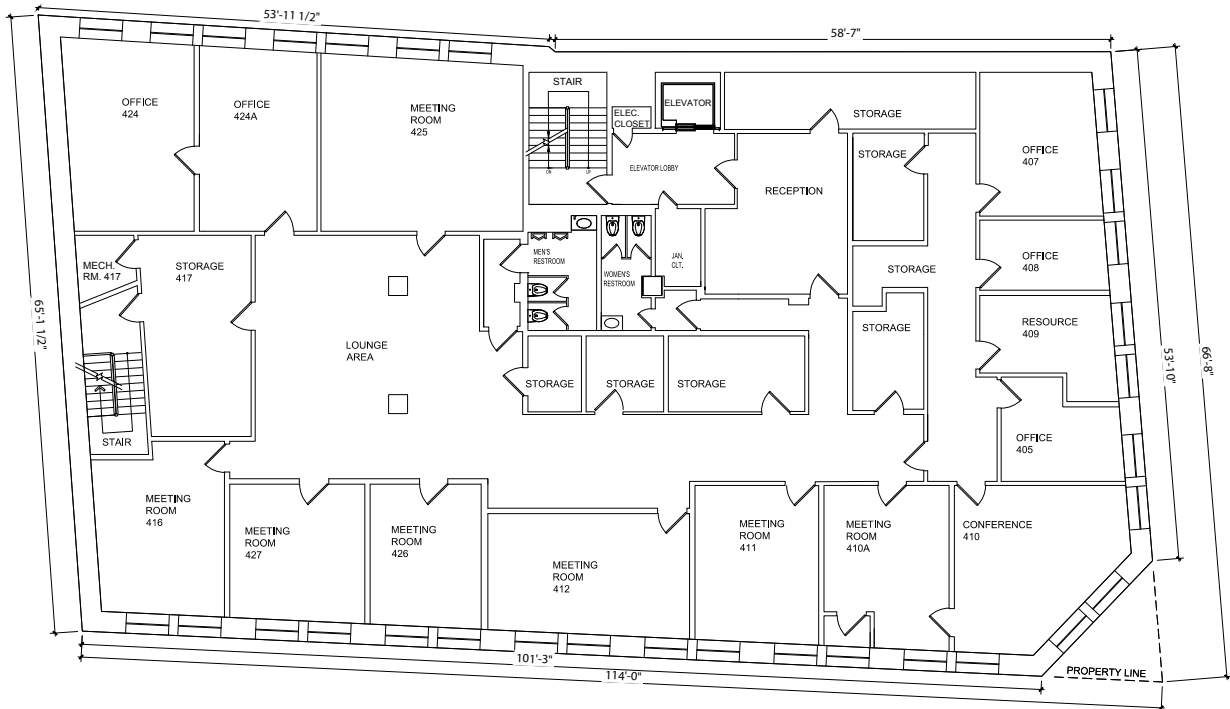
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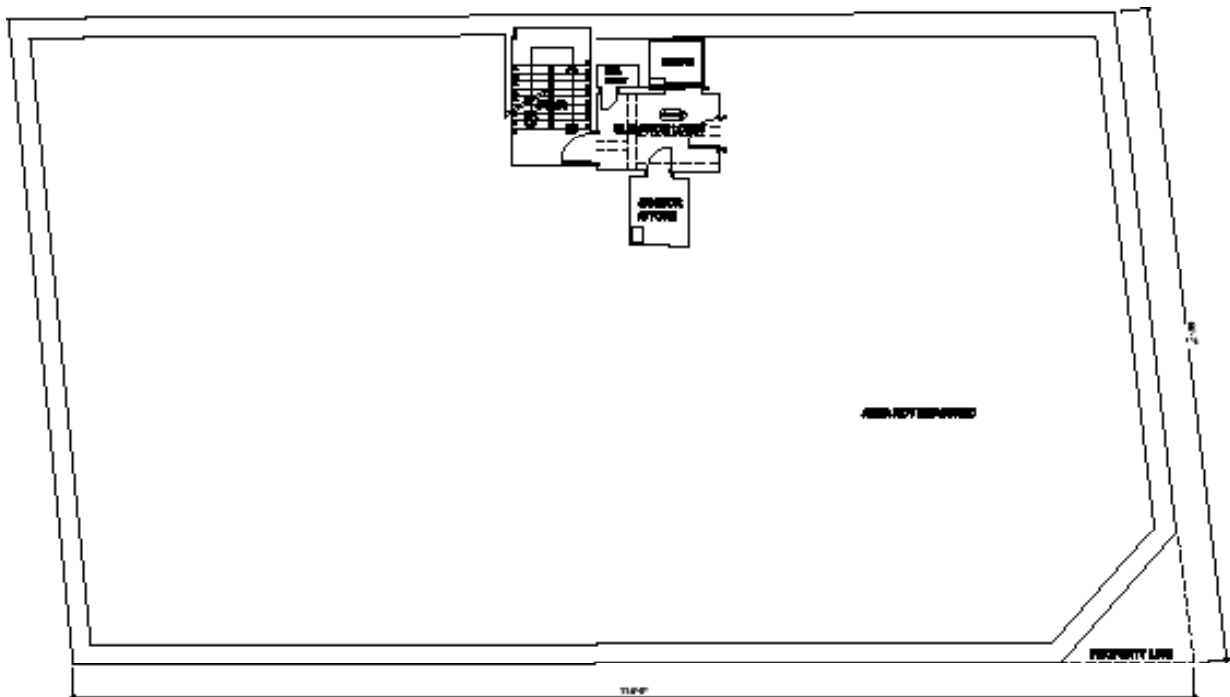
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Fourth Floor Existing Conditions



Clean Floor Plate



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Lobby Renderings



For Further Information, Please Contact Exclusive Leasing Team:

Timothy T. King | 718.687.4210 | tking@cpexre.com

Dominic Mascara | 718.935.0534 | dmascara@cpexre.com

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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. It is strongly urged that the prospective tenant carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

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A photograph of a modern glass skyscraper facade, viewed from a low angle looking up. The building's structure is composed of repeating horizontal bands of glass windows and concrete or metal frames, creating a strong geometric pattern. The lighting is cool and blue-toned, suggesting an overcast day or dusk. The overall composition is clean and architectural.

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