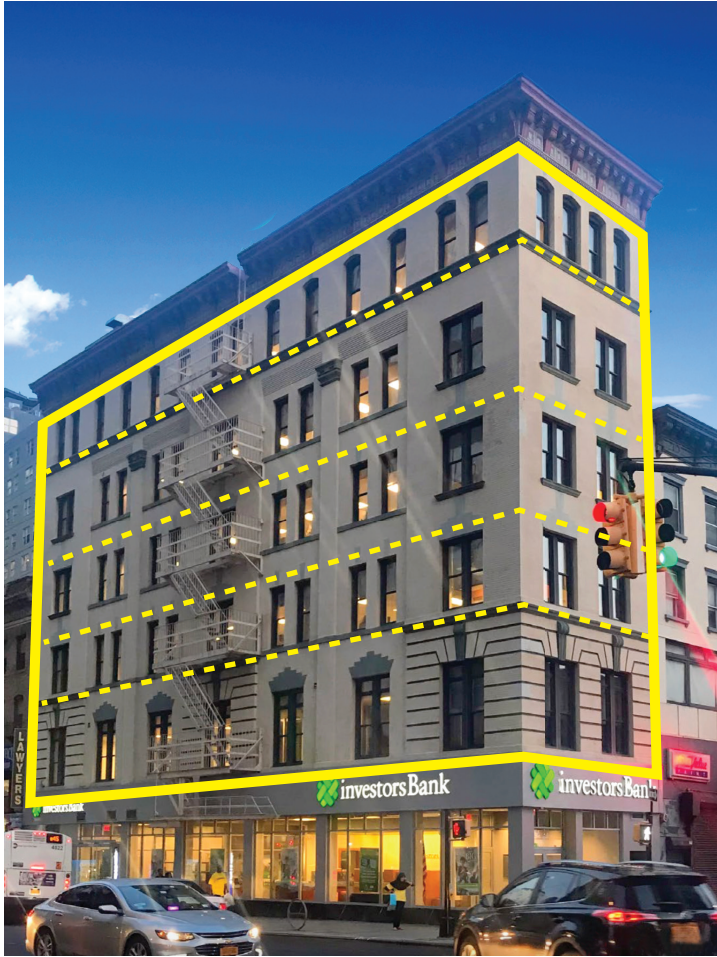


81 Court Street, Brooklyn, NY 11201



Executive Summary

Bridge Property Advisors has been exclusively retained to lease the five upper floors of 81 Court Street, a 6-story elevated office building located on the southeast corner of Court and Livingston Streets. Located just one block from Downtown Brooklyn, the property is situated along prime retail corridor Court Street and blocks away from retail on Montague Street & Fulton Street. It is also walking distance to Atlantic Avenue, MetroTech, and Barclays Center. The zoning allows for a number of uses, including retail, office, academic, medical and other community facilities.

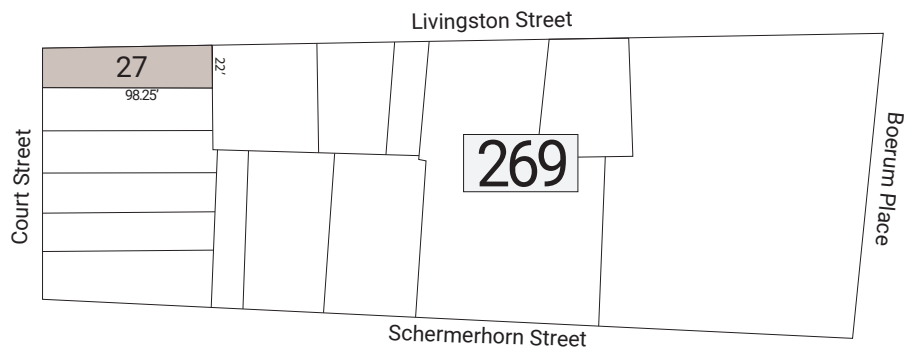
The leasing opportunity consists of five individual floors of 2,500 RSF each, which can be leased individually or combined to create a 12,500 SF space. All floors offer an abundance of light provided by large surrounding windows. Each floor contains two restrooms, pantry, mechanical room, and a janitorial closet and is individually metered for electric. The tenant controls HVAC.

Building/Site Information

Location:	Corner of Court & Livingston Streets
Block/Lot:	269_27
Building Dimensions:	22' x 98.58' (approx.)
Rentable Square Footage:	2,500 to 12,500
Individual Floors:	2,500 RSF
Subway Lines 1 Block Away	2,3,4 & 5 (Borough Hall)
Subway Lines 2 Block Away	A,C,F & R (Jay Street)
Zoning; FAR:	C6-2A, D8; 6.02
Taxes:	Proportionate Increases over Base Year

Property Highlights

- Located in Downtown Brooklyn Central Business District; walking distance to courts, academic institutions, financial services, and government agencies.
- Corner building offers high visibility with opportunity for signage on 120' of street frontage
- Excellent accessibility to mass transportation.



Asking Rent: \$40 PSF

For more information, please contact:

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The information herein has been obtained from sources believed to be reliable. No warranty, guarantee or representation is made to the accuracy or completeness of the information disclosed. Any projections, opinions or estimates are for illustrative purposes only and do not represent the current or future performance of the property. You and your representative should independently investigate and verify any and all information contained in this document and determine the suitability of the property for your needs. Price, availability and any other listing condition is subject to change without notice. ©2019 Bridge Property Advisors NY LLC. All rights reserved.

81 Court Street, Brooklyn, NY 11201

Location Overview

- 12 Colleges & Universities
- Approximately 60,000 students
- 80 Arts & Cultural Organizations
- 500,000 Annual Cultural Visitors
- Over 400 stores in 5 Business Improvement Districts: Dumbo, Montague, Fulton Mall, Court, Livingston & MetroTech
- Over 17 Million SF of office space in Downtown Brooklyn
- 100,000 office workers make it the 3rd largest business district in NYC
- Approximately \$5 billion in private investment since 2006
- \$300 Million in recent infrastructure improvements
- 96,870 commuters take the subway from within a half mile each weekday

Area Map



Asking Rent: \$40 PSF

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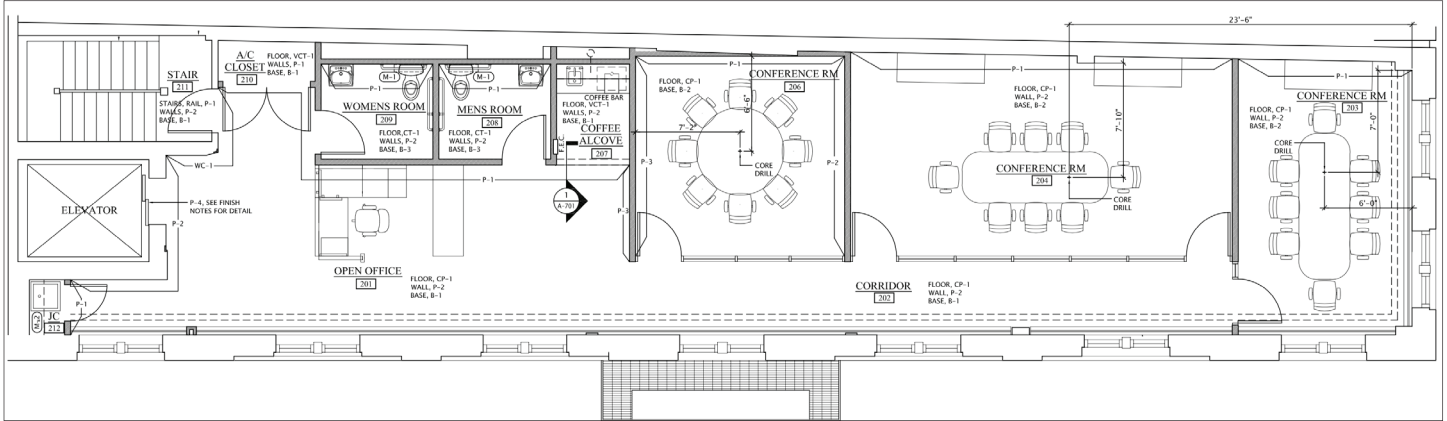
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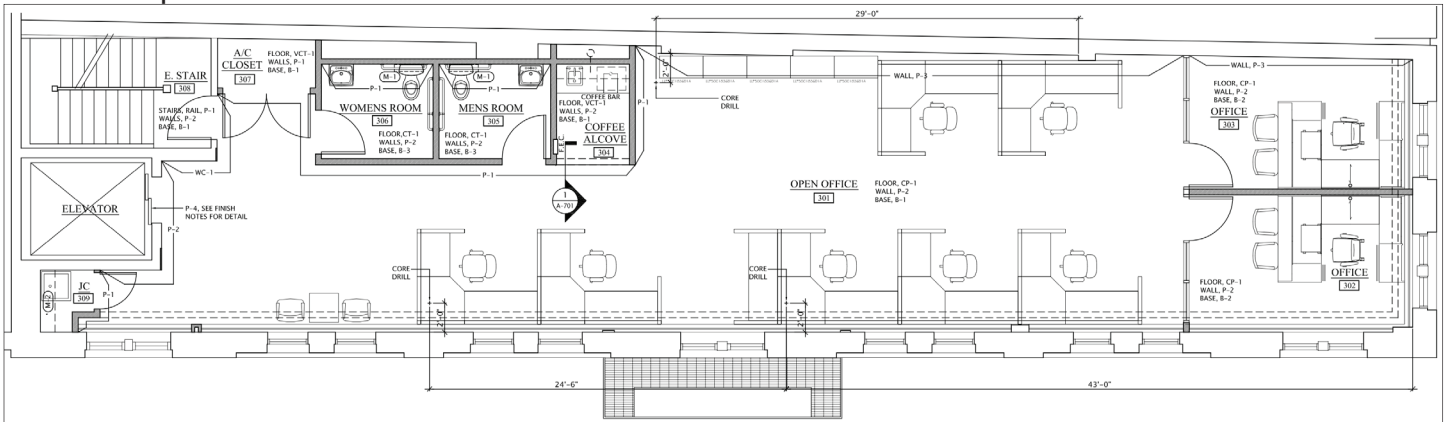
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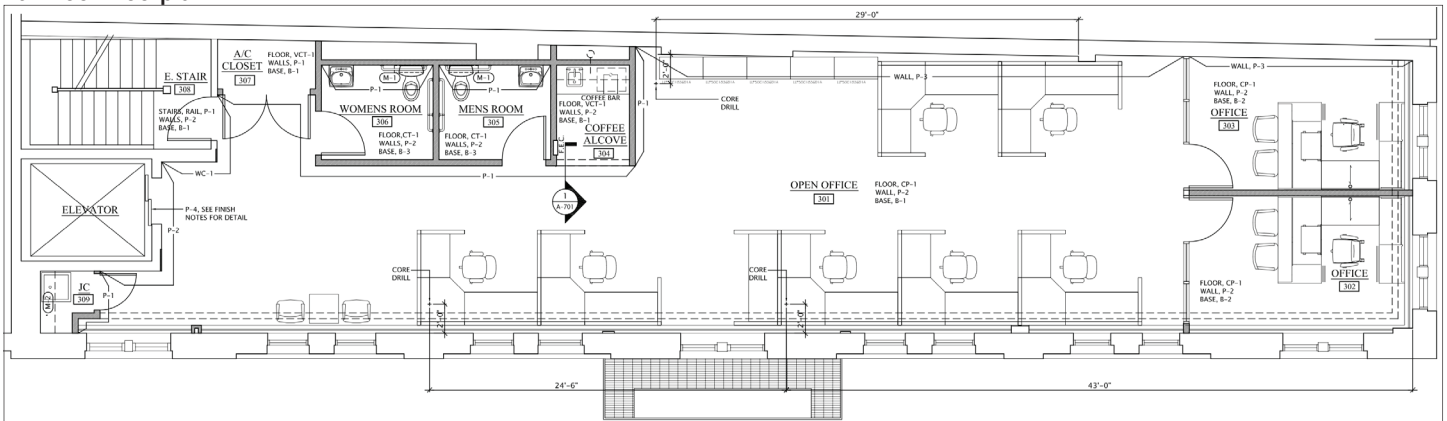
2nd Floor Floorplan



3rd Floor Floorplan



4th Floor Floorplan



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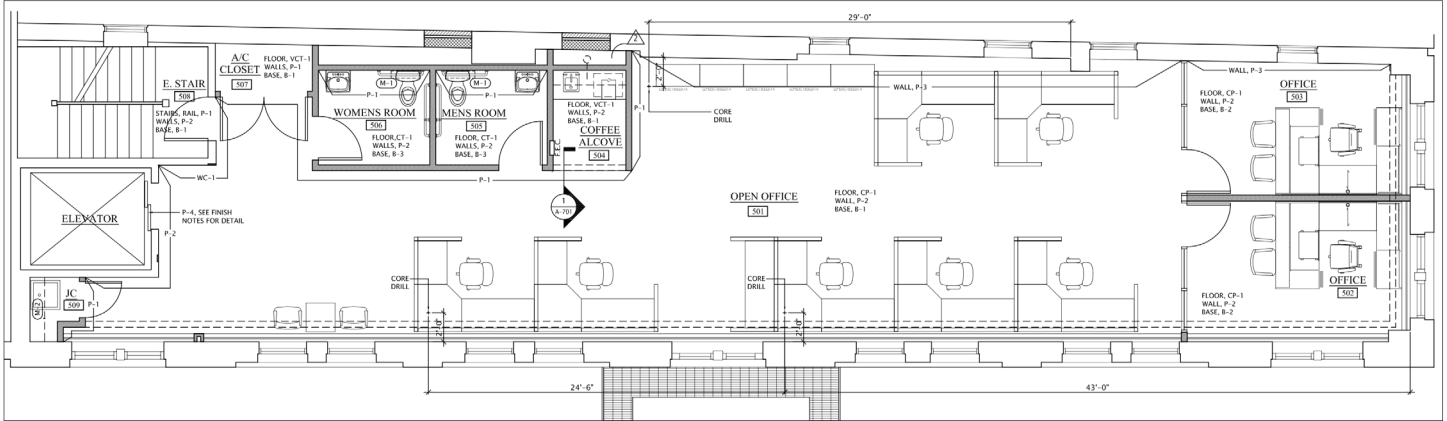
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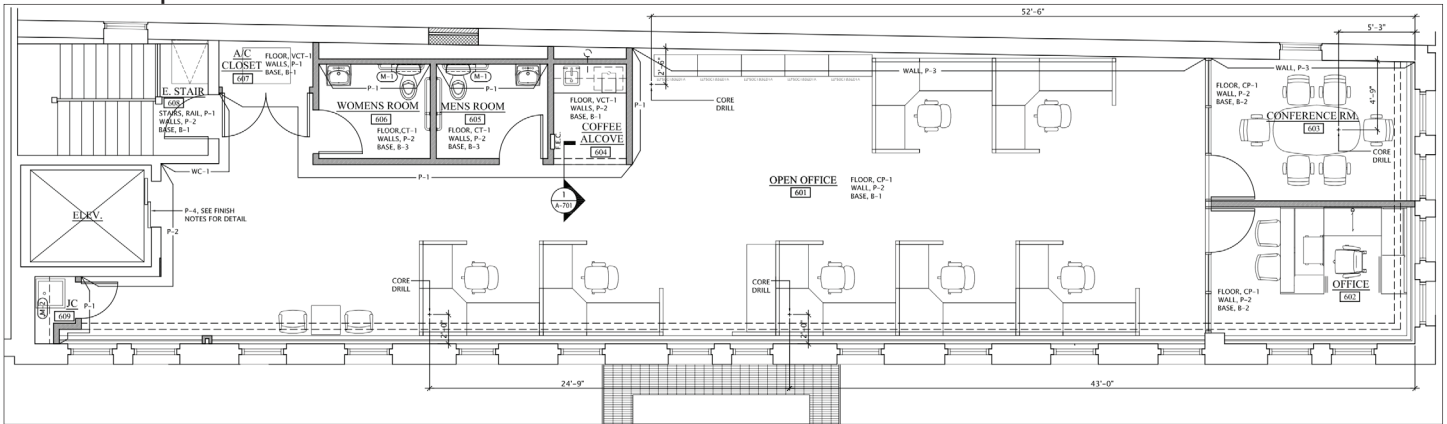
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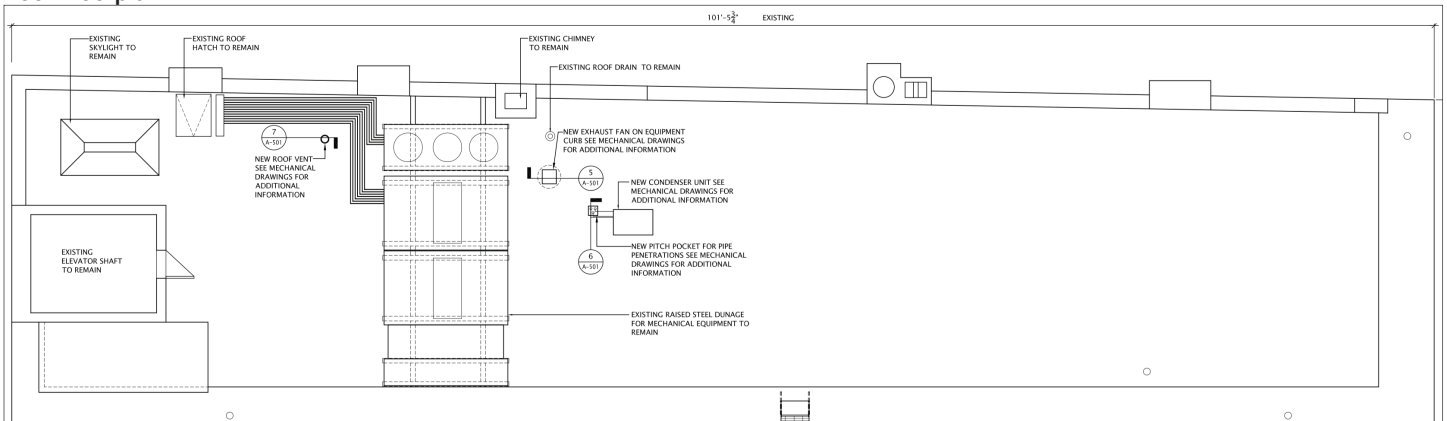
5th Floor Floorplan



6th Floor Floorplan



Roof Floorplan



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