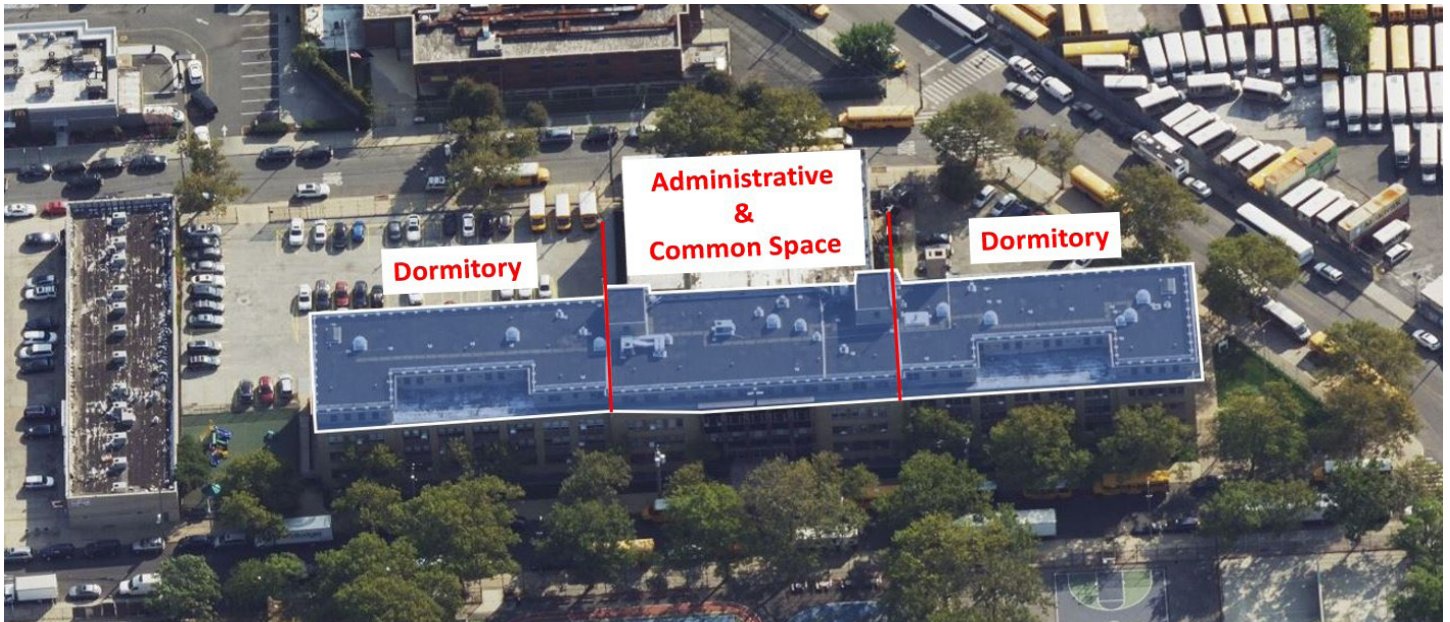


# 475 E 57th Street, Brooklyn, NY 11203



## **Executive Summary**

Bridge Property Advisors has been exclusively hired to market for lease 22,500 SF of community use space located on the 4th floor of 475 East 57th Street in East Flatbush. The current buildout includes a dedicated ground floor entrance, 44 dorm style rooms, administrative and academic spaces, large community/assembly room, commercial kitchen with dining space, large meeting room, storage closets, and laundry room.

475 East 57th Street is conveniently located next to Kings Highway and is highly accessible by car or buses. The property is walking distance to the B7 B8 B47 B46 B46-SBS bus stops. This offering presents a prime opportunity for an academic, medical, or not-for-profit organization to lease a fully-built out space. Ownership is open to multiple tenants and logical divisions of space

## **Property Highlights**

- Allowable use is community facility
- Tenant responsible for utilities & maintenance.
- Heat provided by the landlord during normal working hours
- Currently 44 dorm style rooms
- Individual AC units in all spaces
- Dedicated ground floor entrance
- ADA elevator access and potential additional egress
- Bus Transportation - B7 B8 B47 B46 B46-SBS
- Administrative Spaces
- Large Community/Assembly Room
- Multiple large and small storage closets
- Commercial kitchen with dining space
- Laundry Room
- Janitor Closets
- Security system in place
- Walking distance to Kings Highway and Ralph Avenue

## **Asking Rent: \$25 PSF**

For more information, please contact:

Brian T. Leary  
Managing Director  
718.906.6660  
bleary@bridgepany.com

Edward Berliner  
Director  
718.906.6665  
eberliner@bridgepany.com

Jidan Kim  
Director  
718.906.6662  
jkim@bridgepany.com

Bridge Property Advisors | 1201 Broadway, Suite 401, New York, NY 10001 | 646.839.2277 | [bridgepropertyadvisors.com](http://bridgepropertyadvisors.com)

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.

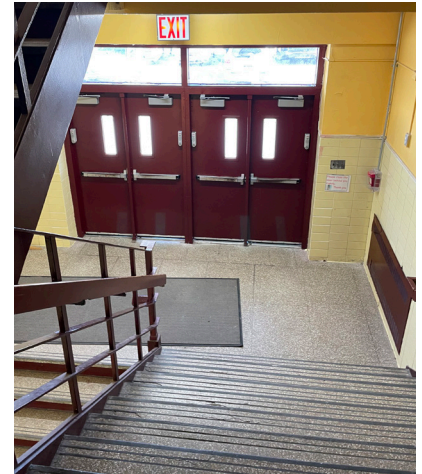
# 475 E 57th Street, Brooklyn, NY 11203



**Common Hallway**



**Common Room  
Storage**



**Staircase**



**Community/Assembly  
Room**



**Kitchen**



**Dining Hall**

**Asking Rent: \$25 PSF**

For more information, please contact:

Brian T. Leary  
Managing Director  
718.906.6660  
bleary@bridgepany.com

Edward Berliner  
Director  
718.906.6665  
eberliner@bridgepany.com

Jidan Kim  
Director  
718.906.6662  
jkim@bridgepany.com

Bridge Property Advisors | 1201 Broadway, Suite 401, New York, NY 10001 | 646.839.2277 | [bridgepropertyadvisors.com](http://bridgepropertyadvisors.com)

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 representatives 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.

# 475 E 57th Street, Brooklyn, NY 11203



**Office**



**Typical Storage  
Closet**



**Leader Unit with  
Bathroom**



**Typical Dorm Unit**



**Typical Dorm  
Closet**



**Bathroom with  
Showers**

**Asking Rent: \$25 PSF**

For more information, please contact:

Brian T. Leary  
Managing Director  
718.906.6660  
bleary@bridgepany.com

Edward Berliner  
Director  
718.906.6665  
eberliner@bridgepany.com

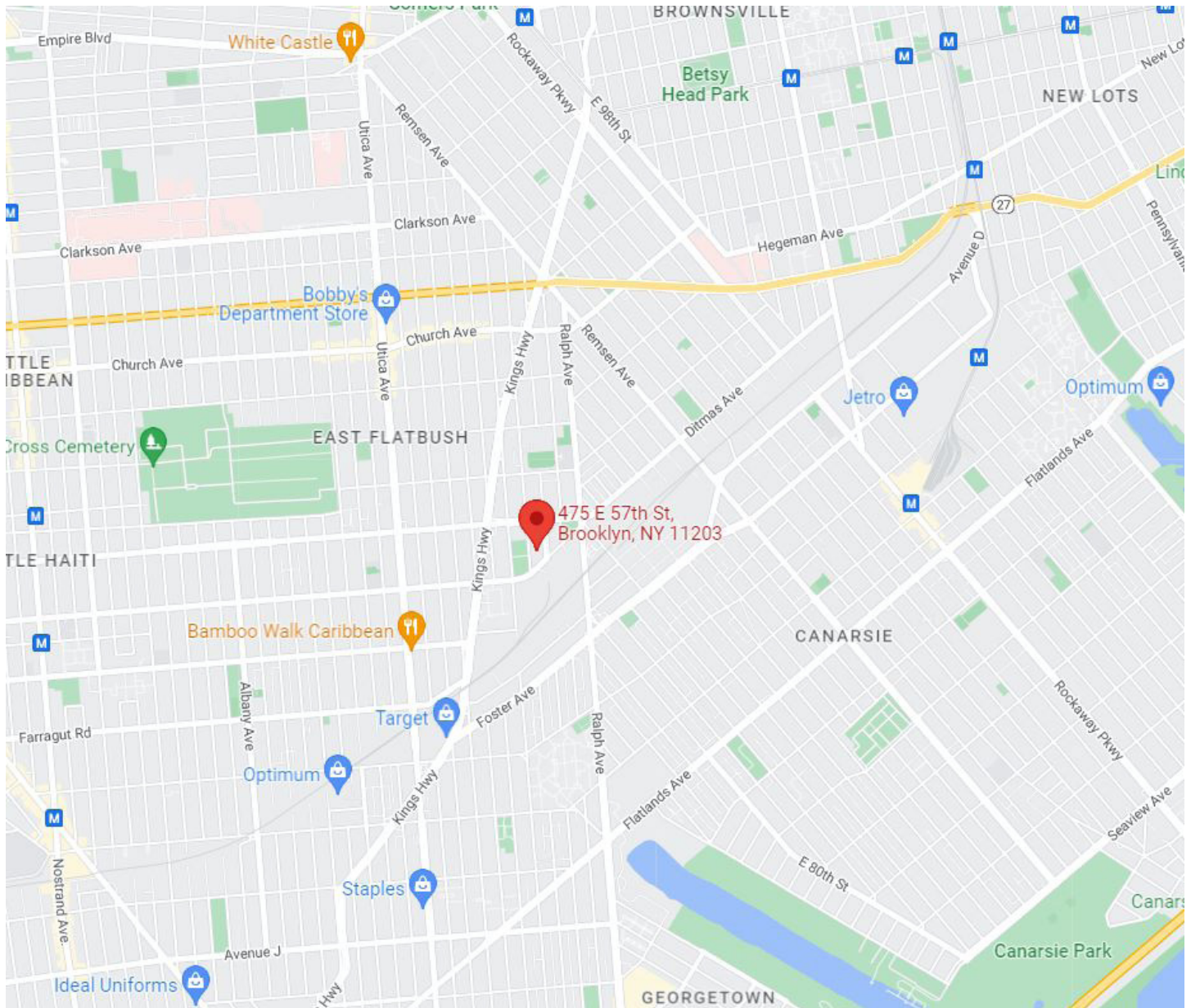
Jidan Kim  
Director  
718.906.6662  
jkim@bridgepany.com

Bridge Property Advisors | 1201 Broadway, Suite 401, New York, NY 10001 | 646.839.2277 | [bridgepropertyadvisors.com](http://bridgepropertyadvisors.com)

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 representatives 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.

# 475 E 57th Street, Brooklyn, NY 11203

## Area Map



Asking Rent: \$25 PSF

For more information, please contact:

Brian T. Leary  
Managing Director  
718.906.6660  
bleary@bridgepany.com

Edward Berliner  
Director  
718.906.6665  
eberliner@bridgepany.com

Jidan Kim  
Director  
718.906.6662  
jkim@bridgepany.com

Bridge Property Advisors | 1201 Broadway, Suite 401, New York, NY 10001 | 646.839.2277 | [bridgepropertyadvisors.com](http://bridgepropertyadvisors.com)

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 representatives 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.