



OVERVIEW

Nassau Brewing Co. is a mixed-use historic redevelopment with four potential retail spaces above grade. The spaces shown here are proposed, and logical divisions or combinations will be considered.

We are targeting food & beverage, café, and fitness uses, among others. One lease has been signed for the lower level space in the original beer caves with Embassy Bar, a traditional New York cocktail and event venue.

TAX ABATEMENT

Proposed 15-year ICAP abatement

CORNER

Franklin Ave & Bergen St.

POSSESSION

Q4 2018

LEASEABLE AREA

From 1,150 to 7,615 SF

CEILING HEIGHTS

11 to 12 Feet

FRONTAGE

233 feet total wraparound

PRICING & TERMS

Upon Request

CROWN HEIGHTS

5.4M annual subway riders on 2, 3, 4 & 5 lines at Franklin Avenue stop

8,000+ cars daily on Franklin Ave

Hundreds of nearby residential units being developed

Median resident age: 33 years old

Median family income: \$56,000

\$211 million in retail leakages yearly

TRANSPORTATION



For more information, contact exclusive agents:

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PROPOSED RETAIL FLOOR PLAN

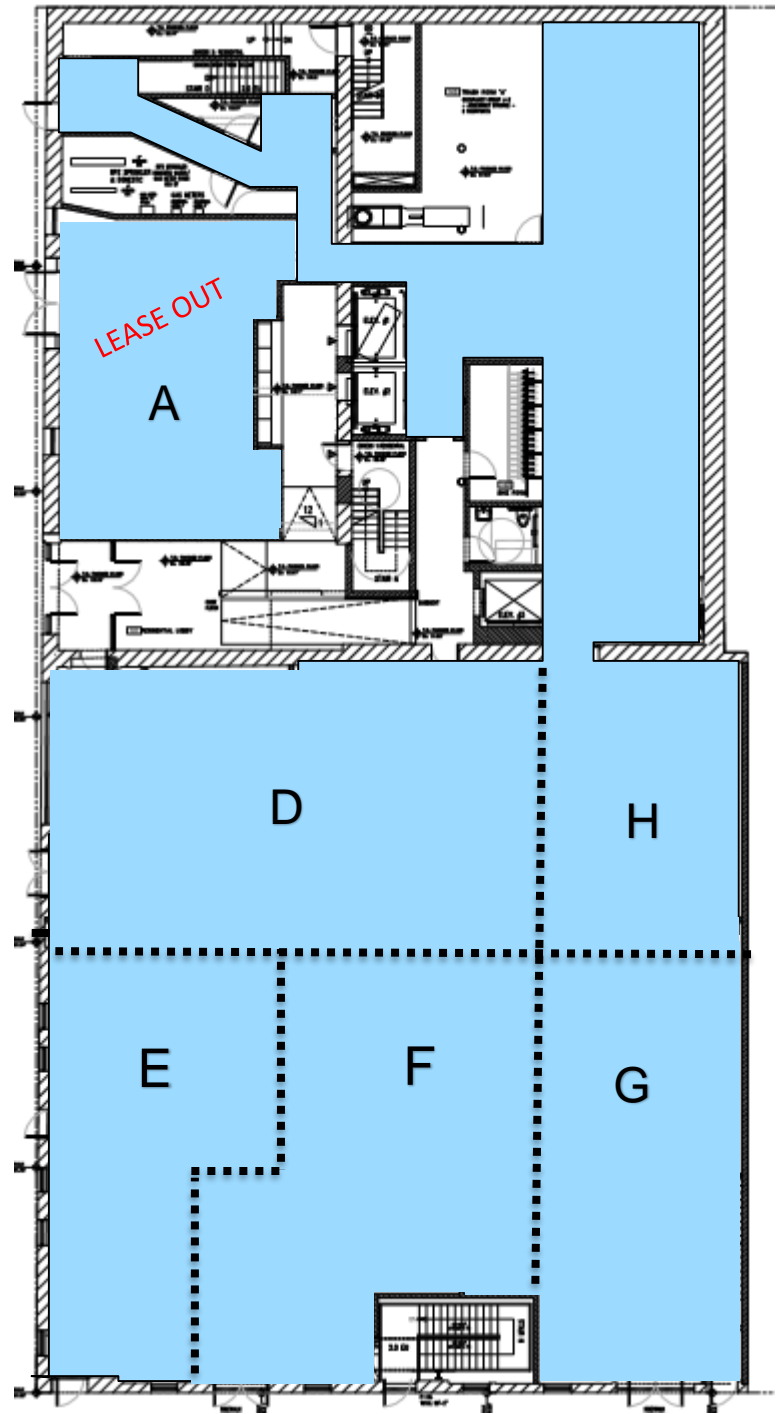
Spaces Currently Available:

- Space A: **LEASE OUT**
- Space B: **LEASED**
- Space C: **LEASED**
- Space D: 1,692 SF
- Space E: 1,201 SF
- Space F: 1,150 SF
- Space G: 1,477 SF
- Space H: 1,800 SF

All logical combinations will be considered.
(Space H must be combined with either space D or G)

This original structure has received federal historical tax credits and is undergoing a total renovation that will consist of over 12,000 SF of commercial space in the base of a 49-unit apartment conversion.

A lease has been executed with Embassy Bar, a classic cocktail lounge and event venue in the original beer caves, located in the sub-cellar of the building.



The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.

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