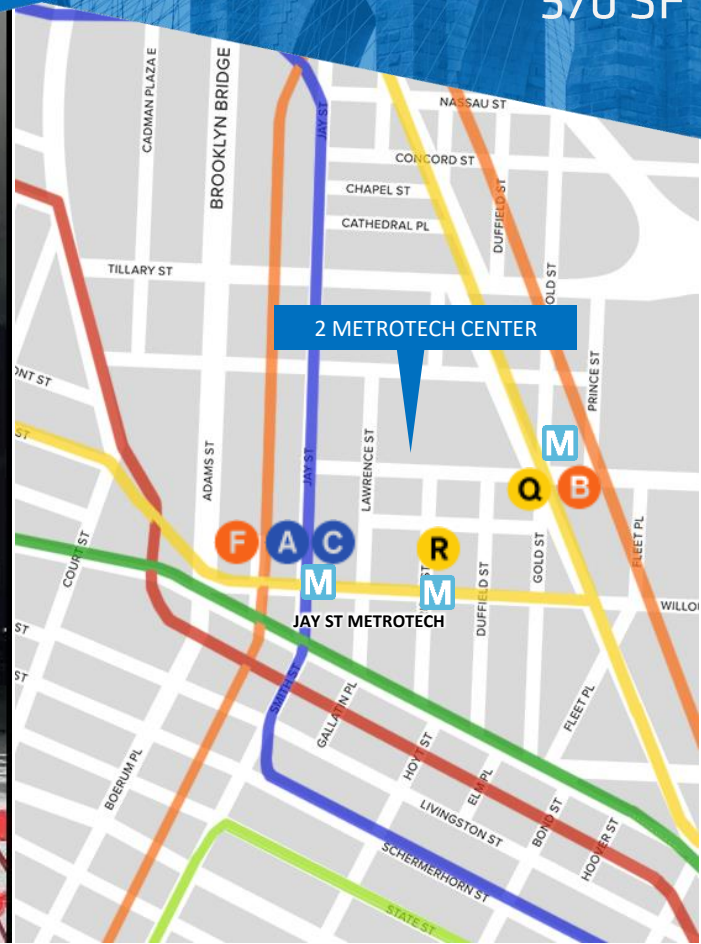
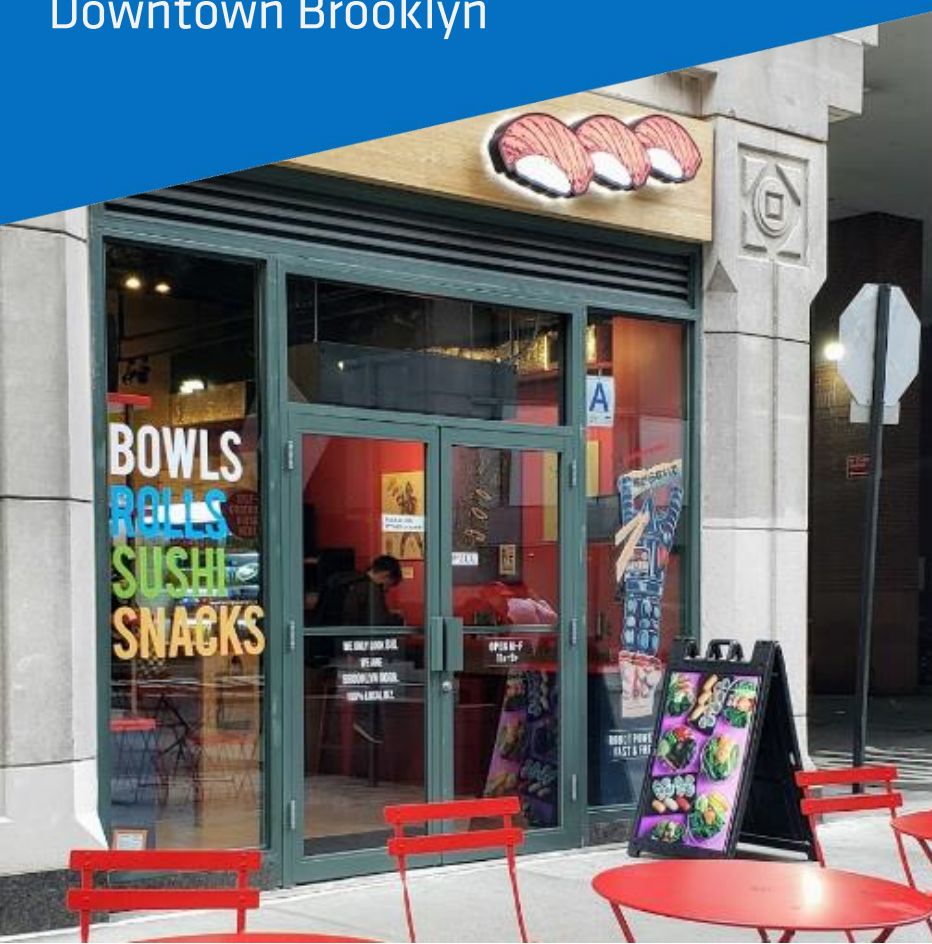


# 2 Metrotech Center

Downtown Brooklyn

Restaurant Space Available

570 SF



## SUMMARY

Built as a fast-casual sushi restaurant, the space offers a turn-key food and beverage opportunity with great co-tenancy and a low rent.

The space sits at the heart of MetroTech Center's vibrant office community and will benefit from Downtown Brooklyn's increasing residential density.

## RENT

\$4,158/month + key money

## LEASE TERM

8 years + 5-year option

## CEILING HEIGHT

11 feet

## FRONTAGE

15 feet

## CROSS STREETS

Bridge and Lawrence Streets

## LEASABLE AREA

570 SF

## POSSESSION

Immediate

## TRANSPORTATION



## NEIGHBORING TENANTS



For more information, contact exclusive agents:

**Peter Schubert**  
Managing Director  
pschubert@terracrgr.com

**Abbie Cheng**  
Leasing Associate  
acheng@terracrgr.com

**Bill Strassman**  
Leasing Associate  
wstrassman@terracrgr.com

**(718) 768-7788**  
terracrgr.com

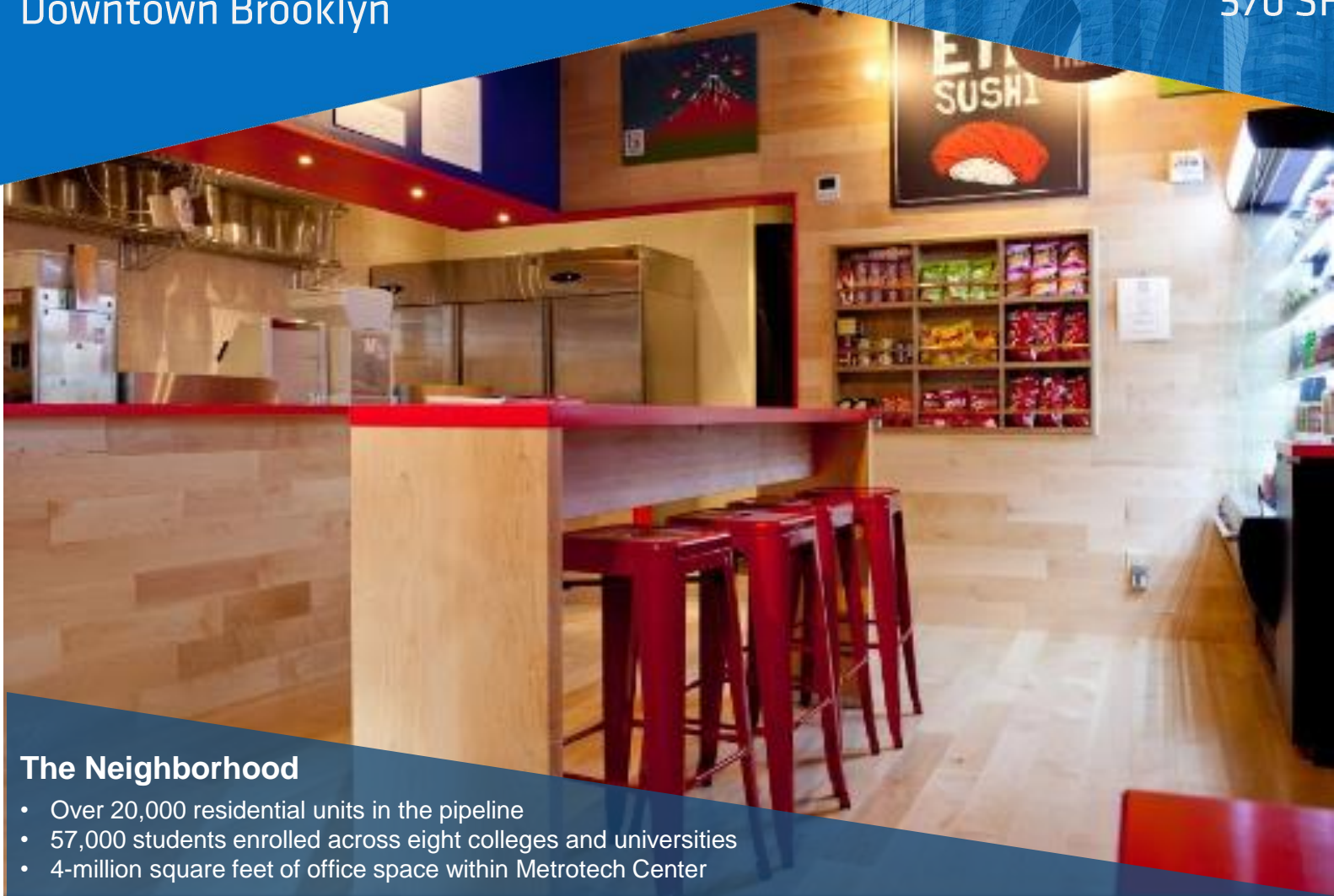


# 2 Metrotech Center

Downtown Brooklyn

Restaurant Space Available

570 SF



## The Neighborhood

- Over 20,000 residential units in the pipeline
- 57,000 students enrolled across eight colleges and universities
- 4-million square feet of office space within Metrotech Center



For more information, contact exclusive agents:

**Peter Schubert**  
Managing Director  
pschubert@terracrgr.com

**Abbie Cheng**  
Leasing Associate  
acheng@terracrgr.com

**Bill Strassman**  
Leasing Associate  
wstrassman@terracrgr.com

**(718) 768-7788**  
terracrgr.com



# 2 Metrotech Center

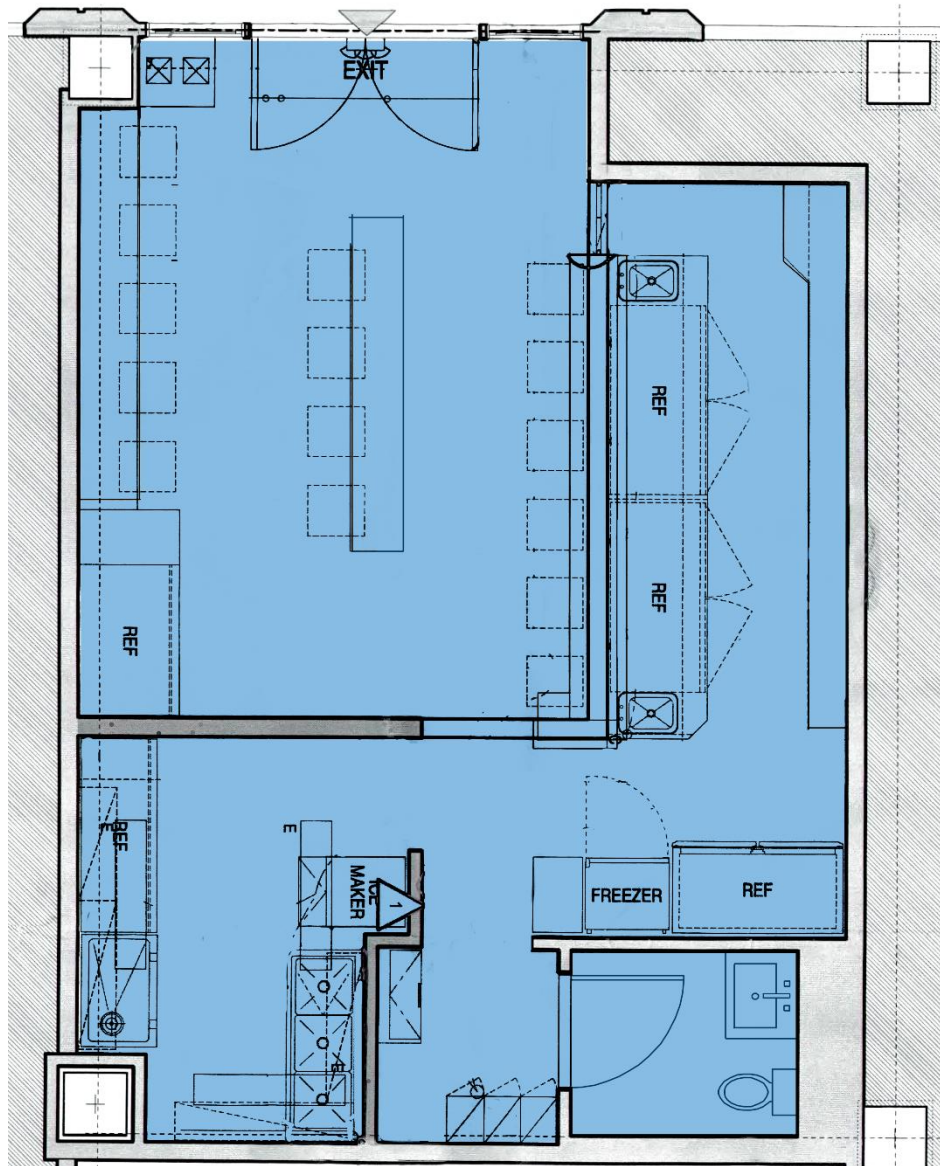
Downtown Brooklyn

Restaurant Space Available

570 SF

## FLOOR PLAN

Metrotech Center



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.



For more information, contact exclusive agents:

**Peter Schubert**  
Managing Director  
pschubert@terracrg.com

**Abbie Cheng**  
Leasing Associate  
acheng@terracrg.com

**Bill Strassman**  
Leasing Associate  
wstrassman@terracrg.com

**(718) 768-7788**  
terracrg.com

# 2 Metrotech Center

Downtown Brooklyn

Restaurant Space Available

570 SF

## Included Equipment

- Large kitchen with Ansul system
- 2 x Hoshizaki 60" Megatop sandwich prep lowboy
- 1 x Hoshizaki 2-door reach-in refrigerator
- 1 x Hoshizaki 1-door reach-in refrigerator
- 1 x Hoshizaki 48" worktop lowboy
- 1 x Turbo Air 48" 14.9cu ft open merchandiser
- Assorted kitchen small-ware
- 4 x IP pro security cameras
- 1 x Alto Shaam cook-hold oven
- Revel POS system bundle:
  - 2 x KDS terminals & wall mounts
  - 2 x iPad order takers & cases
  - 2 x CC swipes
  - 2 x Epson printers
  - 1 x cash drawer
  - 1 x self-ordering kiosk

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.



For more information, contact exclusive agents:

**Peter Schubert**  
Managing Director  
pschubert@terracrg.com

**Abbie Cheng**  
Leasing Associate  
acheng@terracrg.com

**Bill Strassman**  
Leasing Associate  
wstrassman@terracrg.com

**(718) 768-7788**  
terracrg.com