

# 677 ATLANTIC AVE

Barclays Center Area

Retail For Lease  
4,500 SF



## HIGHLIGHTS

- 140 ft wraparound frontage
- Direct Barclays Center visibility
- Excellent transportation
- Built office space

## SUMMARY

This flagship retail opportunity sits on one of the principal commercial and transportation hubs in NYC. Currently built out as a Bank of America mortgage office, the space has two ADA restrooms, distributed HVAC, finished offices, and two means of egress. Ideal uses include school, medical, or other retail office.

With direct visibility to the Barclays Center and situated opposite the Pacific Park and future public school, the site is well-positioned to gain the attention of commuters, residents, and the 5 million annual visitors to Brooklyn's Cultural District.

## CEILING HEIGHT

11-13 Feet

## FRONTAGE

140 ft + wraparound

## CORNER

South Oxford Street

## PRICING & TERMS

Competitive

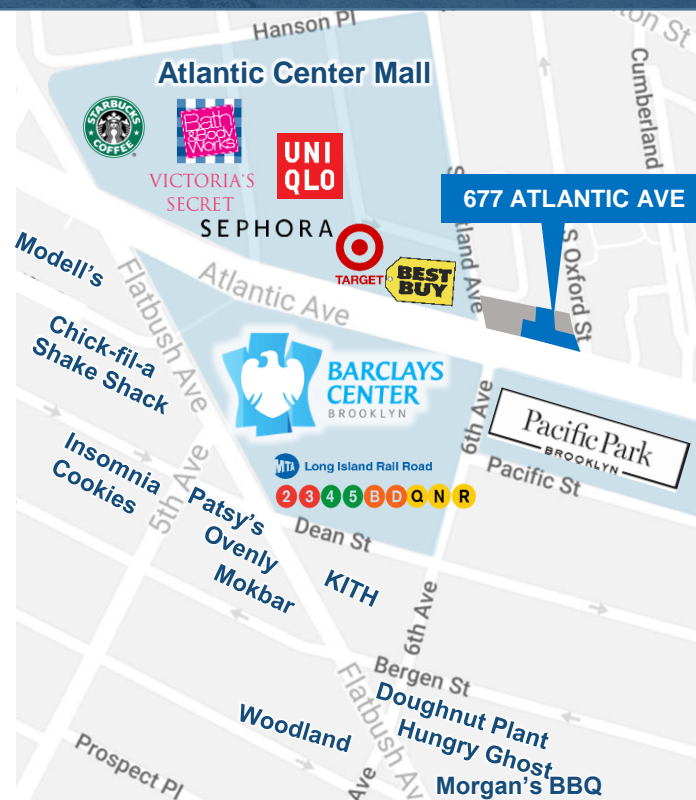
## AVAILABILITY

Immediate

## TRANSPORTATION

2 3 4 5 B D Q N R

 Long Island Rail Road



**TERRACRG**  
COMMERCIAL REALTY GROUP

For more information, contact  
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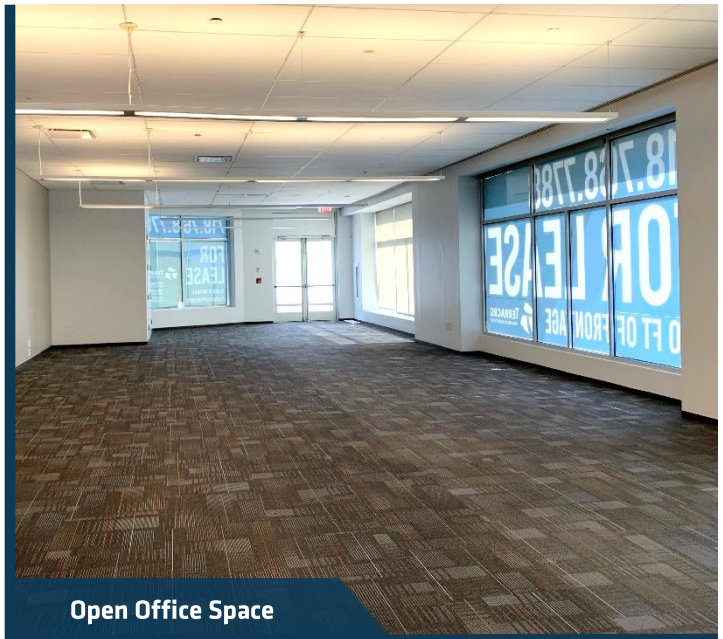
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Partitioned Offices



Office Pantry



Open Office Space

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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## FLOOR PLAN

### EXISTING BUILD-OUT

- Six built offices
- Large conference room
- Pantry with dishwasher
- Two ADA restrooms
- Two-zone distributed HVAC
- 140-foot window line



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