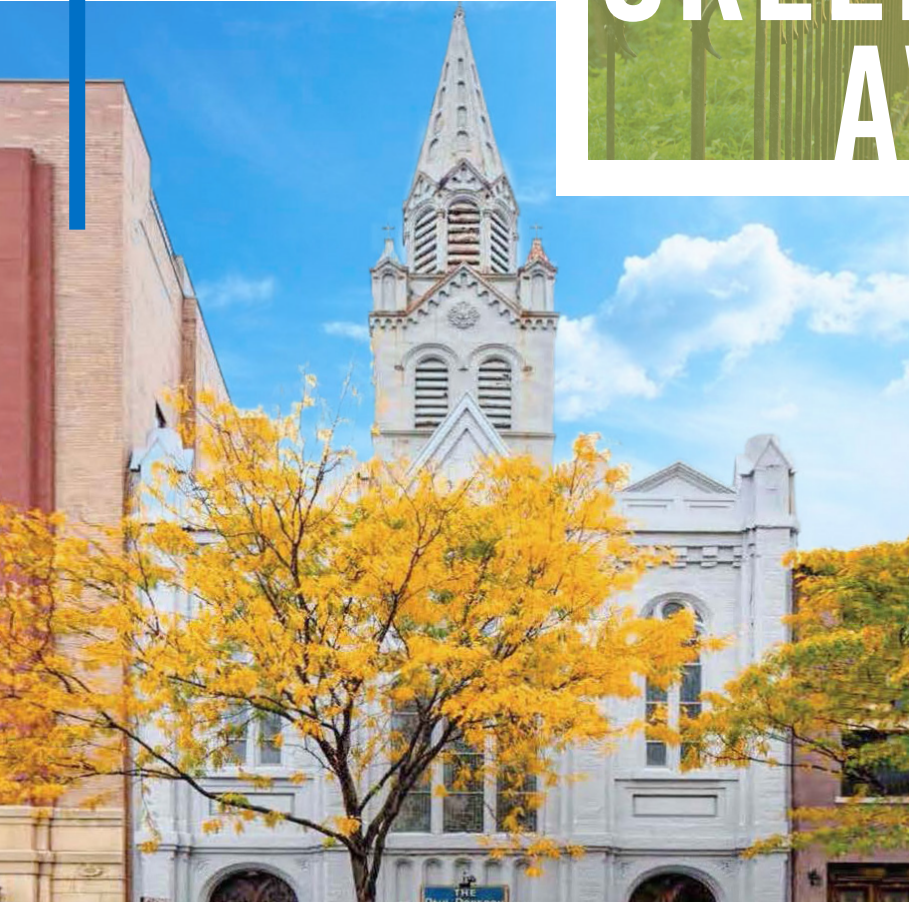
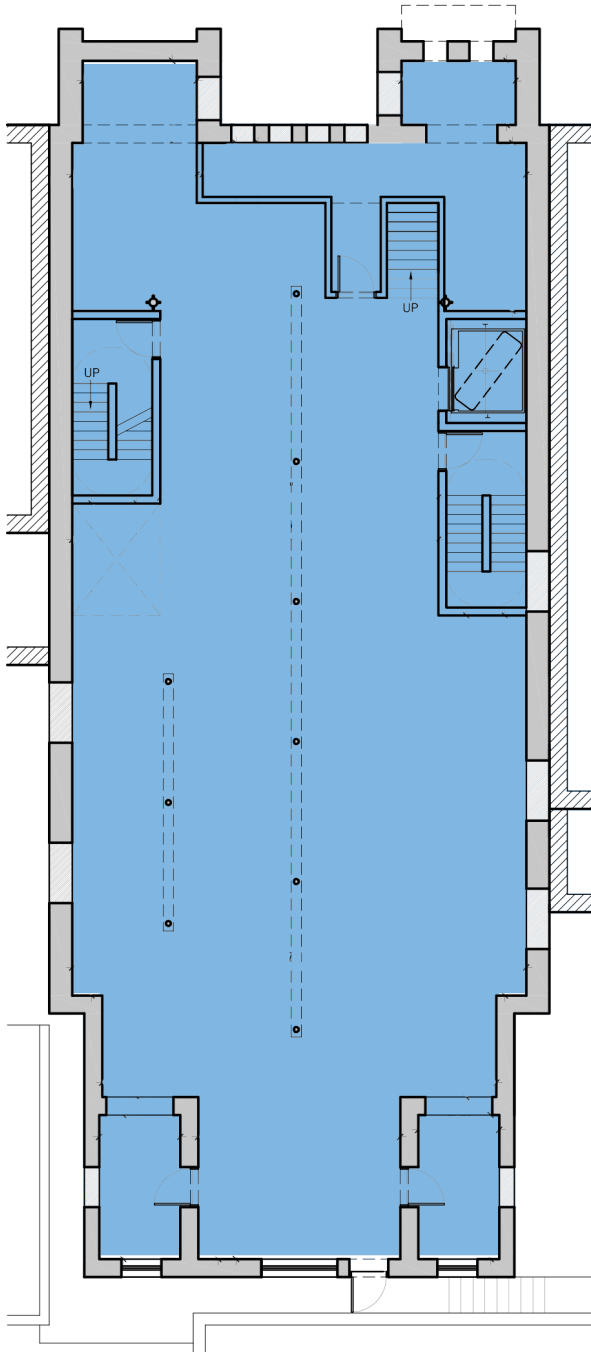




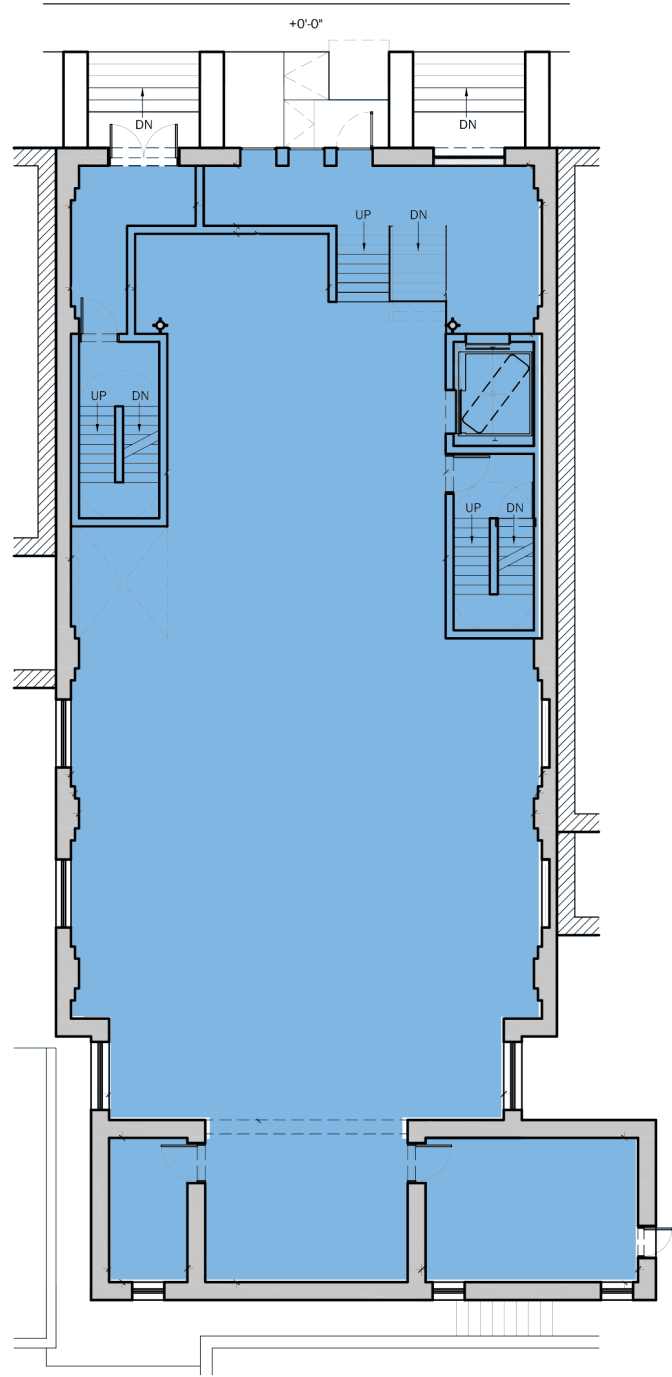
# 40 GREENE AVE



**COMMUNITY-USE SPACE FOR LEASE  
IN FORT GREENE, BROOKLYN**



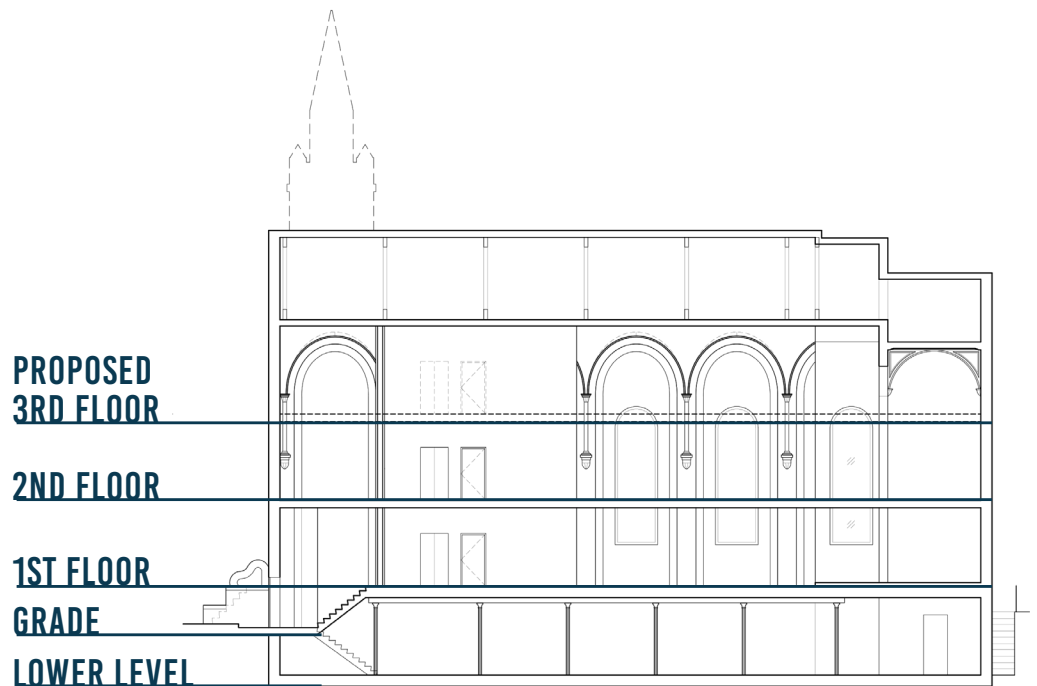
**LOWER LEVEL**  
~4,000 SF



**GROUND LEVEL**  
~4,000 SF



**SECOND LEVEL**  
**~4,000 SF**

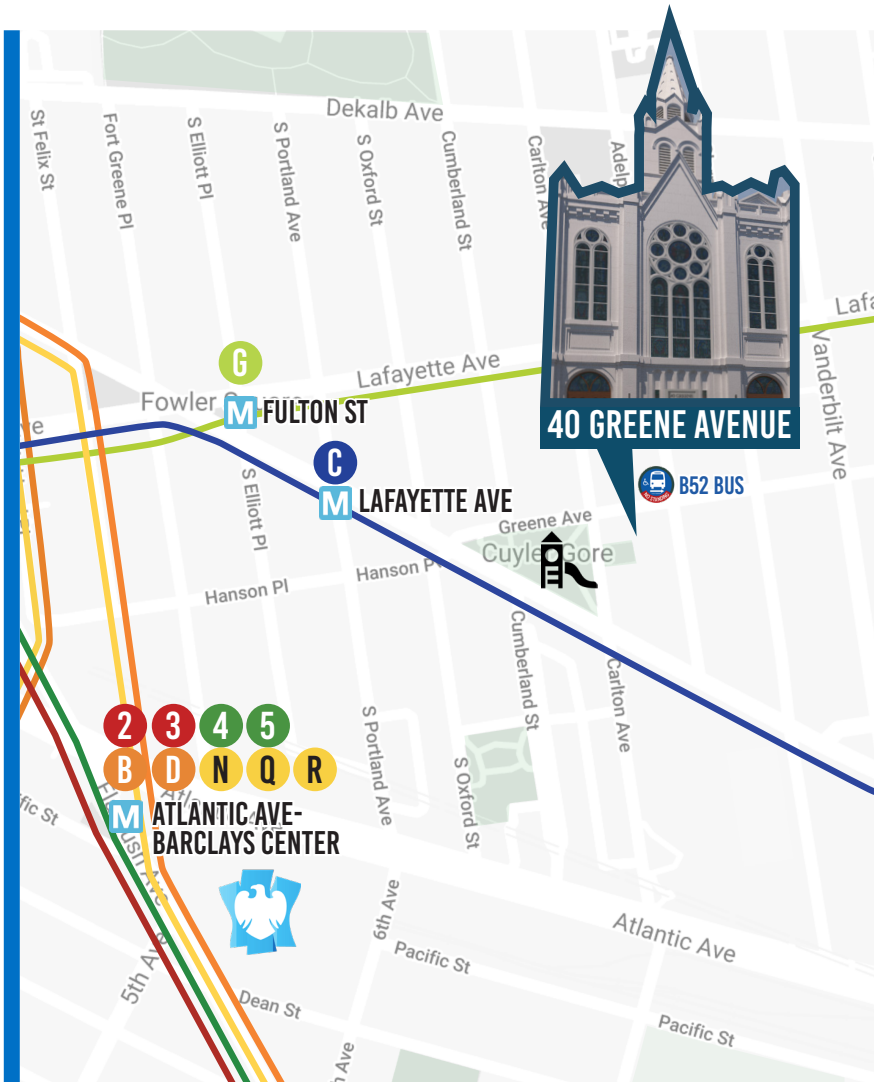


- 33 FOOT VAULTED CEILING
- NEW ELECTRIC, NEW PLUMBING, FIRE SAFETY/ALARMS AND SPRINKLERS
- INTERIOR WHITE BOX DELIVERY
- ORIGINAL STAINED GLASS WINDOWS
- NEW ELEVATOR, ADA ENTRANCE AND HVAC
- MULTIPLE SIZE OPTIONS
- 4,000 SF PROPOSED 3RD FLOOR PLAN

# 40 GREENE AVE

Located in the heart of Fort Greene, one of Brooklyn's most coveted residential neighborhoods, 40 Greene Avenue is a planned historic redevelopment of the famed Paul Robeson Theatre. The property currently consists of the ground floor and fully usable lower level, plus a partial mezzanine, but it can be delivered with up to two additional floors.

Perfect for a school, the space is adjacent to the Carlton Avenue Community Garden, around the corner from Cuyler Gore Park and is serviced by the C and G trains nearby. Surrounded by some of Brooklyn's most expensive housing stock, the site is a short walk to BAM, City Point and Downtown Brooklyn's newest mixed use towers.



## HISTORIC REDEVELOPMENT WITH BUILT-TO-SUIT POTENTIAL



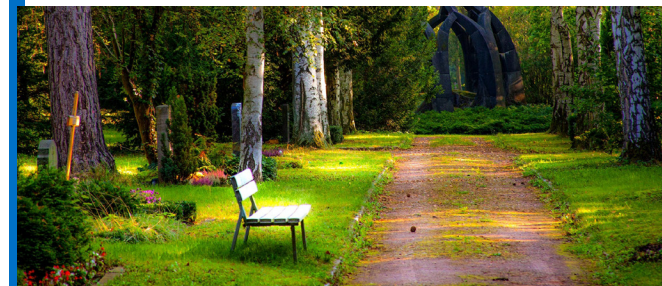
## IDEAL LOCATION IN THE HIGH-DENSITY NEIGHBORHOOD OF FORT GREENE.

### PROXIMITY TO TRANSIT

**C**  
LAFAYETTE AVE  
0.1 Mile Distance

**G**  
FULTON ST  
0.3 Mile Distance

**2 3 4 5**  
**B D N Q R**  
ATLANTIC AVE-  
BARCLAYS CENTER  
0.5 Mile Distance



## ADJACENT TO COMMUNITY GARDEN & ONE BLOCK AWAY FROM CUYLER GORE PARK



FOR MORE INFORMATION,  
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