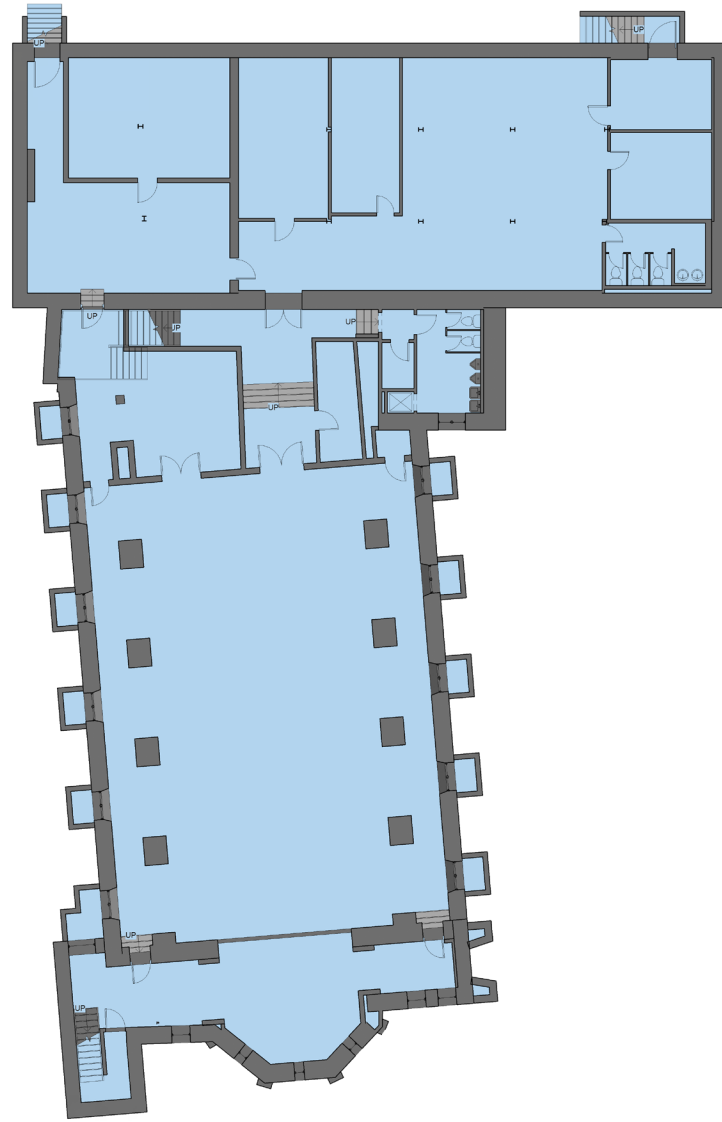




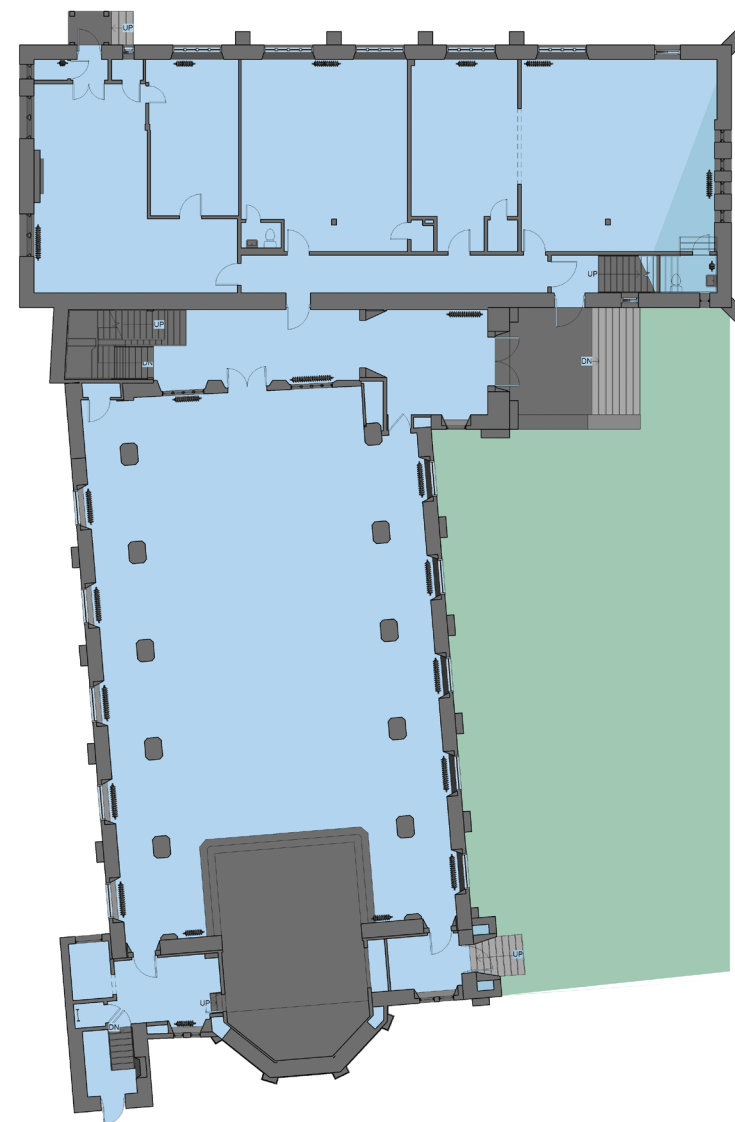
**494
E 23RD
STREET**



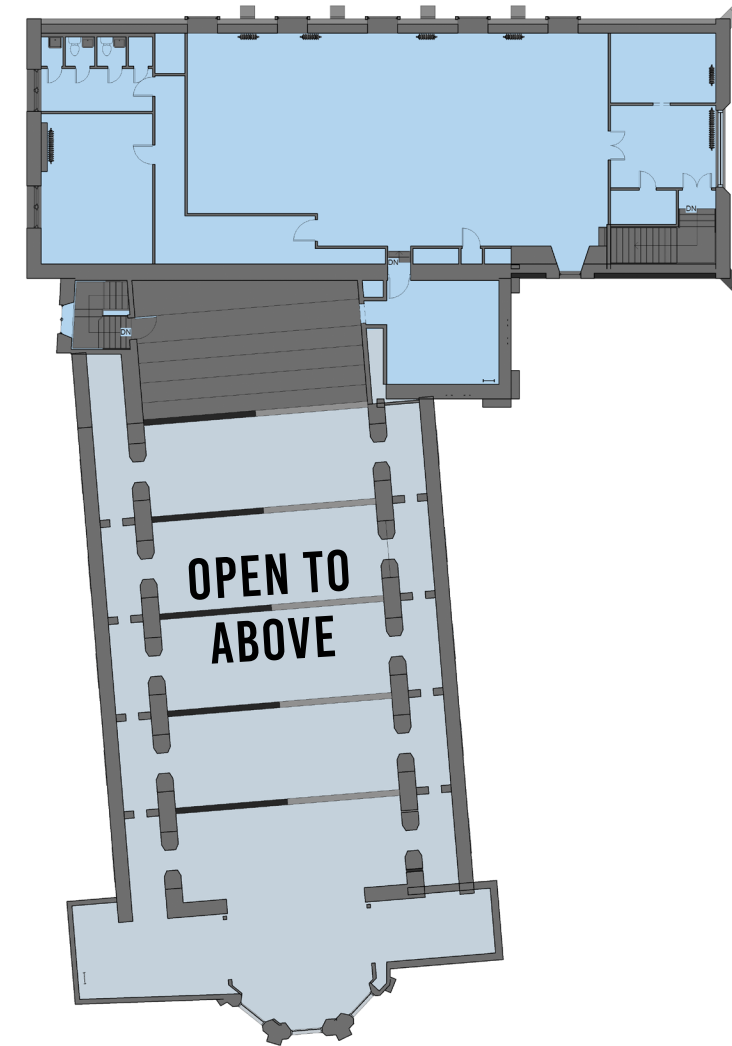
**UP TO 24,000 SF COMMUNITY-USE SPACE
FOR LEASE IN FLATBUSH, BROOKLYN**



**LOWER LEVEL
9,000 SF**



**GROUND LEVEL
9,000 SF**



**SECOND LEVEL
6,000 SF**

494 E 23RD STREET



- 9,000 SF LOWER LEVEL,
- 9,000 SF GROUND FLOOR,
- 6,000 SF 2ND FLOOR
- 10 TO 35-FOOT CEILINGS
- SPRINKLERED LOWER LEVEL WITH NATURAL LIGHT
- 4,500 SF OUTDOOR SPACE
- LANDLORD TO DELIVER SPACE IN WHITE BOX CONDITION WITH NEW UTILITIES, FIRE SAFETY SYSTEM, ADA ACCESS AND HVAC

494 E 23RD STREET

Located in the heart of Flatbush, one of Brooklyn's neighborhoods coveted for reasons of population density and immediate growth opportunity, 494 E 23rd Street is a planned redevelopment of the Flatbush Presbyterian Church. The property currently consists of the ground floor, 2nd floor and a fully usable lower level.

Perfect for a school, the space comes with a 4,500 SF garden space, is zoned for community facility uses, and is a short walk to the 2 and 5 trains at Newkirk Ave and the Q and B trains at Newkirk Plaza.



- **HISTORIC REDEVELOPMENT WITH BUILD-TO-SUIT POTENTIAL**



- **IDEAL LOCATION IN THE HEART OF CENTRAL BROOKLYN**
- **ADJACENT TO FLATBUSH AVENUE RETAIL CORRIDOR**
- **PROXIMITY TO TRANSIT**
2 5 **Q B**
NEWKIRK AV **NEWKIRK PLAZA**
0.5 Mile Distance 0.5 Mile Distance



- **IDEAL SCHOOL SPACE WITH OUTDOOR YARD**



FOR MORE INFORMATION,
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