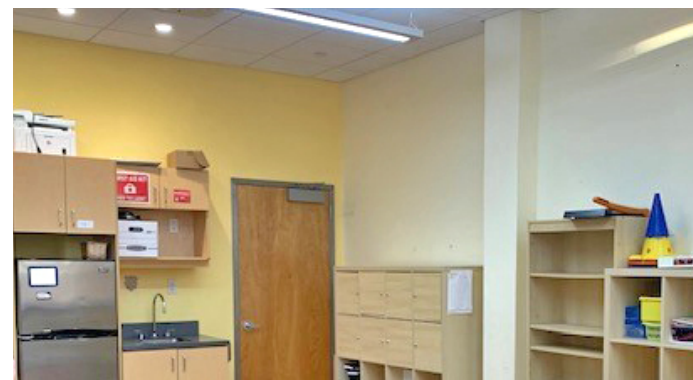


AVAILABLE IMMEDIATELY

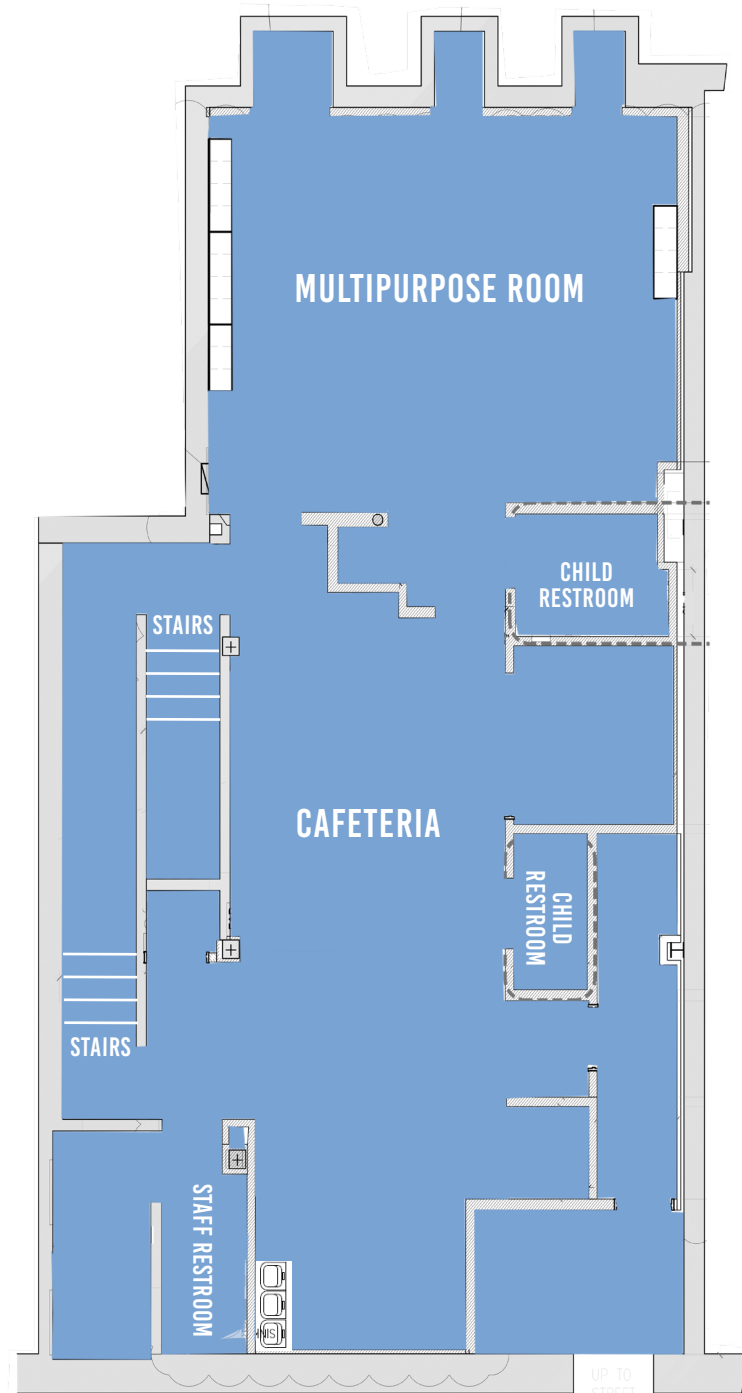


**81
ATLANTIC
AVE**

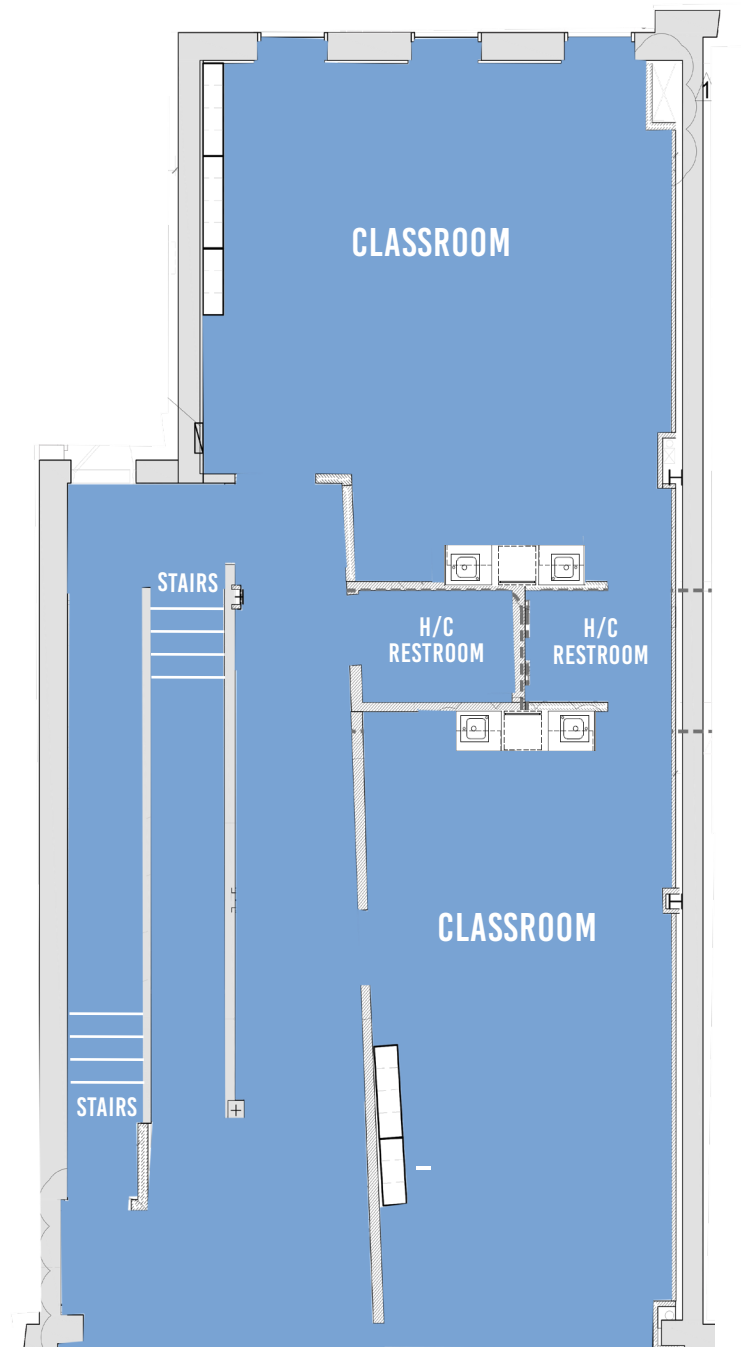


**6,000 SF VACANT PRESCHOOL FOR LEASE
IN BROOKLYN HEIGHTS**

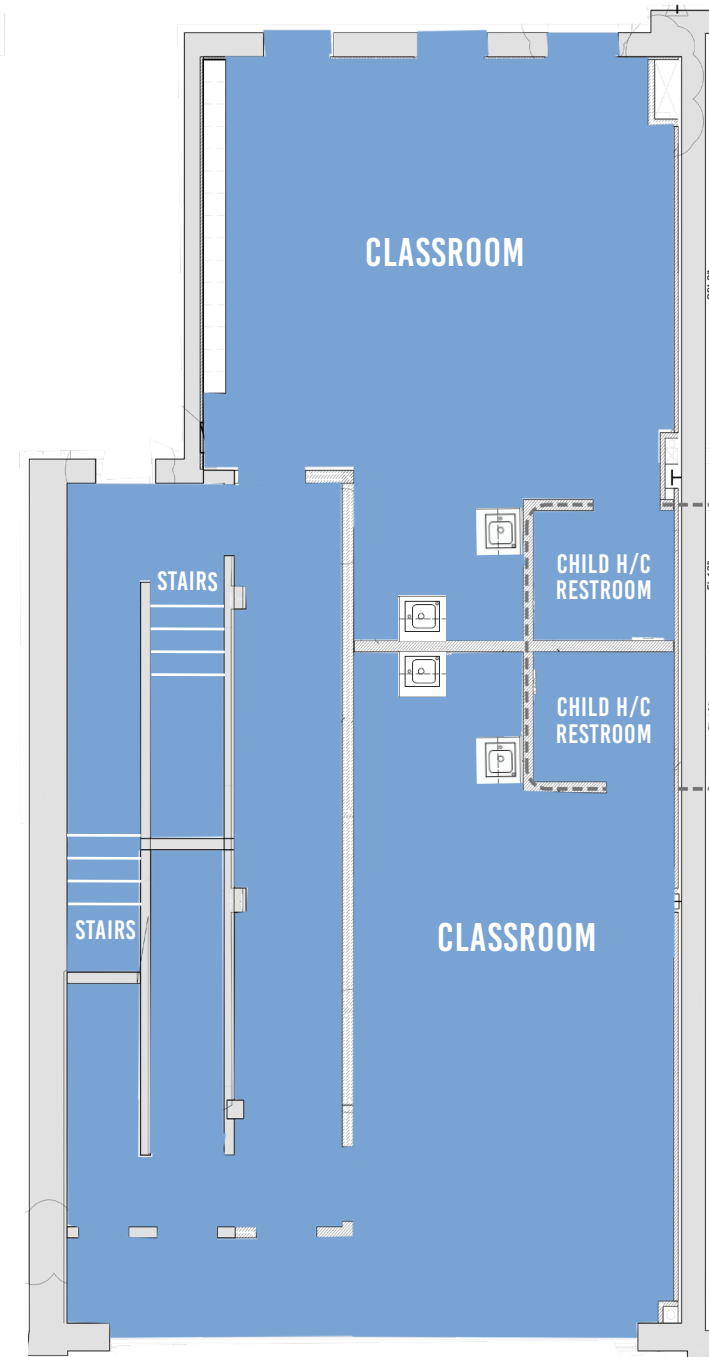
FLOOR PLANS | 81 ATLANTIC AVENUE



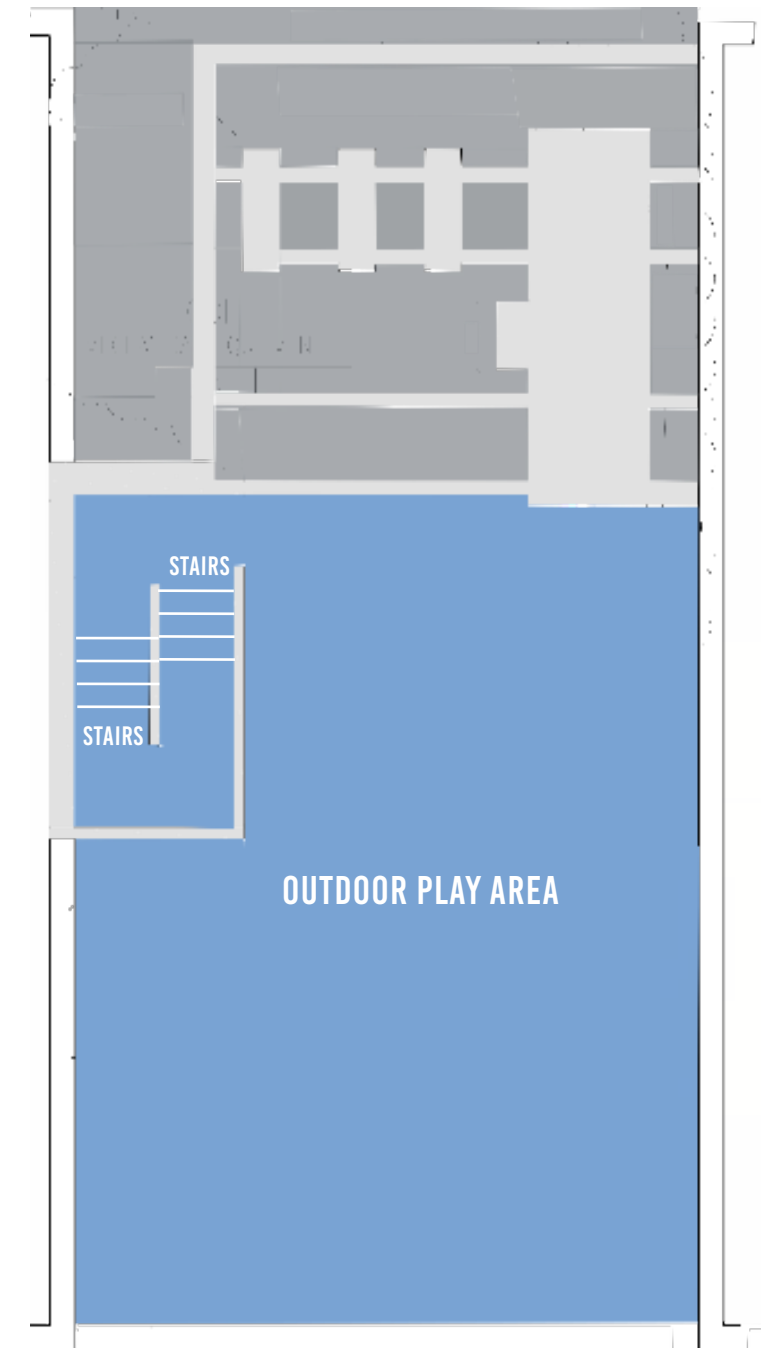
LOWER LEVEL
1,800 SF (APPROX)



GROUND LEVEL
2,100 SF (APPROX)



SECOND LEVEL
2,100 SF (APPROX)



ROOFTOP
PLAY AREA

HIGHLIGHTS

- VACANT AND AVAILABLE IMMEDIATELY
- TURN-KEY DAYCARE/PRESCHOOL WITH CERTIFICATE OF OCCUPANCY IN PLACE
- MODERN INSTALLATION WITH DISTRIBUTED HVAC
- NEW FIRE ALARM AND SPRINKLER SYSTEM
- USABLE LOWER LEVEL WITH CAFETERIA, KITCHENETTE AND MULTI-PURPOSE ROOM
- ROOFTOP PLAY AREA
- FOUR LARGE CLASSROOMS
- MULTIPLE ADULT AND CHILD BATHROOMS THROUGHOUT

NYC

Buildings

Certificate of Occupancy

CO Number: 320622000F

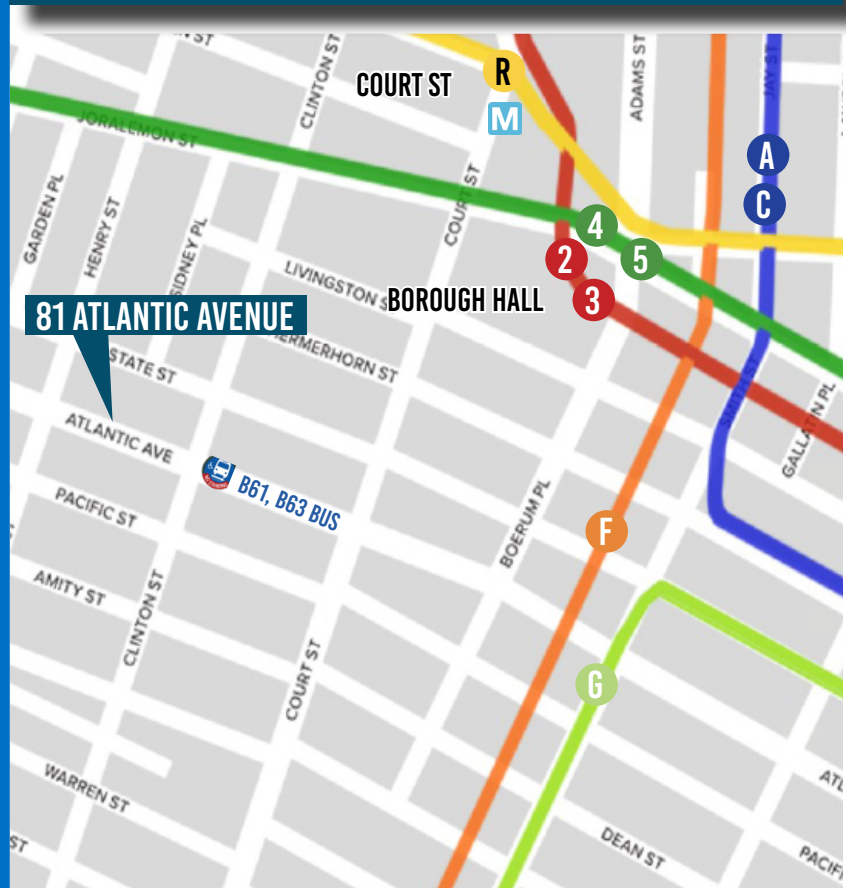
Page 2 of 2

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	4	OG	S-2		3	KITCHEN & METER ROOM, ELECTRICAL METER ROOM, MECHANICAL ROOM, RESTROOMS.
CEL	15	OG	E		3	MULTI PURPOSE ROOM, ADMINISTRATIVE OFFICE, CAFETERIA (NON SIMULTANEOUS OCCUPANCY), FOOD PREPARATION.
001 001 25	130		I-4 E		3	DAY NURSERY 7 INFANTS 0-12 MONTHS, 4 TEACHERS, 3 INFANTS 1-2 YEARS, 1 TEACHER. DAY CARE CENTER 4 CHILDREN 3-4 YEARS, 1 TEACHER. SCHOOL 4 CHILDREN 5-7 YEARS, 1 TEACHER.
002 002 34	130		E		3	SCHOOL 15 CHILDREN 5-6 YEARS, 2 TEACHERS, 15 CHILDREN 6-7 YEARS, 2 TEACHERS
RO F	15		E I-4		3	PLAY AREA IN CONJUNCTION WITH SCHOOL
RESTRICTIVE DECLARATION: REEL 4490 PAGE 0890.						
END OF SECTION						

81 ATLANTIC AVENUE

Located in the heart of Brownstone Brooklyn, 81 Atlantic Avenue is a one of a kind opportunity to lease a modern turn-key early childhood education facility at the intersection of the coveted Cobble Hill and Brooklyn Heights neighborhoods. The space is built with roughly 4,300 SF of above grade classroom space, legal for just under 50 children aged 0-7 years old, in addition to a rooftop play area and a 2,000 SF lower level with a kitchenette, cafeteria and a multi-purpose room. This is by far Brooklyn's best educational opportunity with easy access to Brooklyn Bridge Park, nearby public transportation options and is located in an area seeing increasing density and high quality service demand from Downtown Brooklyn's luxury residential construction boom.

CLICK HERE FOR VIDEO TOUR OF THE SPACE



48-CHILD CAPACITY PER CERT OF OCCUPANCY

IDEAL LOCATION IN THE HIGH-INCOME NEIGHBORHOOD OF BROOKLYN HEIGHTS

PROXIMITY TO TRANSIT

R **2 3 4 5**
COURT ST BOROUGH HALL
0.32 Mile Distance 0.34 Mile Distance

CLOSE PROXIMITY TO BROOKLYN BRIDGE PARK



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