



40 GREENE AVE | FORT GREENE, BK

LOCATED IN THE BAM CULTURAL DISTRICT | BTWN CARLTON AVE & ADELPHI ST



AS EXCLUSIVE AGENTS WE ARE PLEASED TO OFFER THE FOLLOWING SPECIAL PURPOSE OPPORTUNITY FOR DIRECT LEASE:

APPROXIMATE SIZE

Ground Floor 4,030 SF | Lower Level: 4,060 SF
3 Floor Scenario: 12,000 SF (Total)

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Negotiable

NEIGHBORS

Brooklyn Academy Music, Barclays Center, Pequena, Emily-Brooklyn, Belli Osteria, Babe Cool, Olea, Cuyler Gore, Target, Habana Outpost

COMMENTS

- Former Paul Robeson Theatre
- Prime Fort Greene Community Facility
- Ideal for Theater, School, Nonprofit, Medical
- Proposed Plans for ADA Access
- Ability to Build Additional Floor

TRANSPORTATION

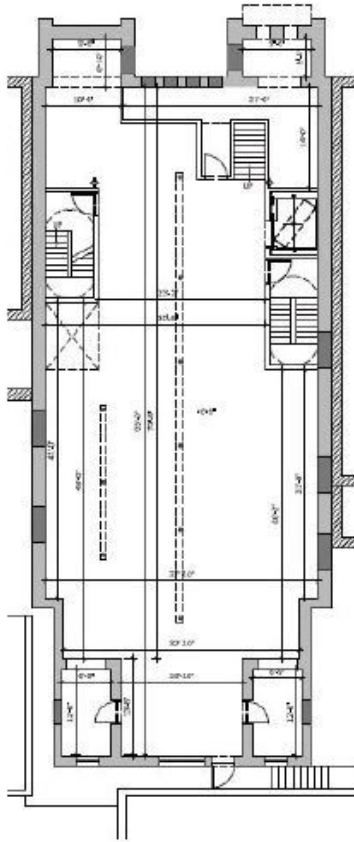




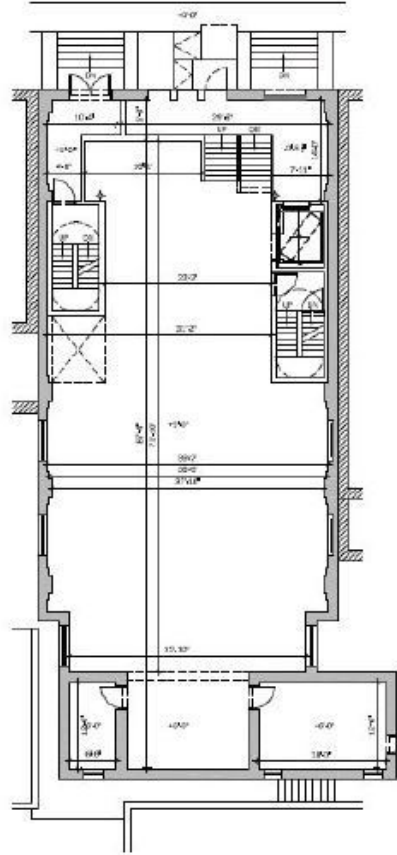
40 GREENE AVE | FORT GREENE, BK

LOCATED IN THE BAM CULTURAL DISTRICT | BTWN CARLTON AVE & ADELPHI ST

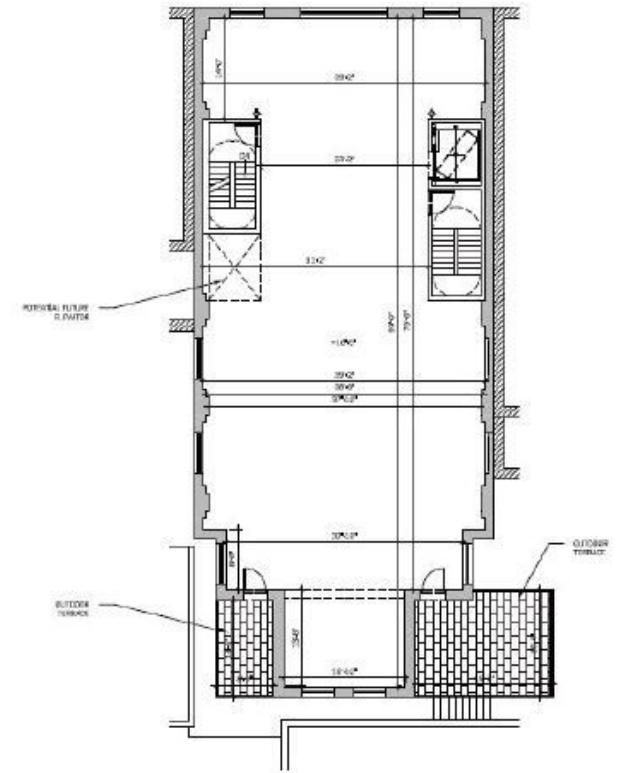
PROPOSED FLOOR PLAN



CELLAR FLOOR PLAN - 4,060 GSF



GROUND FLOOR PLAN - 4,030 GSF



2ND FLOOR PLAN - 3,657 GSF

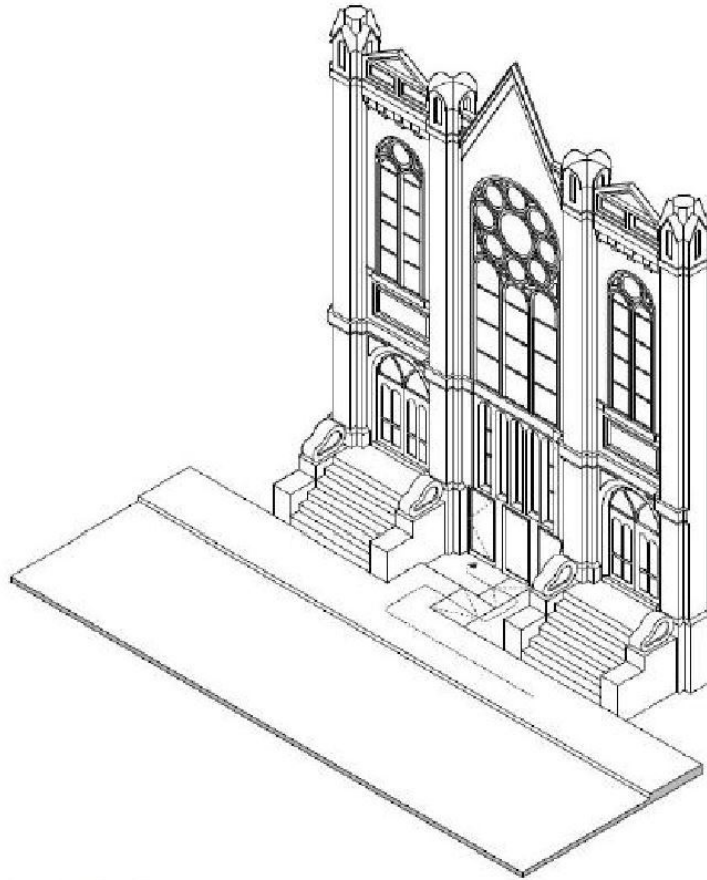
**EASTERN
CONSOLIDATED** 

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Eastern Consolidated. This information may include estimates and projections prepared by Eastern Consolidated with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Eastern Consolidated believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



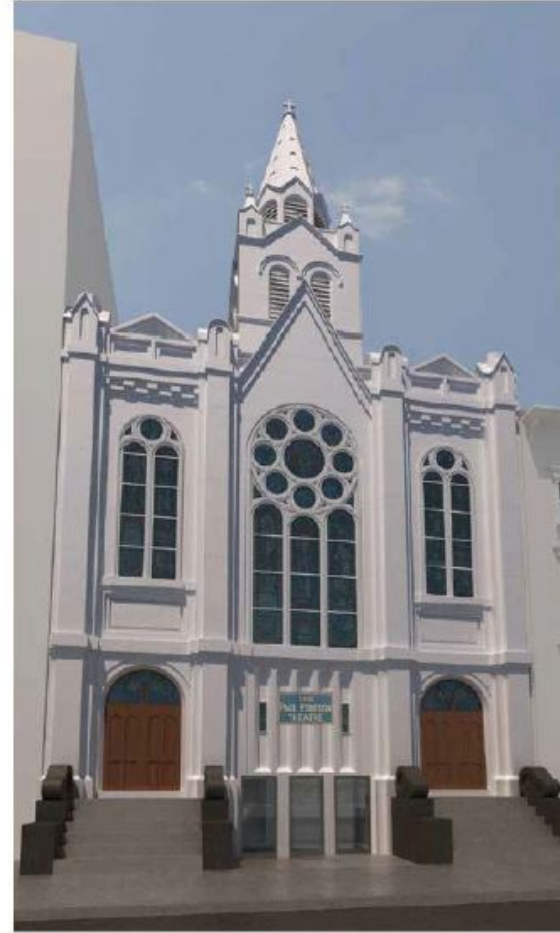
40 GREENE AVE | FORT GREENE, BK

LOCATED IN THE BAM CULTURAL DISTRICT | BTWN CARLTON AVE & ADELPHI ST



PROPOSED ACCESSIBLE ENTRY

40 GREENE AVE • PROPOSED ACCESSIBLE ENTRANCE: AXON



PROPOSED ACCESSIBLE ENTRY

40 GREENE AVE • PROPOSED ACCESSIBLE ENTRANCE



40 GREENE AVE | FORT GREENE, BK

LOCATED IN THE BAM CULTURAL DISTRICT | BTWN CARLTON AVE & ADELPHI ST

