

AT CROSSROADS
OF FIVE PRIME
BROOKLYN
NEIGHBORHOODS

RETAIL OPPORTUNITIES
AT THE EPICENTER OF
DOWNTOWN BROOKLYN

ATLANTIC CENTER RETAIL



JOIN BROOKLYN'S
TOP RETAIL AND
ENTERTAINMENT HUB



MADISON
INTERNATIONAL
REALTY



ATLANTIC CENTER

Located at the intersection of Flatbush Avenue and Atlantic Avenue, Atlantic Center is a three-story 394,000 sf retail complex visited by over 20 million shoppers annually. The complex is also next to a 400,000 sf office tower and is connected via a skybridge to Atlantic Terminal, a 371,000 sf shopping center with multiple national brand anchors.

Atlantic Center is located across the street from Barclays Center, home of the NBA Brooklyn Nets. Barclays Center is one of the highest-grossing event venues in the country with over 250 events annually and 5.7 million annual visitors.

Situated next to the busiest Outer Boroughs transit hub, Atlantic Center is accessible by the Long Island Rail Road, the 2, 3, 4, 5, B, D, N, Q, R and W subway trains; and the B41, B45, B63, B65 & B67 bus lines.

Atlantic Center also features an on-site 650-space parking garage, along with Tesla Supercharging stations, providing guests a compelling charging solution for both long and short duration visits to the property.

At the epicenter of Brooklyn, Atlantic Center is in proximity to 120,000 workers, 60,000 college students.



ATLANTIC CENTER



SHAPING THE FUTURE: RECENT OPENINGS IN THE AREA

- | | |
|-----------------------------|-------------|
| Apple | Y7 |
| Whole Foods | Shake Shack |
| Warby Parker | Chic-Fil-A |
| Ace Hotel | Snipes |
| KITH | Tacombi |
| Sweetgreen (2 locations) | Just Salad |
| Chelsea Piers (2 locations) | Tend Dental |

*Openings in the past 10 years



BROOKLYN ACADEMY OF MUSIC

A premier performing arts and cinema venue in Brooklyn. Each year BAM presents in excess of 200 live performances to an annual audience of over 650,000 guests.



THE BARCLAYS CENTER

One of the highest-grossing event venues in the country with over 250 events annually and 2.5 million+ annual visitors.

THE NEIGHBORHOOD

- **Adjacent to the busiest** transit hub in the Outer Boroughs, with nine subway lines and six LIRR tracks providing easy access
- **175,000+** residents in the neighboring areas of Fort Greene, Prospect Heights, Park Slope, Boerum Hill & Downtown Brooklyn
- **74,300+** vehicles per day at Flatbush Avenue & Atlantic Avenue
- **49,000+** new residential units completed or under way within 1.5-m
- **105,000+** visitors to Atlantic Terminal per week

ATLANTIC CENTER

RETAIL AVAILABILITY

RETAIL A:

Ground Floor: 7,675 sf
62' frontage
18' ceiling height
Possibility to be divided

RETAIL B:

Ground Floor: 8,150 sf
83' frontage
18' ceiling height
Note: Retail A & B can be combined

RETAIL C:

Ground Floor: 987 sf
18' ceiling height

RETAIL D:

Second Floor: 4,610 sf
18' ceiling height
Possibility to be divided

RETAIL E:

Third Floor: 9,453 sf
18' ceiling height
Possibility to be divided

POSSESSION

Immediate

ASKING RENT

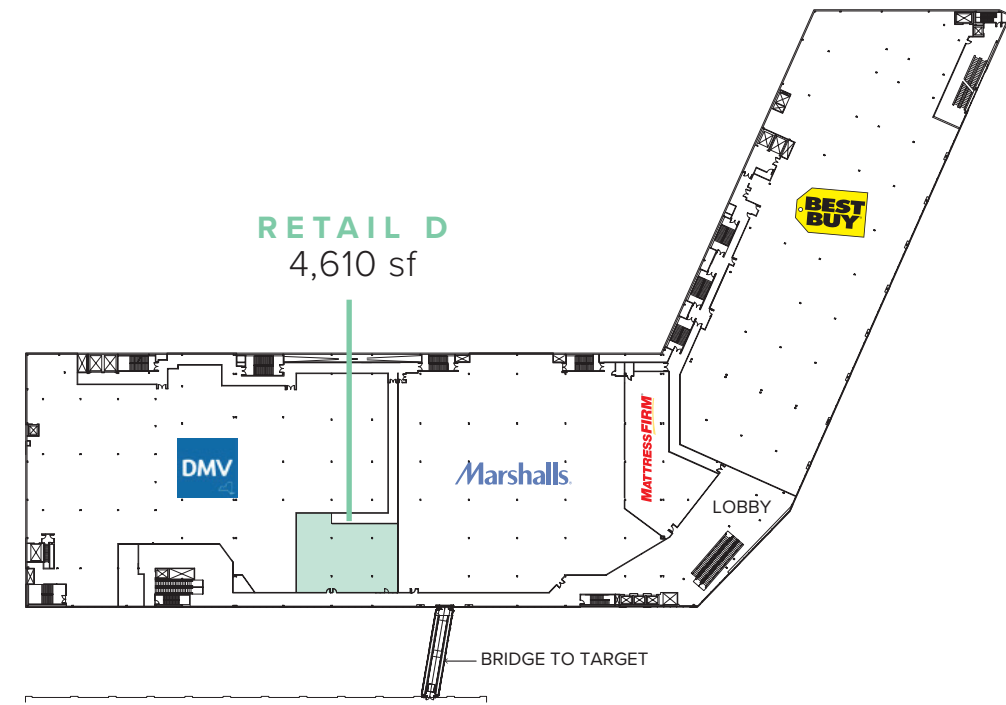
Available upon request



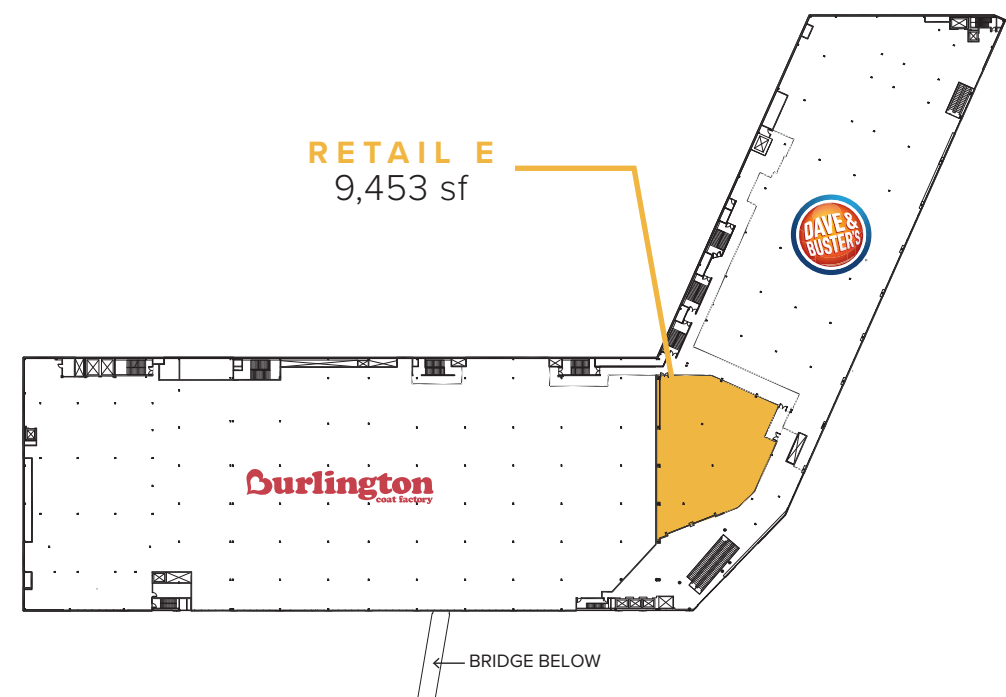
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



Floor plans are not to scale

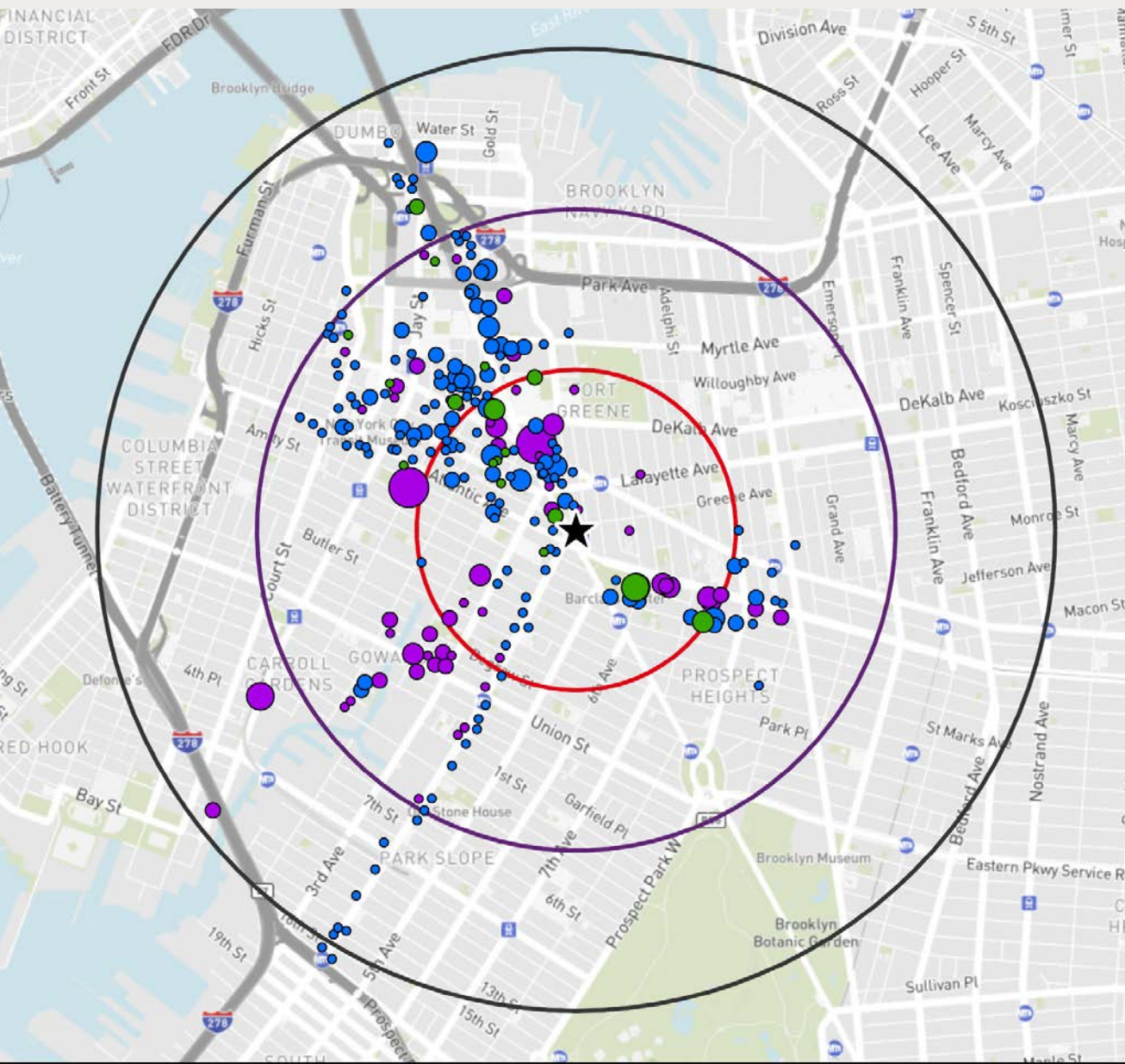
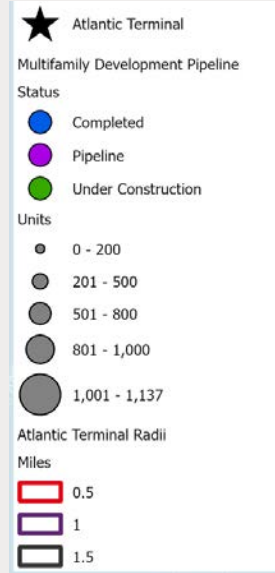
ATLANTIC CENTER

AREA RESIDENTIAL DEVELOPMENT CONCENTRATION

45,298

Total multifamily projects within 1-mile radius:

Completed	25,304
Under construction	4,463
In the pipeline	15,531





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