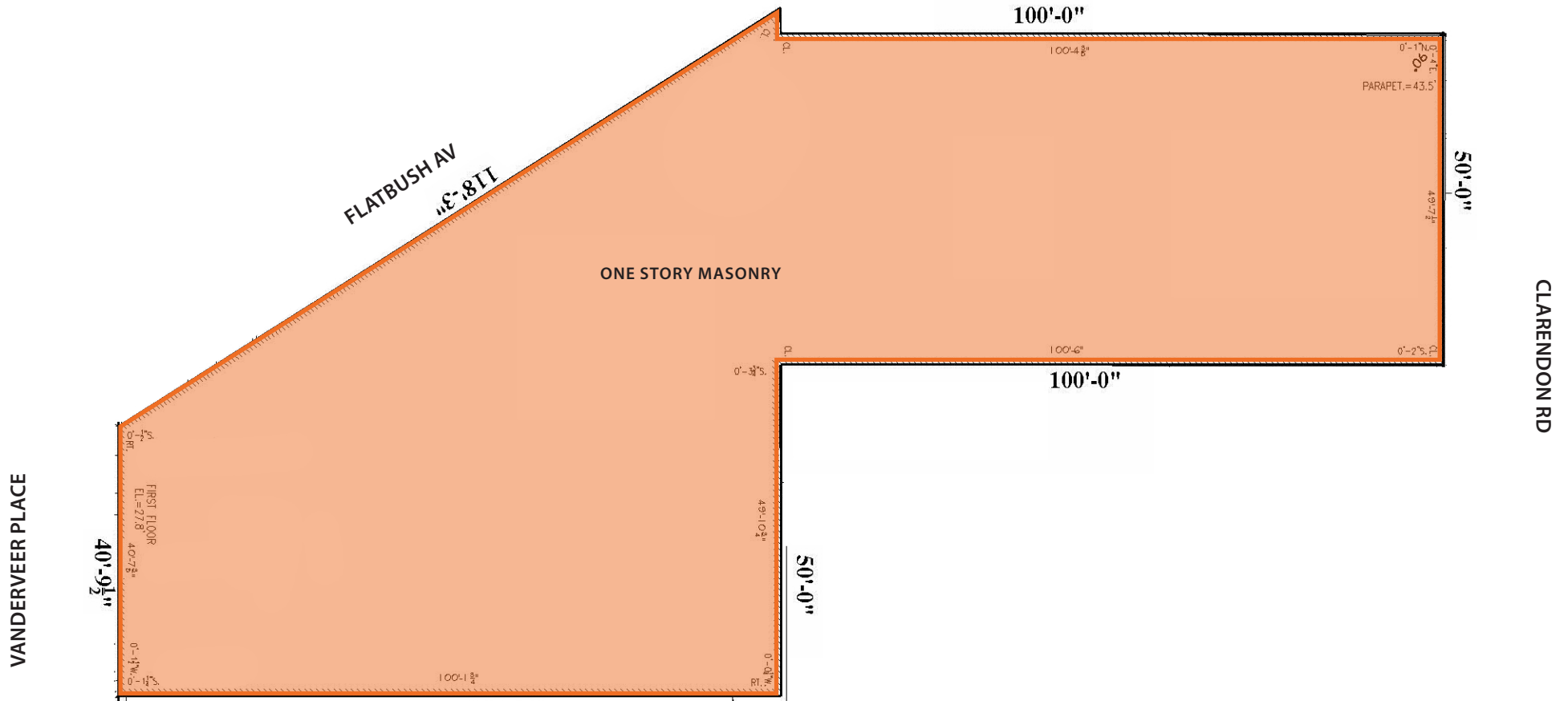


2184

CLARENDON ROAD

BETWEEN EAST 23rd STREET & FLATBUSH AVENUE
FLATBUSH | BROOKLYN, NY

FLOOR PLAN:
EXISTING LAYOUT



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

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The site plan shows a triangular plot bounded by Flatbush Ave to the north, Clarendon Rd to the east, and Vanderveer Place to the south. The plot is divided into three spaces:

- SPACE A:** 4807.75 SF (blue area, bottom left)
- SPACE B:** 4475.72 SF (orange area, top and middle)
- SPACE C:** 1042.27 SF (yellow area, top right)

Key dimensions and features include:

- Flatbush Ave frontage: 100'-0"
- Clarendon Rd frontage: 50'-0"
- Vanderveer Place frontage: 40'-9 1/2"
- Space A dimensions: 49'-10 1/2" (width), 100'-1 1/2" (length)
- Space B dimensions: 100'-4 3/8" (width), 49'-7 1/2" (length)
- Space C dimensions: 100'-4" (width), 49'-7 1/2" (length)
- Parapet height: 43.5'
- First floor elevation: EL=27.8'

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FLOOR PLAN:
DIVISION OPTION 2

