



PRIME OFFICE SPACE AVAILABLE

206 DITMAS AVENUE | BROOKLYN, NY 11218

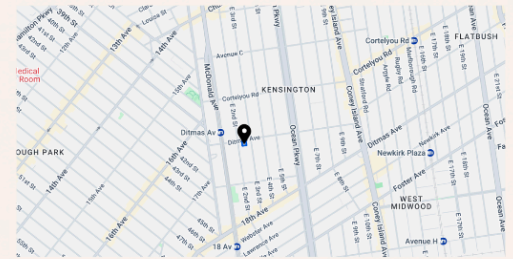
Newly constructed Class A office building ideally situated in the heart of Kensington.
Designed for modern businesses seeking high-quality office space with excellent access and visibility.

PROPERTY DETAILS

- Total Building Size: 38,090 SF
- Available Space: 2,600 - 30,000 SF
- 5 Stories: + Two 600 SF Terraces
- Parking: Indoor garage available
- Lease Term: Flexible
- Occupancy: Immediate

LOCATION HIGHLIGHTS

- Located in the heart of Kensington
- High foot traffic & strong visibility
- Surrounded by national & local retailers, dining, and cafes



AVAILABLE SPACE

- Cellar: 7,173 SF
- 1st Floor: Front Entrance
- 2nd Floor: 5,380 SF
- 3rd Floor: 5,380 SF
- 4th Floor: 5,380 SF
- 5th Floor: 5,180 SF + 300 SF Terrace
- 6th Floor: 2,520 SF + 600 SF Terrace

TRANSIT & WALK

- Transit Score: 94 – Excellent Transit
- Walk Score: 91 – Walker's Paradise

TRANSPORTATION

- F Train: Ditmas Avenue
- B/Q Trains: Newkirk Avenue
- LIRR: Atlantic Terminal

