



# FLATBUSH AT ATLANTIC

BROOKLYN, NEW YORK

RIPCO  
REAL ESTATE



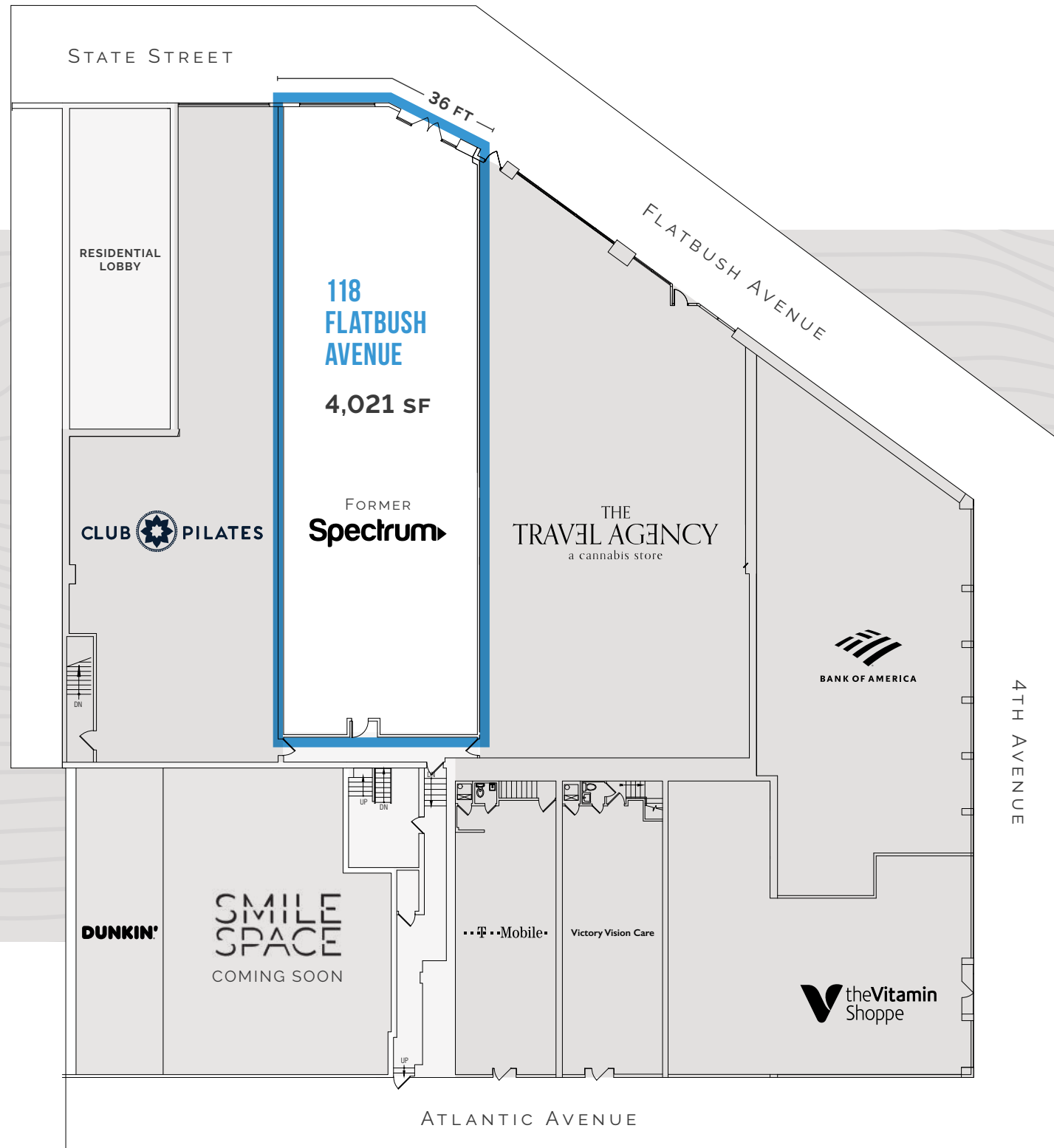
FLATBUSH  
AT ATLANTIC



# MARKET DRIVER MAP



SITE PLAN



STATE STREET

36 FT

FLATBUSH AVENUE

118  
FLATBUSH  
AVENUE  
4,021 SF

RESIDENTIAL  
LOBBY

CLUB PILATES

FORMER  
Spectrum

THE  
TRAVEL AGENCY  
a cannabis store

BANK OF AMERICA

4TH AVENUE

DUNKIN'

SMILE  
SPACE  
COMING SOON

Mobile

Victory Vision Care

theVitamin  
Shoppe

ATLANTIC AVENUE

**SPACE DETAILS**

**118  
FLATBUSH  
AVENUE**

**SIZE**

Ground Floor 1,079 – 4,021 SF

**FRONTAGE**

Flatbush Avenue 36 FT

**CEILING HEIGHTS**

Floor to Deck 13 FT

**POSSESSION**

Immediate

**ASKING RENT**

Upon request

**SITE**

Former Spectrum

**COMMENTS**

All uses considered

Logical divisions considered





AN ADVENTURE  
THAT WILL BLUE YOU AWAY  
**SMURFS**  
ONLY IN THEATRES JULY 18

AVAILABLE AVAILABLE

CLUB PILATES

PARK



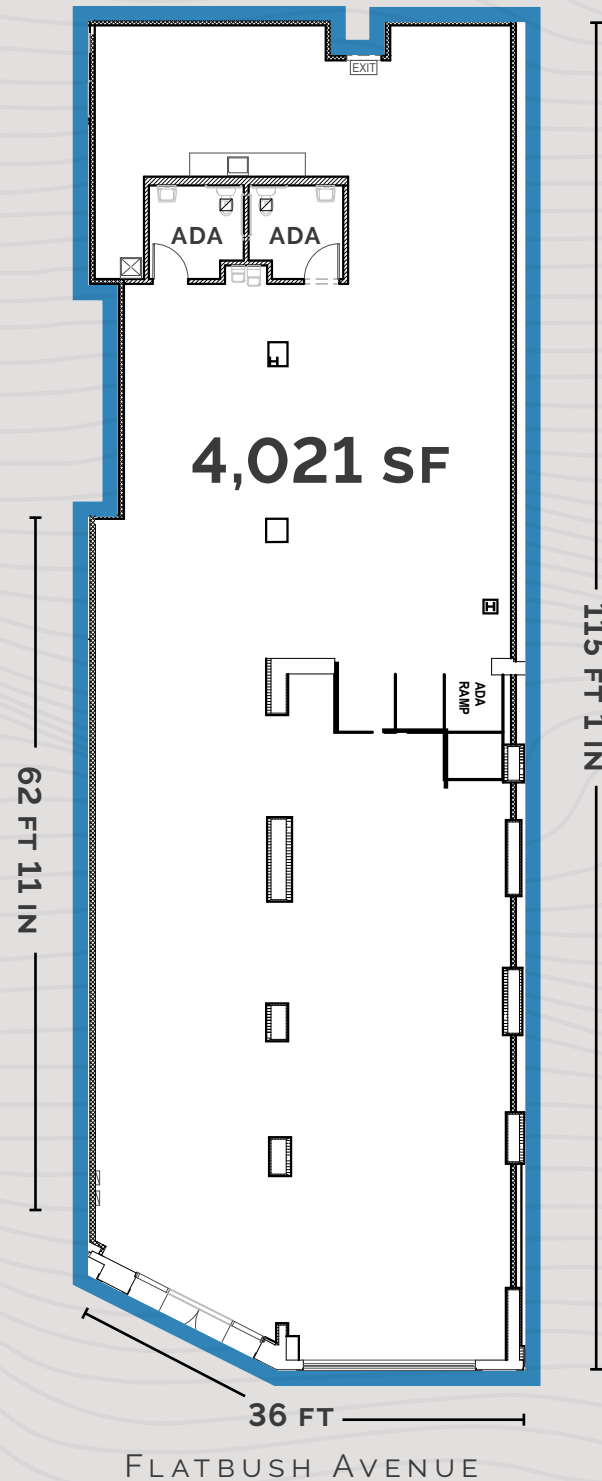




FLOOR PLAN  
SINGLE TENANT

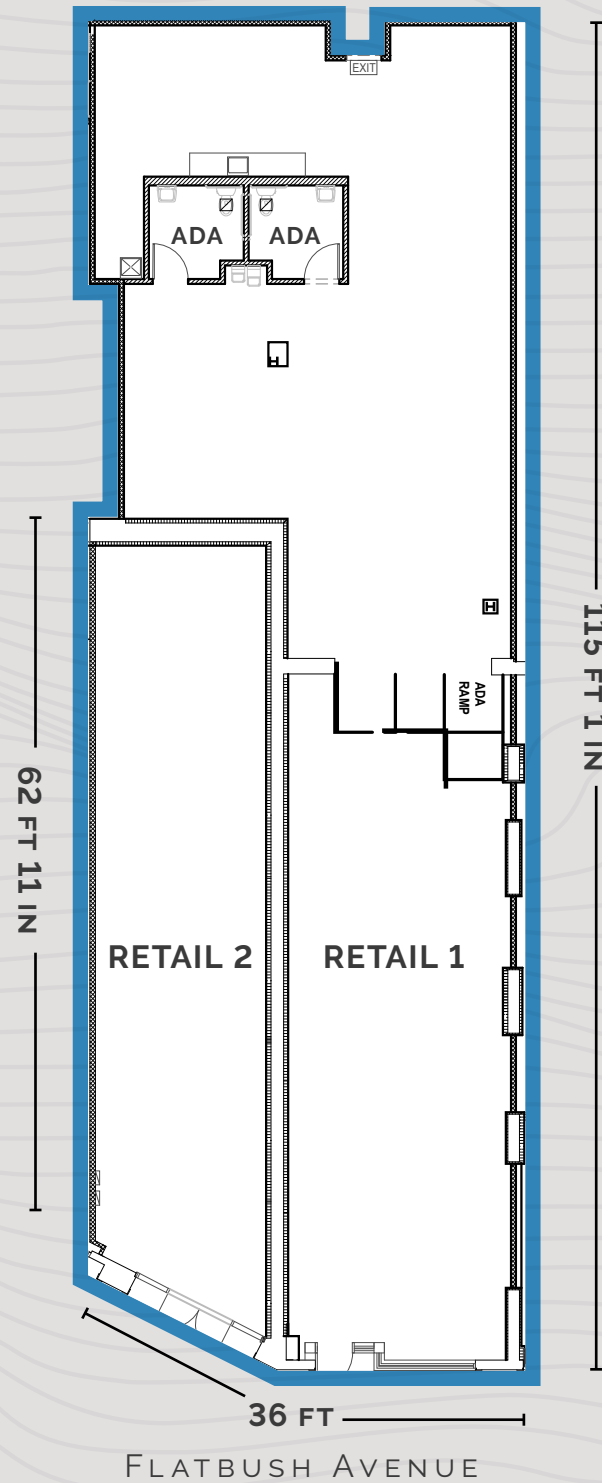
# 118 FLATBUSH AVENUE

Ground Floor 4,021 SF



**118  
FLATBUSH  
AVENUE**

Retail 1	2,942 SF
Retail 2	1,079 SF



# FLATBUSH AT ATLANTIC

CONTACT EXCLUSIVE  
LEASING AGENT

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**RIPCO**  
REAL ESTATE

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Please visit us at [ripcony.com](http://ripcony.com) for more information

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