



**LARGEST  
COMMERCIAL  
AVAILABILITY IN  
BROWNSTONE  
BROOKLYN**

Corner to corner space that sits in Clinton Hill, at its junction with Prospect Heights and Fort Greene and a few blocks away from Downtown Brooklyn.

A unique opportunity that has the ability to service the needs of this thriving and growing section of Brooklyn.

Join recently signed Chick-fil-A, Maimonides and Hounds Town

**809  
ATLANTIC  
AVENUE**

THE OPPORTUNITY

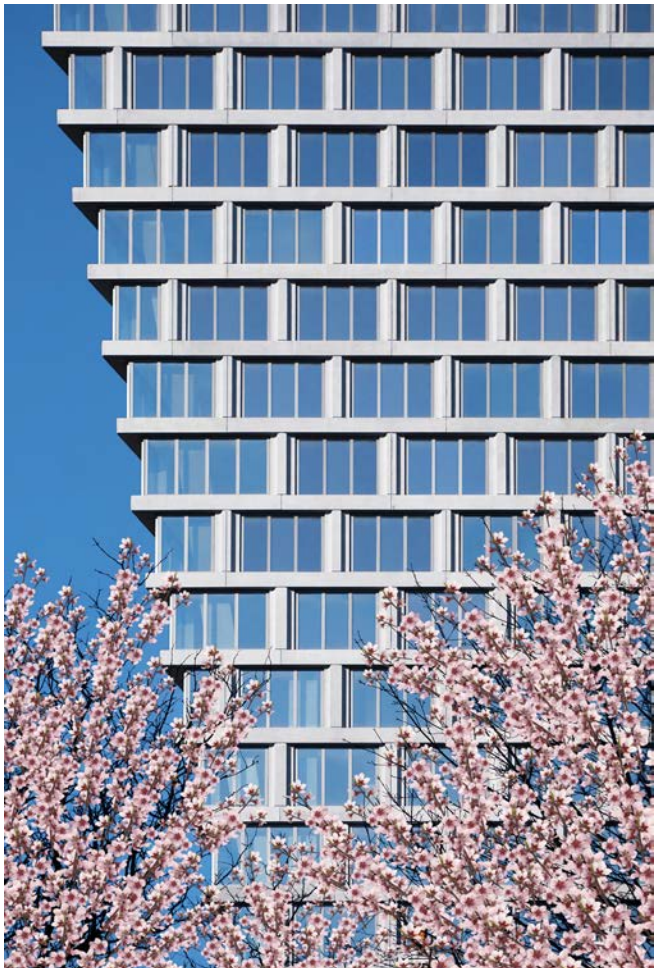
Commercial opportunity at the base of **The Axel**, a 29-story, 264-unit mixed-use tower.

Located directly across the street from Pacific Park development, which once completed, will include **15 buildings with 6,500 total housing units**.

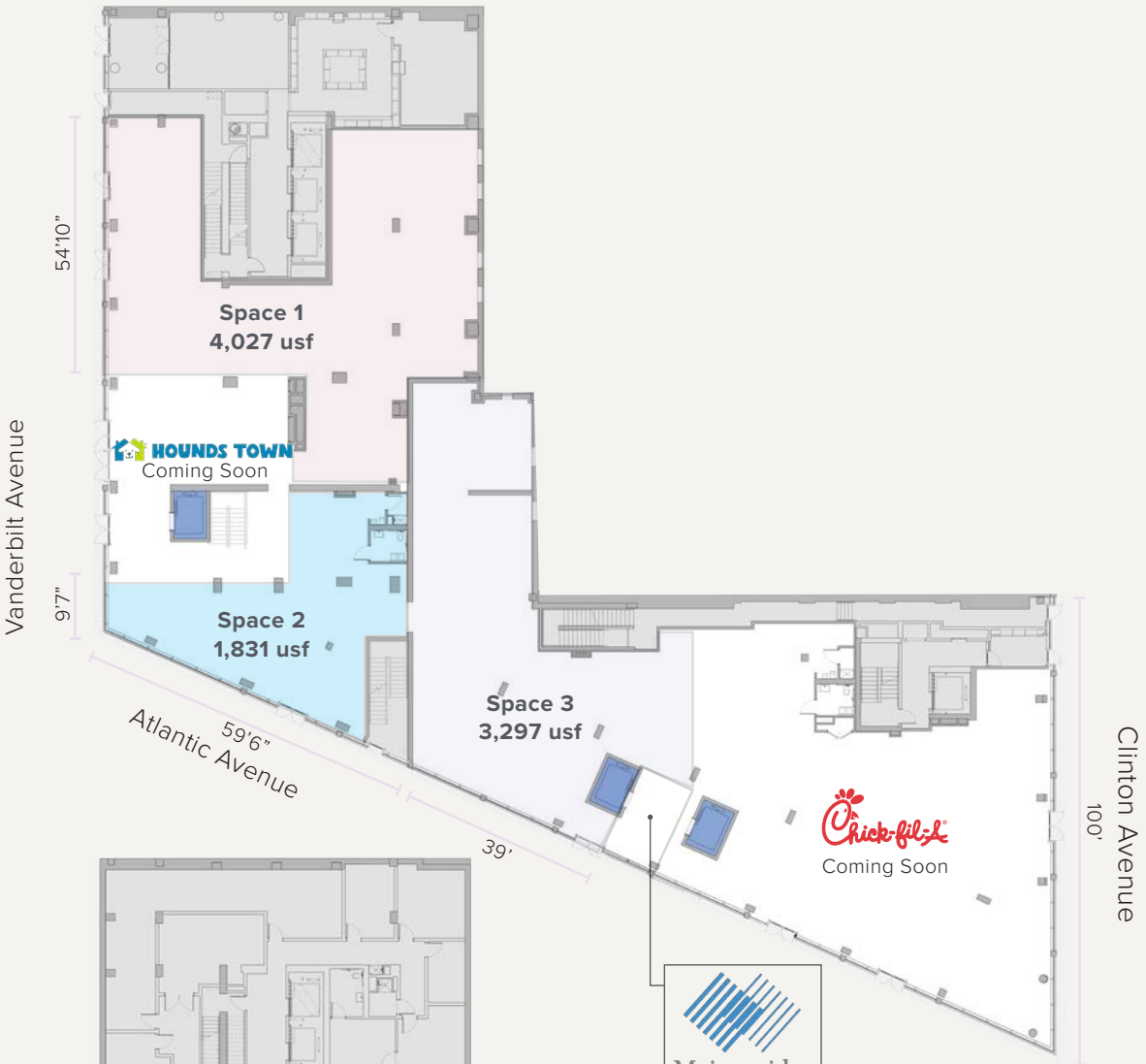
AVAILABILITY

1,831 sf to 3,871 sf of space – all logical divisions considered

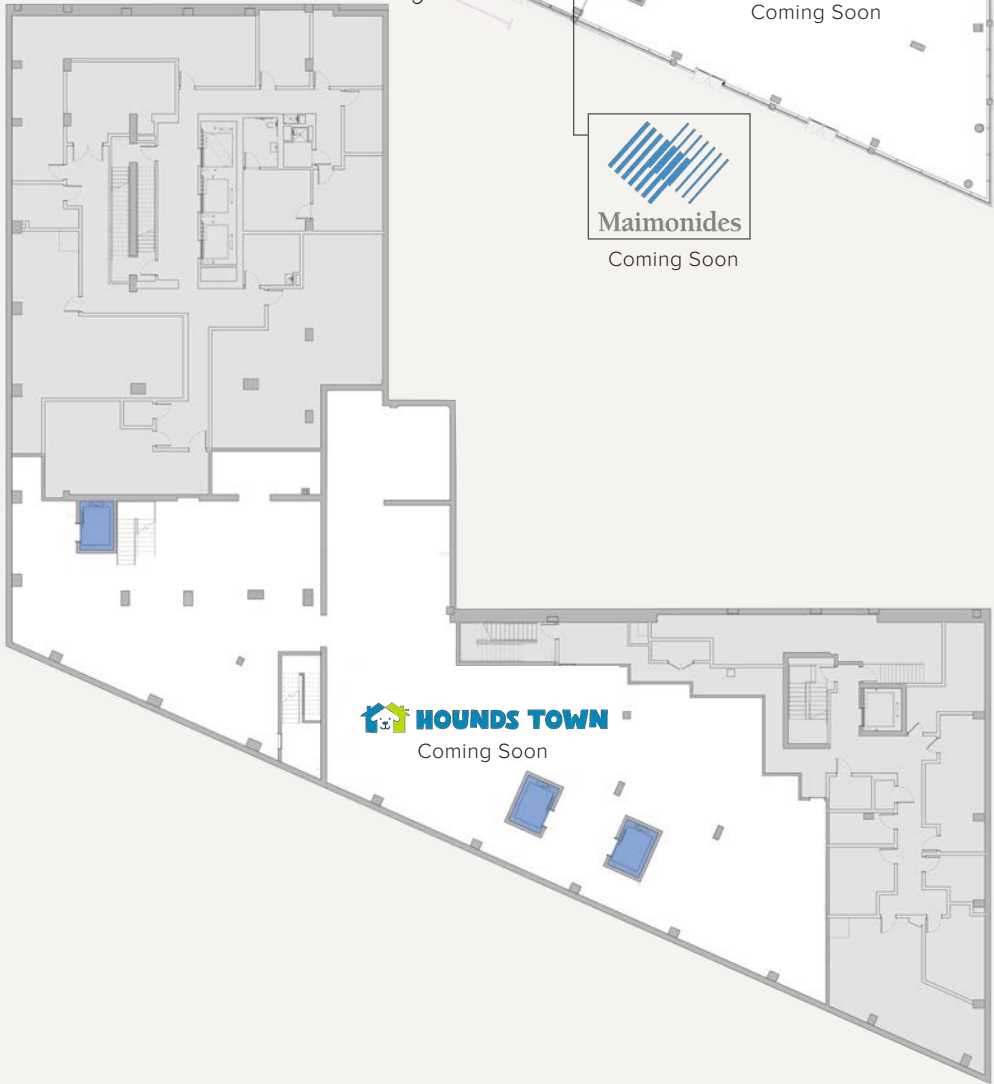
	SIZE	CEILING HEIGHTS
GROUND FLOOR	1,831 sf - 4,027 usf	16'7"
SECOND FLOOR	LEASED	13'
LOWER LEVEL	LEASED	11'



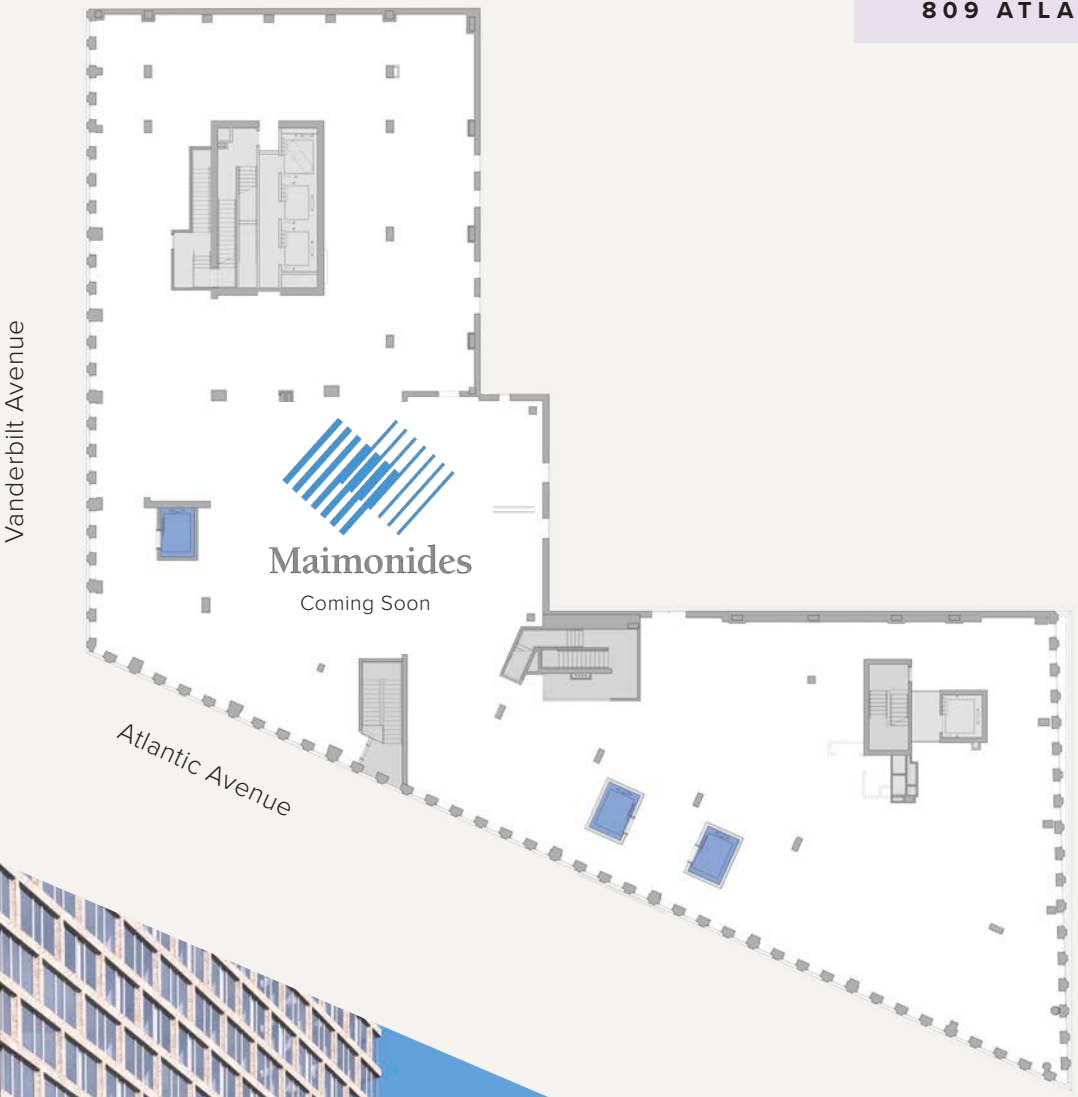
GROUND FLOOR



LOWER LEVEL



SECOND FLOOR



809 ATLANTIC AVENUE



Second Floor Ceiling Height  
13'

Ground Floor Ceiling Height  
16'7"

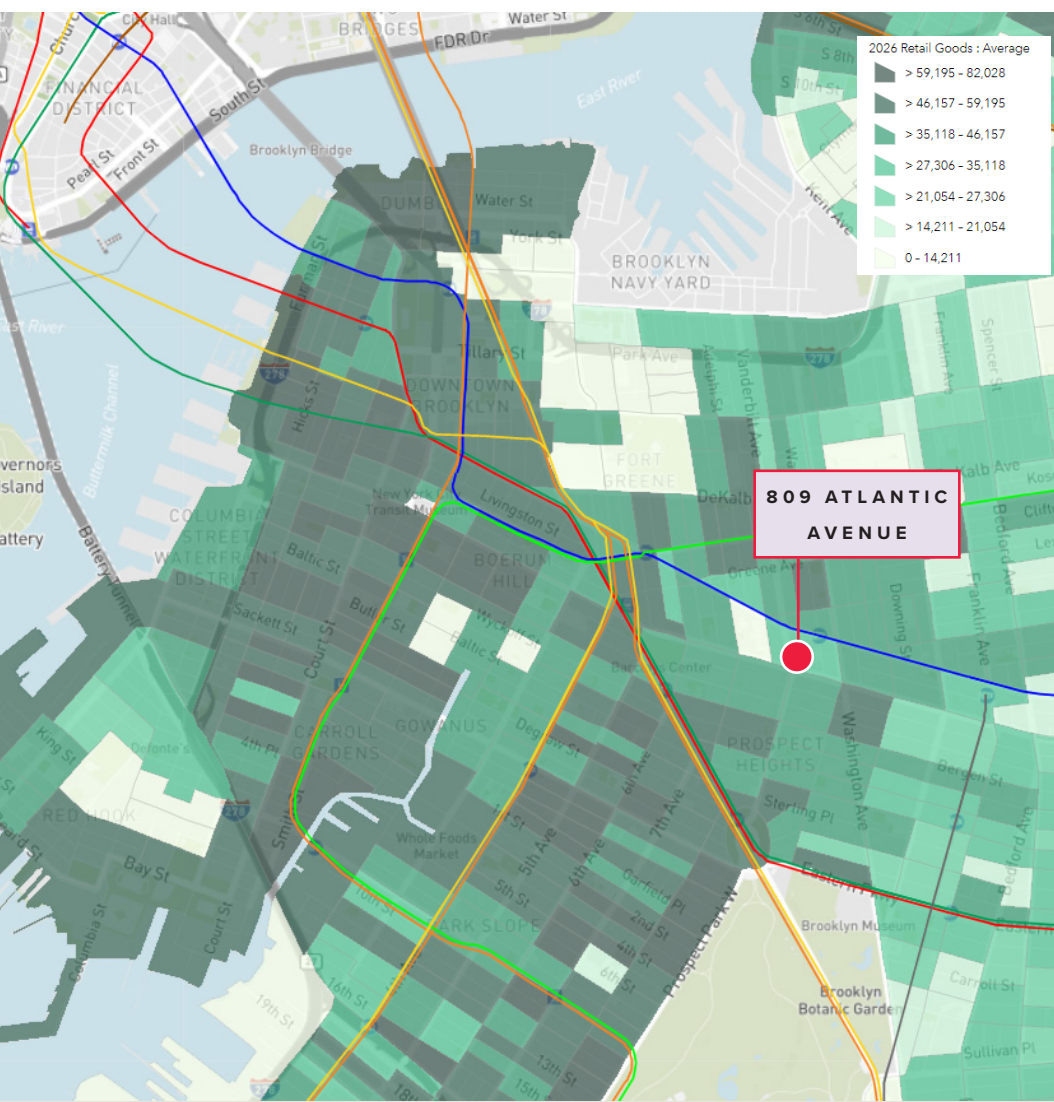
Second Floor	
Total	25,507 sf
Ground Floor	
Total	25,507 sf

## THE NEIGHBORHOOD

Located at the intersection of three beautiful brownstone Brooklyn neighborhoods, the commercial space at The Axel also anchors the vibrant **Vanderbilt Avenue** retail corridor in Prospect Heights.

Always a charming and bustling street, this section of Vanderbilt Avenue has recently evolved into one of the **premiere destinations** for hospitality concepts and their patrons alike. **High quality restaurants** such as Michelin-rated **Olmsted** and its sister restaurant across the street, **Maison Yaki** have opened in recent years accompanied by **Weather Up**, a top-rated Brooklyn speakeasy, and craft beer bar **BierWax**, a recent addition known for its vinyl records collection. Finally, popular ice cream stores like **Ample Hills Creamery**, which still operates its original location on the street, and more recently opened **Van Leeuwen Ice Cream** also call Vanderbilt Avenue home.

## PROJECTED AREA RETAIL GOODS SPENDINGS



## ACCESS

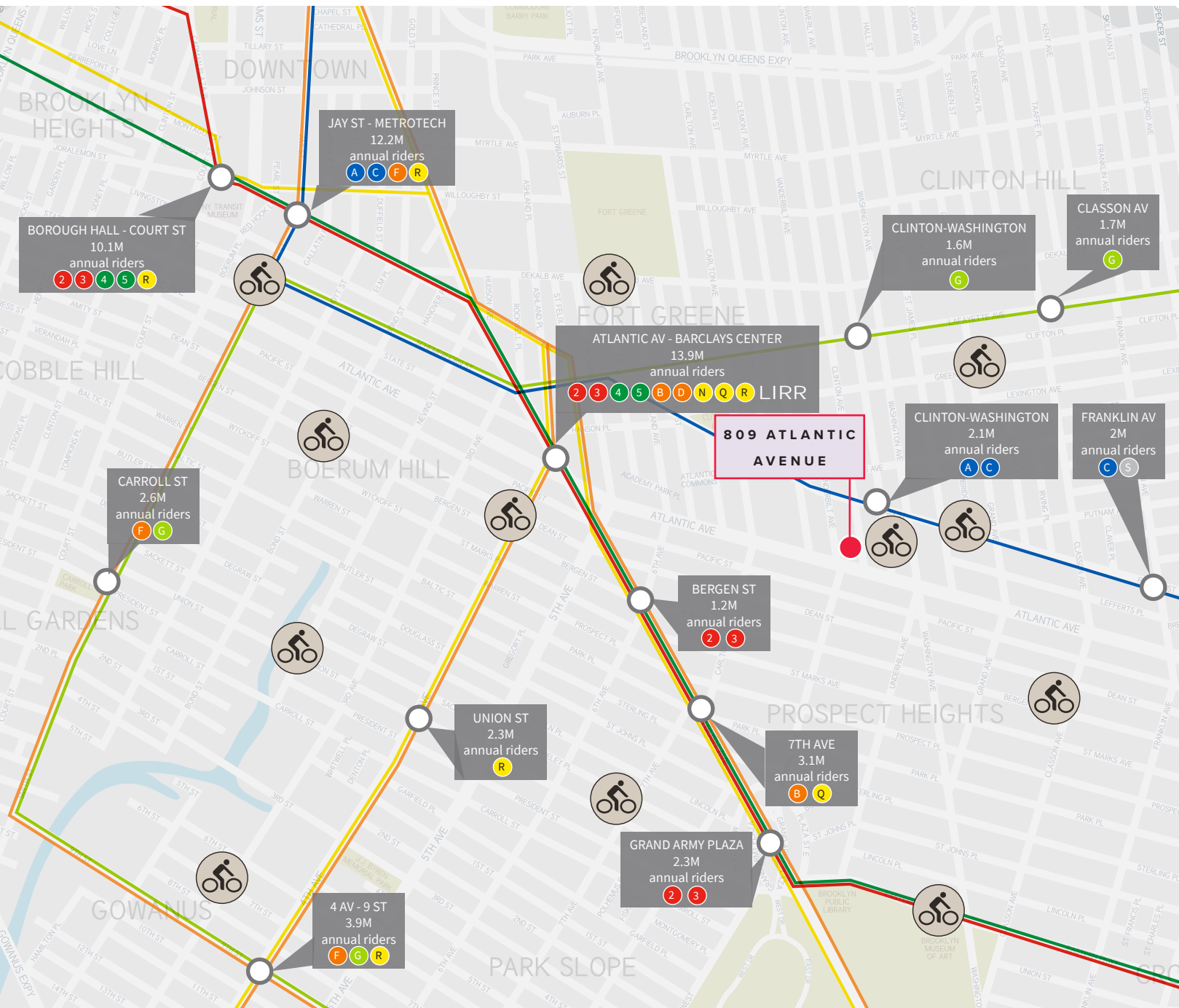
- Convenient location one block from Clinton-Washington Avenue subway station serviced by the A & C lines
- Short walk to Brooklyn's busiest transportation hub, Atlantic Avenue-Barclays Center, servicing nearly 14 million passengers annually
- Serviced by the B45 & B69 MTA buses and numerous Citi Bike stations



Citi Bike Locations



Transportation Hub



809 ATLANTIC AVENUE

## RETAIL LEASING INFORMATION



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