

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.

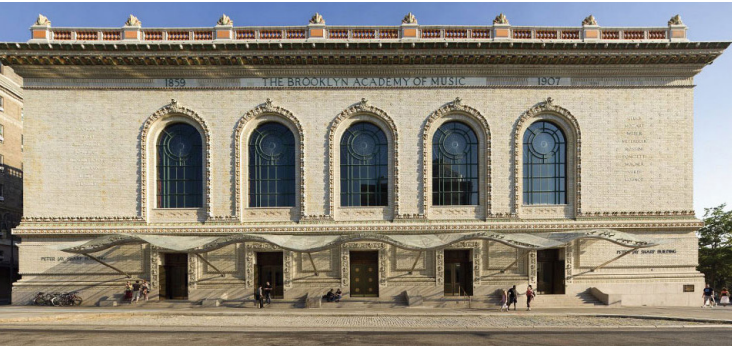
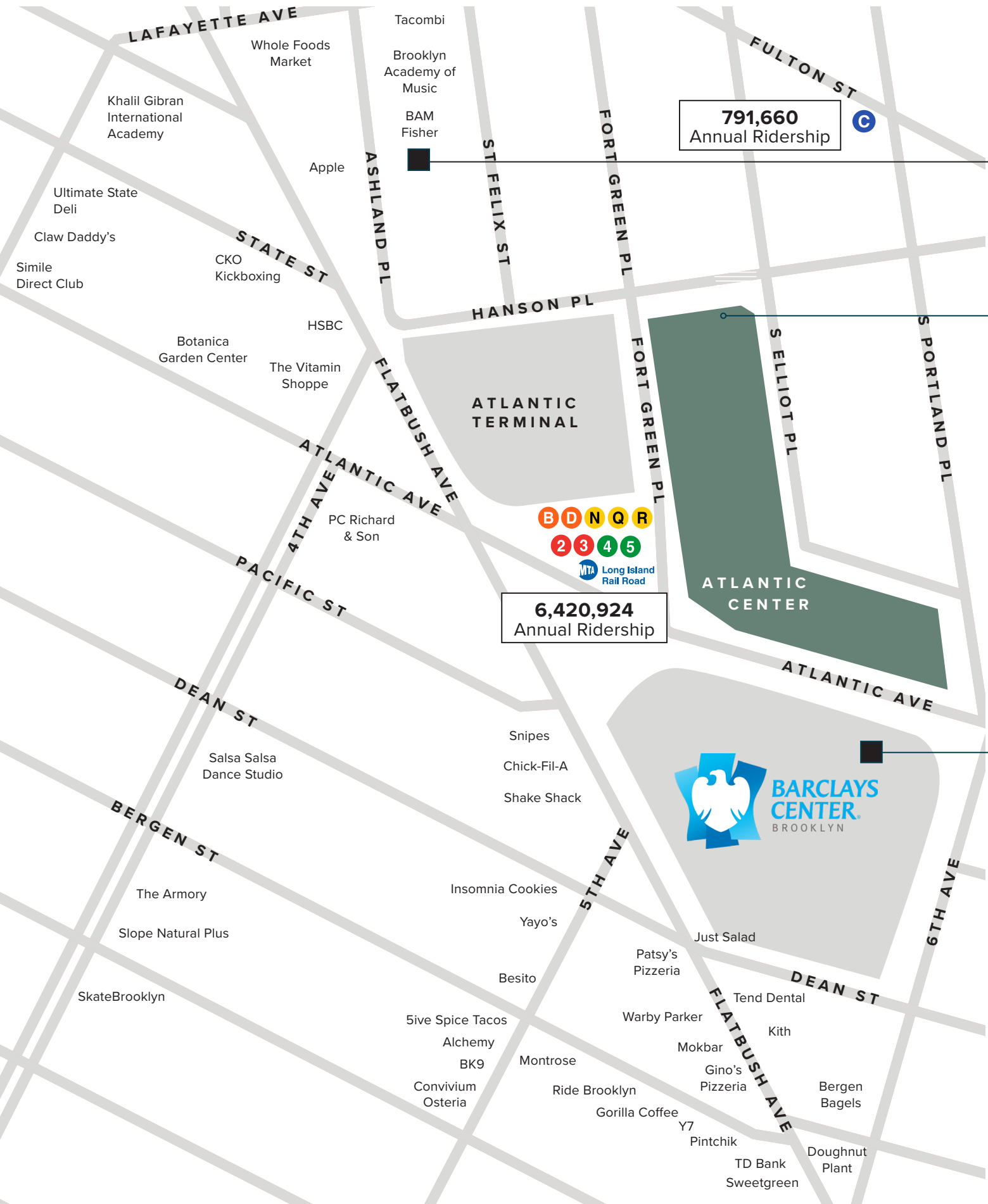
Situated next to the busiest Outer Boroughs transit hub, Atlantic Center is accessible by the Long Island Rail Road, the 2, 3, 4, 5, B, D, N, Q, R and W subway trains; and the B41, B45, B63, B65 & B67 bus lines.

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:
Second Floor:
4,610 sf

18’ ceiling height

Possibility to be
divided

RETAIL C:

Third Floor: 9,453 sf

18’ ceiling height

Comments: Possibility
to be divided

POSSESSION
Immediate

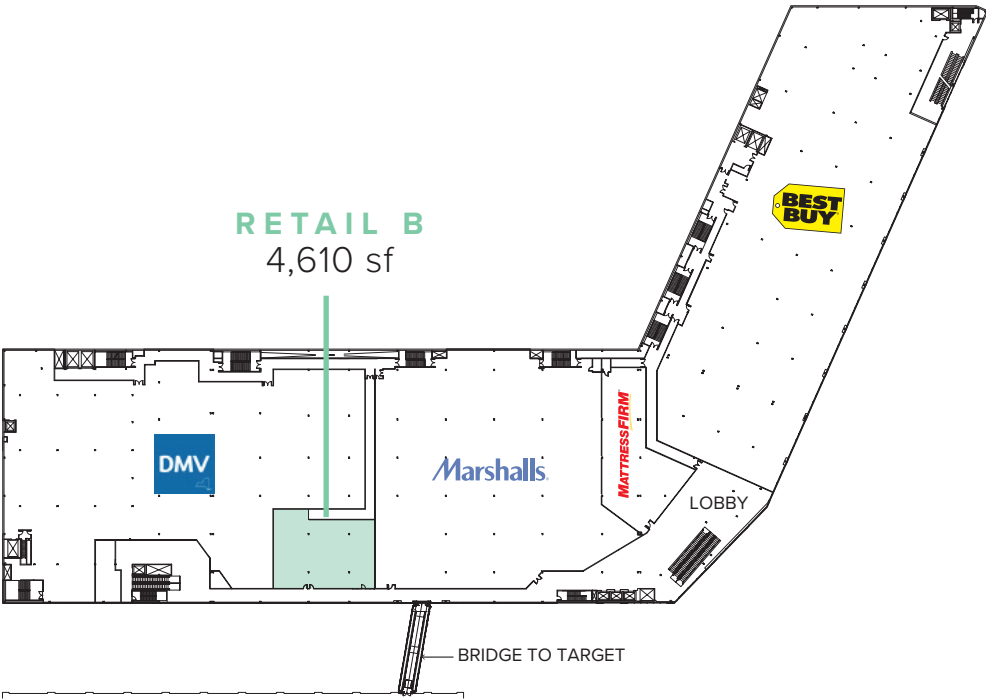
ASKING RENT
Available upon request



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



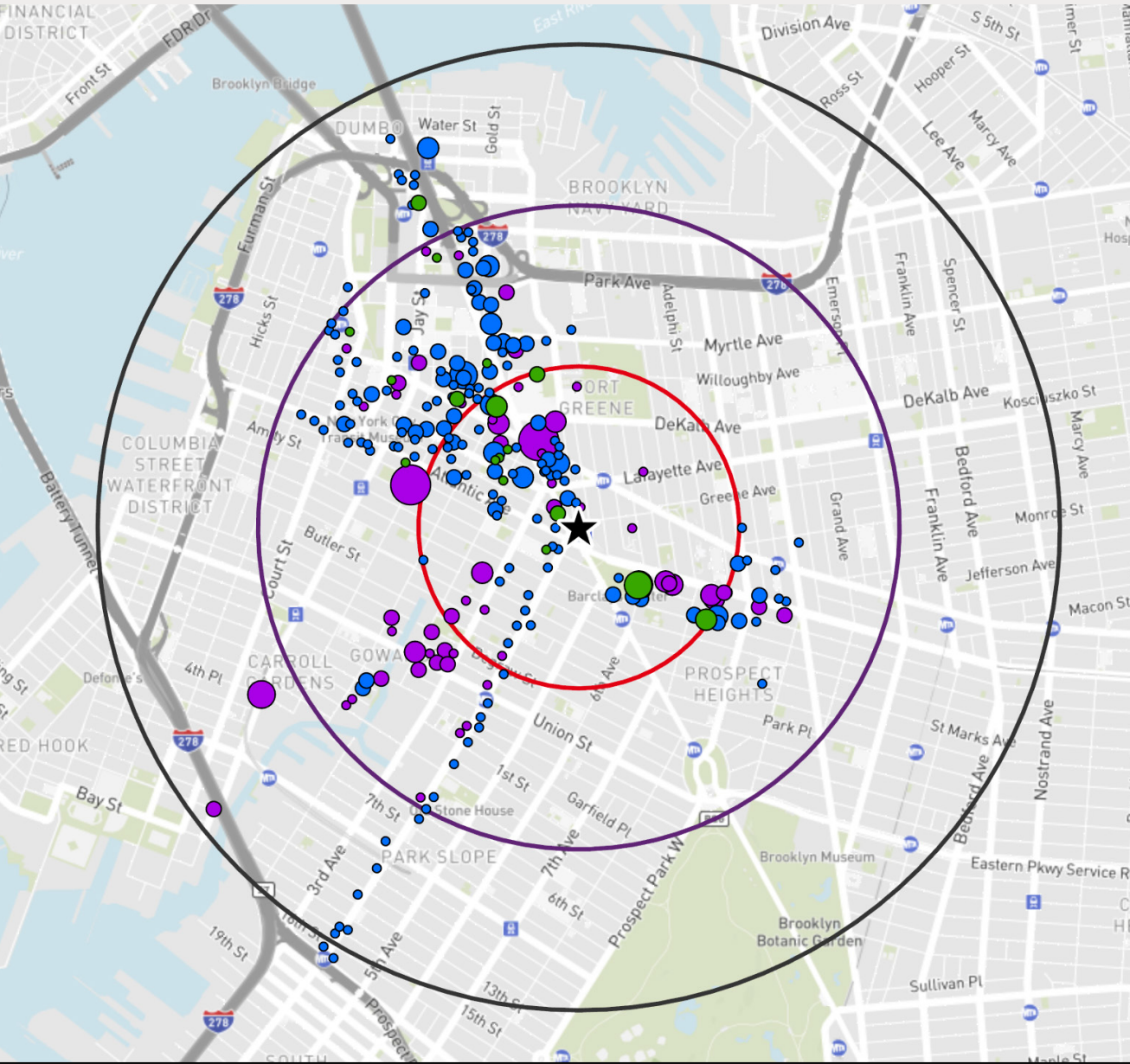
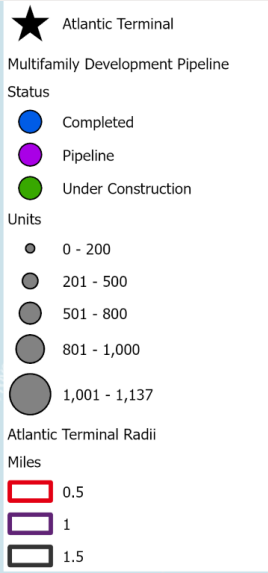
Floor plans are not to scale

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





FOR LEASING INFORMATION PLEASE CONTACT:

Ryan Condren

212.220.4117

ryan.condren@jll.com

George Danut

212.812.6449

george.danut@jll.com



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Jones Lang LaSalle Brokerage, Inc. | 330 Madison Avenue New York, NY 10017
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