# ON EBROOKLYN BRIDGE

### IN BROOKLYN HEIGHTS AT BROOKLYN BRIDGE PARK

Join Ferguson, Everyday Athlete, One 15 Marina, Kaigo Coffee Room and more

- Immediately neighboring 700+ luxury residential units
- 650 sf to 19,044 sf available for lease white-boxed and pop-up ready
- 500-car attended public parking facility in the building
- Near the southern end of the 85-acre Brooklyn Bridge Park, with more than 6 million visitors annually

Indial administra





The shops at One Brooklyn Bridge front Brooklyn Bridge Park, which stretches 1.3 miles along the East River shore-line and features playgrounds, boating, soccer fields, basketball courts, bike lanes, and more. The Park is visited by over six million people annually.

There are 700+ immediately adjacent, family-sized residential units between One Brooklyn Bridge Park, The Landing, and Quay Tower—Brooklyn's newest, record-setting luxury condominium. These approximately 2,000 affluent residents further add to the pedestrian count at this location.

Recently added NYC Ferry service at Pier 6 - just across the street seamlessly connects One Brooklyn Bridge to Manhattan (just 14 minutes to Wall Street) and other Brooklyn and Queens neighborhoods. There is also a 500-car attended public parking facility in the building.











## LOCATION

On the Park side of 360 Furman Street (fronting Bridge Park Drive) between Joralemon Street and Atlantic Avenue

### **AVAILABLE SPACE**

#### **Ground Floor**

Space A	1,579 sf
Space B	4,900 sf
Space C	2,650 sf
Space D	1,500 sf
	*divisible

<sup>+</sup>whiteboxed

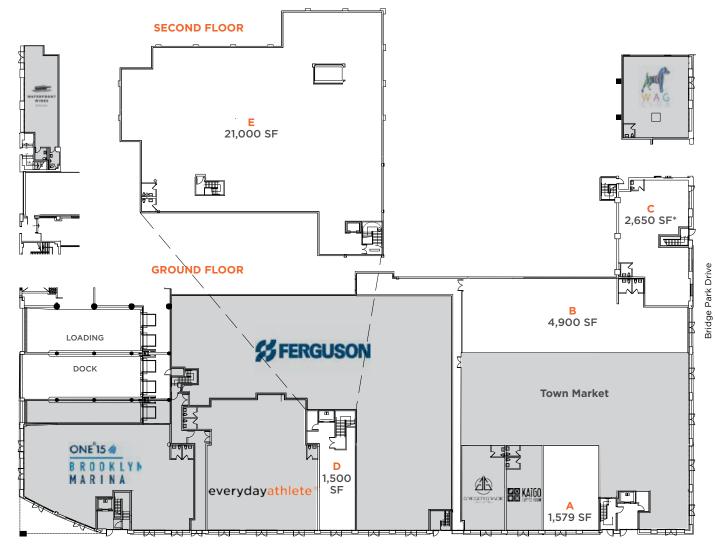
21,000 sf

#### Second Floor

Space E

### **TRANSPQRTATION**

- Borough Hall station located ten minutes away servicing the
  3 4 5 R lines
- NYC Ferry stops across the street at Pier 6, providing a 14-minute boat ride to Manhattan and easy access to Dumbo, Williamsburg, Greenpoint and other waterfront neighborhoods
- B63 MTA bus stops immediately in front of the space at Pier 6



Bridge Park Drive





### **DEMOGRAPHICS**

Radius	1/2 Mile	1 Mile	2 Miles
Population	24,782	85,436	376,950
Average Household Income	\$113,451	\$111,101	\$100,583
Ages 25-64	15,131	55,368	234,390
Percentage of Ages 25-64	61.06%	64.81%	62.18%





#### FOR FURTHER INFORMATION PLEASE CONTACT:

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#### JOHN STREET SITE

Sun bathing, and river views, sitting, strolling, reading, playing, boat watching, bird watching

#### **EMPIRE FULTON FERRY & MAIN STREET**

Fireworks viewing, garden, harbor and river views, launching, sunning, Frisbee, coastal habitat viewing, resting, concessions, playing, jogging, bicycling, kayak launch, pebble beach, Jane's carousel

#### FULTON FERRY LANDING

Bridge and river views, River café, Bargemusic, ice cream, launching civic gatherings, jogging, walking, bicycling, garden

#### PIER 1

Harbor views, boat viewing, sitting, multipurpose performance space, café, civic promenade, water recreation, jogging, walking, reading, concessions, lawns for passive use, outdoor movies, playing ice cream

#### **TIDAL WATER BASIN**

Kayaking, strolling, wildlife and marine life viewing, row boating, playing

#### PIER 2

Kayak launch, boating channel, basketball, volleyball, handball, inline skating rink, jogging, walking

#### PIER 3

People watching, Frisbee, kite flying, sunning, fireworks viewing, sitting, viewing lawn, picnic lawn, passive lawn, civic promenade

#### **PIER 4 BASIN**

Kayaking, strolling, wildlife viewing, row boating, playing, bird watching, nature education, pebble beach

#### UPLANDS

Biking, jogging, walking, people watching, sitting, boat viewing, reading, sunning, resting, Frisbee, launching, planted berms mitigate noise from BQE , tennis courts, gardens

#### PIER 5

Soccer, football, lacrosse, field hockey, cricket, fishing, historic boat motoring, boat house, renewable energy harvesting, concessions, picnic peninsula

#### PIER 6

Beach volley, playground, sandbox village, water lab, slide mountain, swing valley, jogging, walking, boat viewing, concessions, harbor view café, native wildlife habitat, marsh gardens, water taxi & ferry dock to governors island