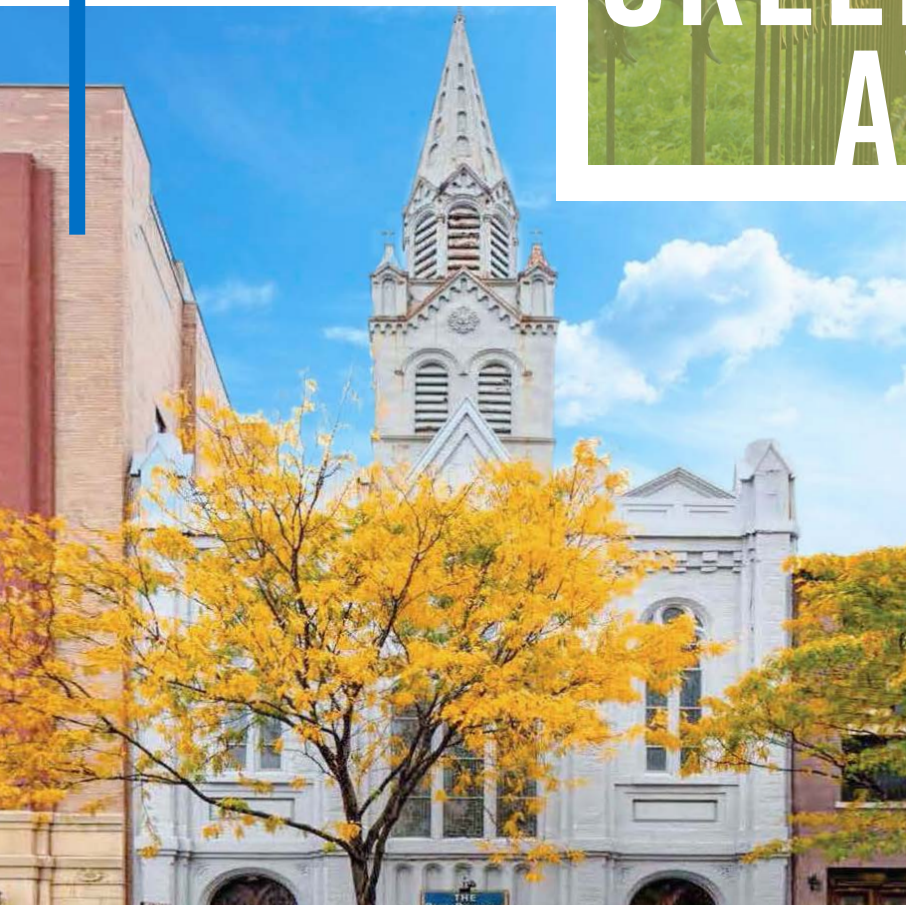


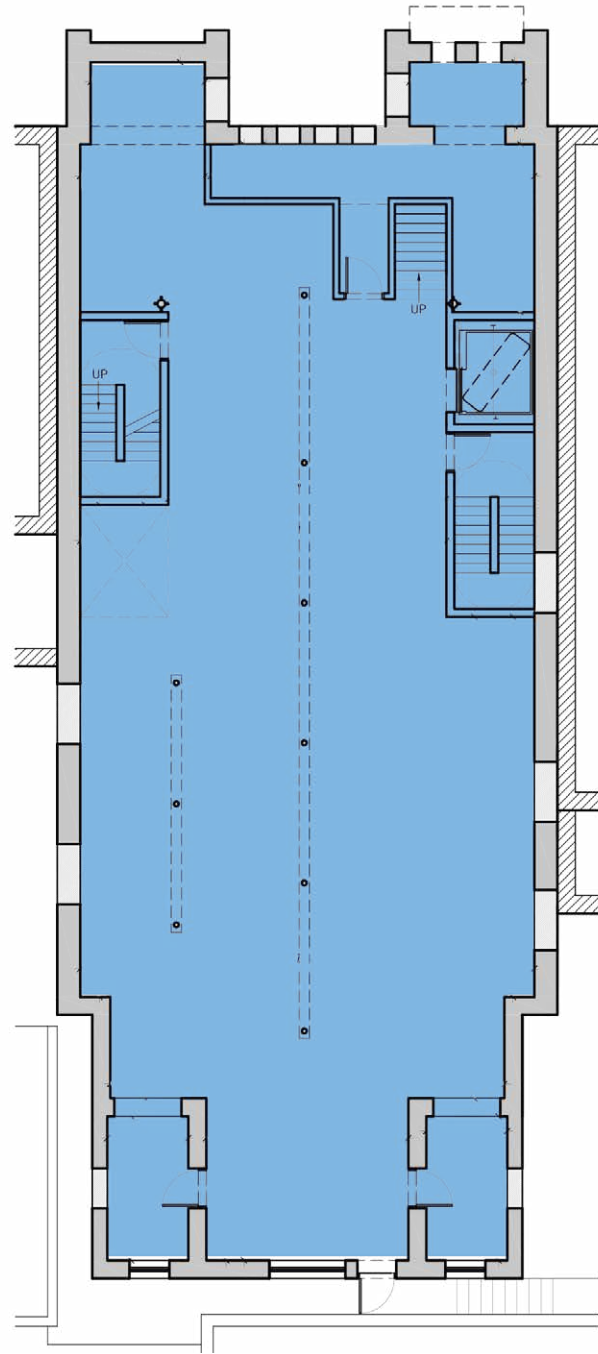


40 GREENE AVE

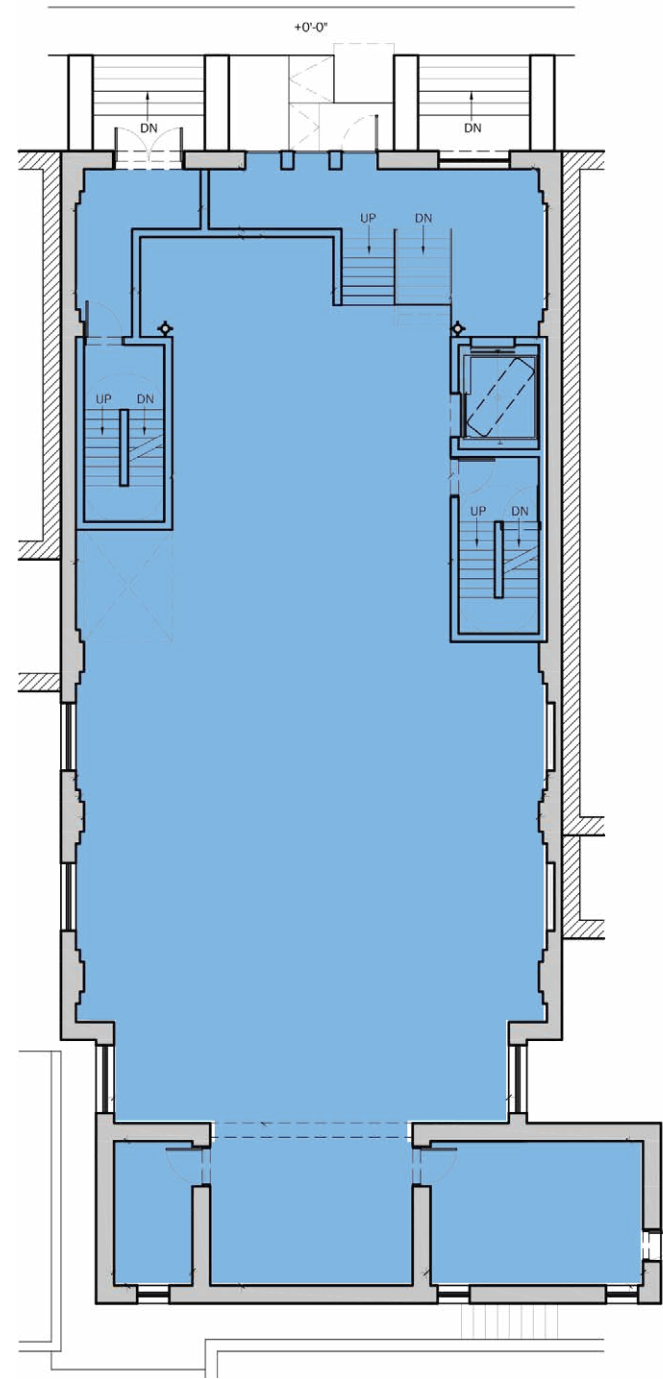


**COMMUNITY-USE SPACE FOR LEASE
IN FORT GREENE, BROOKLYN**

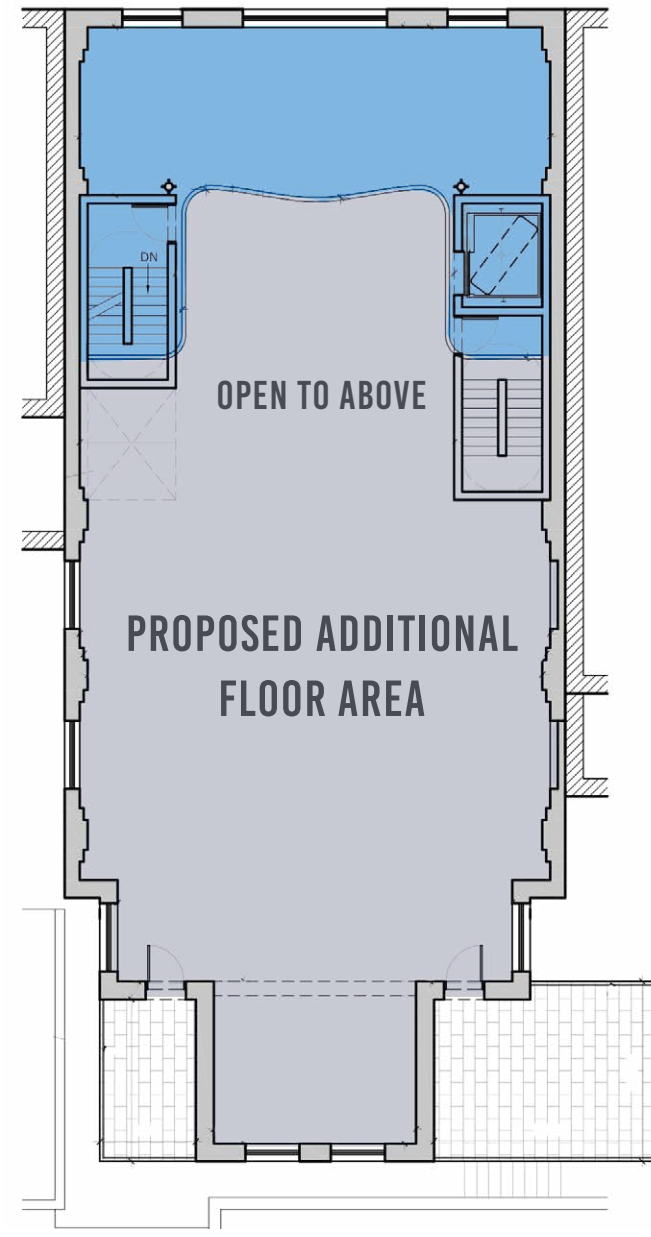
FLOOR PLANS | 40 GREENE AVENUE



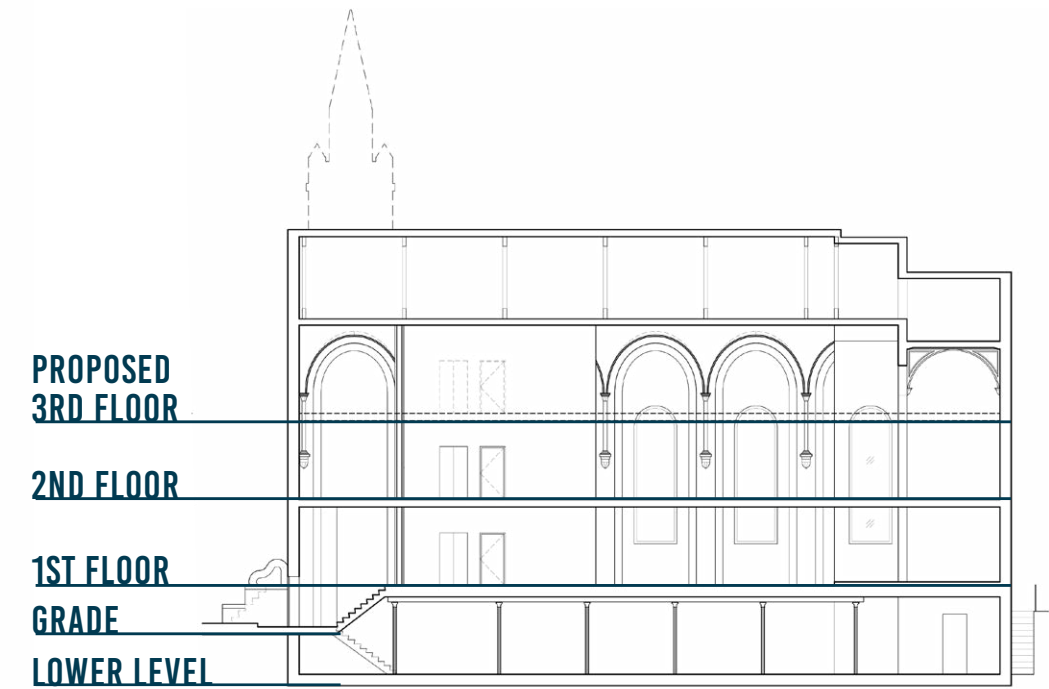
LOWER LEVEL
~4,000 SF



GROUND LEVEL
~4,000 SF



SECOND LEVEL
~4,000 SF

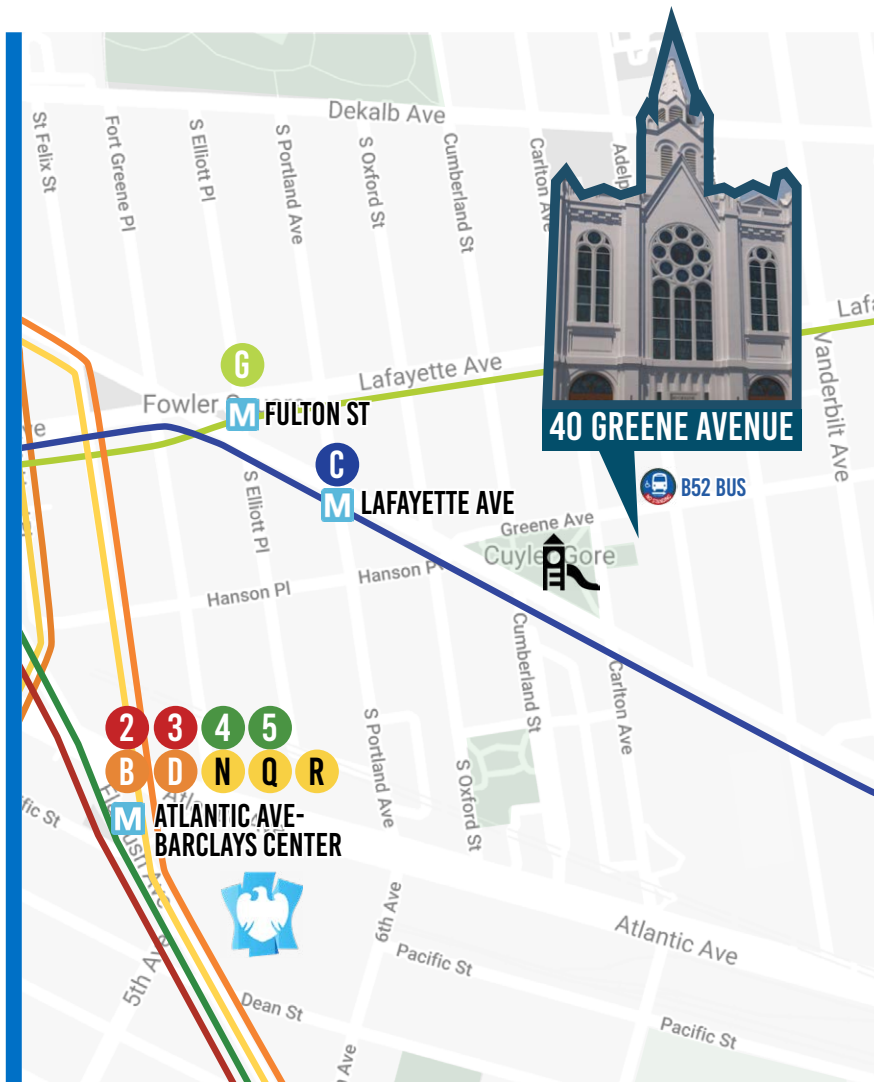


- 33 FOOT VAULTED CEILING
- NEW ELECTRIC, NEW PLUMBING, FIRE SAFETY/ALARMS AND SPRINKLERS
- INTERIOR WHITE BOX DELIVERY
- ORIGINAL STAINED GLASS WINDOWS
- NEW ELEVATOR, ADA ENTRANCE AND HVAC
- MULTIPLE SIZE OPTIONS
- 4,000 SF PROPOSED 3RD FLOOR PLAN

40 GREENE AVE

Located in the heart of Fort Greene, one of Brooklyn's most coveted residential neighborhoods, 40 Greene Avenue is a planned historic redevelopment of the famed Paul Robeson Theatre. The property currently consists of the ground floor and fully usable lower level, plus a partial mezzanine, but it can be delivered with up to two additional floors.

Perfect for a school, the space is adjacent to the Carlton Avenue Community Garden, around the corner from Cuyler Gore Park and is serviced by the C and G trains nearby. Surrounded by some of Brooklyn's most expensive housing stock, the site is a short walk to BAM, City Point and Downtown Brooklyn's newest mixed use towers.



HISTORIC REDEVELOPMENT WITH BUILT-TO-SUIT POTENTIAL



IDEAL LOCATION IN THE HIGH-DENSITY NEIGHBORHOOD OF FORT GREENE.

PROXIMITY TO TRANSIT



LAFAYETTE AVE

0.1 Mile Distance



FULTON ST

0.3 Mile Distance



**ATLANTIC AVE-
BARCLAYS CENTER**

0.5 Mile Distance



ADJACENT TO COMMUNITY GARDEN & ONE BLOCK AWAY FROM CUYLER GORE PARK



FOR MORE INFORMATION,
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