COMMERCIAL SPACE

333 ATLANTIC AVENUE

Located between Smith and Hoyt Streets

BOERUM HILL
BROOKLYN | NY

6,555 SF
Available for Lease
SPACE DETAILS

GROUND FLOOR

LOCATION
North side of Atlantic Avenue
between Smith and Hoyt Street

SIZE
Ground Floor*
Space A 1,732 SF
Space B 1,623 SF
Lower Level 2,200 SF
Sub-Basement 1,000 SF
Total 6,555 SF

FRONTAGE
Atlantic Avenue 46 FT

CEILING HEIGHTS
Ground Floor 13 FT
Lower Level 11 FT - 22 FT
Sub-Basement 9 FT

ASKING RENT
Upon Request

TAXES
Pro rata share of increases above base year

CURRENTLY
New construction

POSESSION
Immediate

NEIGHBORS
Steven Alan, Free Range Wine and Spirits, Absolute Coffee, Meg, Rime, Mud Australia, French Louie, Sottocasa

COMMENTS
Black iron shaft in place
Elevator and two stairwells connect the ground level to the lower level
Over 15,000 new residential units on or coming to market in Downtown Brooklyn

TRANSFORMATION

2017 Ridership Report

<table>
<thead>
<tr>
<th>Route</th>
<th>Bergen Street</th>
<th>Hoyt Street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Annual</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3,525,144</td>
<td>2,137,478</td>
</tr>
<tr>
<td></td>
<td>Weekday</td>
<td></td>
</tr>
<tr>
<td></td>
<td>11,306</td>
<td>7,637</td>
</tr>
<tr>
<td></td>
<td>Weekend</td>
<td></td>
</tr>
<tr>
<td></td>
<td>12,047</td>
<td>3,666</td>
</tr>
<tr>
<td></td>
<td>Atlantic Avenue/Barclays Center</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Annual</td>
<td></td>
</tr>
<tr>
<td></td>
<td>13,571,093</td>
<td>3,264,293</td>
</tr>
<tr>
<td></td>
<td>Weekday</td>
<td></td>
</tr>
<tr>
<td></td>
<td>42,095</td>
<td>10,319</td>
</tr>
<tr>
<td></td>
<td>Weekend</td>
<td></td>
</tr>
<tr>
<td></td>
<td>53,133</td>
<td>11,877</td>
</tr>
</tbody>
</table>

ATLANTIC AVENUE
46 FT