

**DOWNTOWN
BROOKLYN
STARTS HERE**



UNIQUE LEASING OPPORTUNITY

CITYPOINT

WHERE BROOKLYN MEETS

Located in the nation's third most-dense downtown, City Point is the largest mixed-use development in Brooklyn and encompasses nearly 2M square feet including **500k square feet of retail**, restaurants, entertainment venues, and athletic facilities. All situated directly below luxury apartments.

With **7.2 million yearly visitors**, 35+ chefs cooking up inspired global flavors, one of the country's most successful Trader Joes, a new Sephora location and a movie theatre that continues to expand, City Point offers an unparalleled opportunity to enter a growing market.

THE CENTER FOR EVERYONE.



CITYPOINT

WE DIDN'T



T

Downtown Brooklyn: A Neighborhood 'in the Middle of Everything'

With high-rise towers springing up like mushrooms — and retail and restaurants following in their wake — what was once a "9-to-5" area is now active 24 hours a day.

The New York Times, Dec. 22, 2021

SAY IT

CITYPOINT

**FROM
CIVIC
INSTITUTIONS TO
GLOBAL
ICONS**



**BROOKLYN ACADEMY
OF MUSIC**



An aerial view of the New York City skyline at sunset. The sky is a mix of orange, pink, and blue. In the foreground, a tall, dark skyscraper with a glass facade is prominent. The rest of the city is filled with various buildings of different heights and colors, with some lights starting to glow. The text "IN THE HEART OF THE CITY" is overlaid in large, white, bold, sans-serif font, with "IN THE" on the left and "HEART OF THE CITY" on the right, separated by the skyscraper.

IN THE HEART OF THE CITY

CITYPOINT

FINANCIAL DISTRICT

CHINATOWN

LOWER EAST SIDE

MANHATTAN

EAST RIVER

Fulton Center
11 MINUTES BY SUBWAY


DUMBO

BROOKLYN

3 MILLION
PEOPLE WITHIN
30 MINUTES

Grand Central Station
25 MINUTES BY SUBWAY
Penn Station
24 MINUTES BY SUBWAY
Central Park
30 MINUTES BY SUBWAY


150,000+
DAILY RIDERS FROM SURROUNDING
SUBWAY STATIONS


14
SUBWAY LINES WITHIN
A 5-MINUTE WALK

**WHERE
BROOKLYN
MEETS**

BROOKLYN HEIGHTS

COBBLE HILL

BOERUM HILL

PARK SLOPE

CLINTON HILL

CITYPOINT

20-MINUTE WALK

10-MINUTE WALK

2 3

A C

N Q

B D

R W

4 5

F

G

Jay St-MetroTech

Hoyt St

Hoyt Schermerhorn

Dekalb Av

Nevins St

Atlantic Av

LIRR

FINANCIAL DISTRICT


CHINATOWN

LOWER EAST SIDE

MANHATTAN

EAST RIVER

- High-rise area (Over 10 storeys)
- Medium-rise area (5 to 10 storeys)
- Low-rise area (below 5 storeys)


225,000
 VEHICLES CROSS THE
 BROOKLYN AND MANHATTAN
 BRIDGES EVERYDAY

DUMBO

BROOKLYN


250,000+
 PEOPLE LIVE WITHIN
 A 30-MINUTE WALK


150,000+
 DAILY SHOPPERS
 ON FULTON STREET


45,000
 COLLEGE + GRADUATE
 STUDENTS

BROOKLYN HEIGHTS

CITYPOINT


3,500
 VENUE CAPACITY AT BROOKLYN
 ACADEMY OF MUSIC


CLINTON HILL

WHERE BROOKLYN MEETS

COBBLE HILL

20-MINUTE WALK

10-MINUTE WALK


2,700
 VENUE CAPACITY AT
 BROOKLYN PARAMOUNT

BOERUM HILL


3+ MILLION
 VISITORS EACH YEAR AT BARCLAYS CENTER

PARK SLOPE

CITYPOINT

WE'RE IN GOOD COMPANY



\$213,208

Average HHI

22K

New residential units in last 20 years
(38% of which in last 5 years)

13.6M

Square feet of
commercial office

2,900

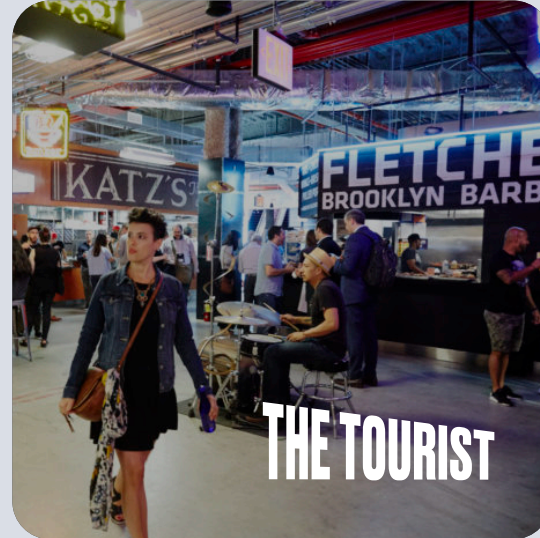
Hotel rooms

CITYPOINT

WHOEVER THEY ARE, YOU WILL FIND THEM HERE



100K
people work within
a 10-minute walk



45K
local college + graduate
students



150K
daily subway entries
within a 10-minute walk



2.9M
people within a 30-minute
transit ride to City Point

A young child with curly hair, wearing a white long-sleeved shirt and white shorts, stands on a tennis court. The child is holding a blue and red tennis racket. The court has a yellow and grey patterned surface. A black tennis net is visible in the foreground. The background is a blurred view of the court and another child. The text "SUCCESSFUL AT EVERY LEVEL" is overlaid in large, white, bold, sans-serif font.

**SUCCESSFUL
AT EVERY LEVEL**

CITYPOINT

QUALITY FROM TOP TO BOTTOM

04



03

PRIMARK®



02



01A



one medical

01

lululemon Casper SEPHORA spear FOGO DE CHÃO VanLeeuwen
JOYBIRD DIG McNALLY JACKSON WRIGHT GOEBEL GoodVets Gong cha BANG COOKIES

C

TRADER JOE'S DeKALB MARKET HALL THE ESCAPE GAME HAN DYNASTY SIXPOINT BREWERY



PROVEN PERFORMANCE



One of the highest performing locations in the nation



Thriving while being the second location in the immediate market



One of the highest grossing movie theaters in the country



Attracting 1,800 more visitors daily since replacing Century 21

DEKALB MARKET HALL

40 stalls and home to the only other world-famous Katz's Deli in the nation.

Sales and traffic better than pre-pandemic levels.

Active from morning to night.

One of NYC's top performing food halls.



“ENTER A FOODIE PARADISE IN BROOKLYN.” — New York Post

CITYPOINT

WHAT'S ON



Fogo de Chao



Consistent Programming & Events



McNally Jackson Books



Court 16



Alamo Drafthouse



Sephora

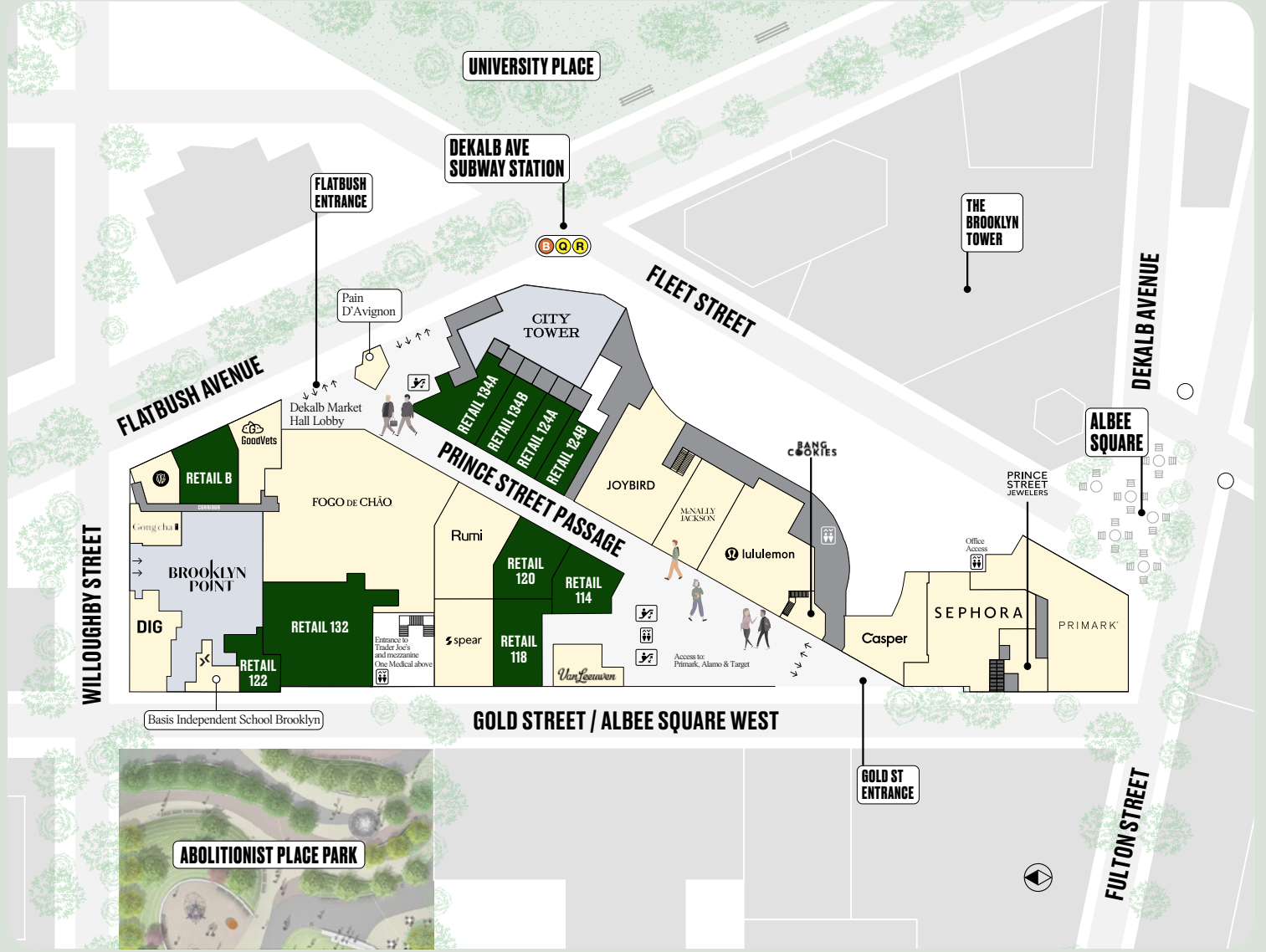
THE OPPORTUNITY

CITYPOINT

LEVEL 1

Retail B	1,584 SF
Retail 114	1,605 SF
Retail 118	1,939 SF
Retail 120	2,014 SF
Retail 122	1,151 SF
Retail 124A	943 SF
Retail 124B	1,062 SF
Retail 132	5,016 SF
Retail 134A	1,542 SF
Retail 134B	1,144 SF

- Available
- Residential
- Leased
- Back of house



UNMATCHED OPPORTUNITY

OPTION 1

1,738 SF L1 + 4,410 SF Mezz
6,148 SF

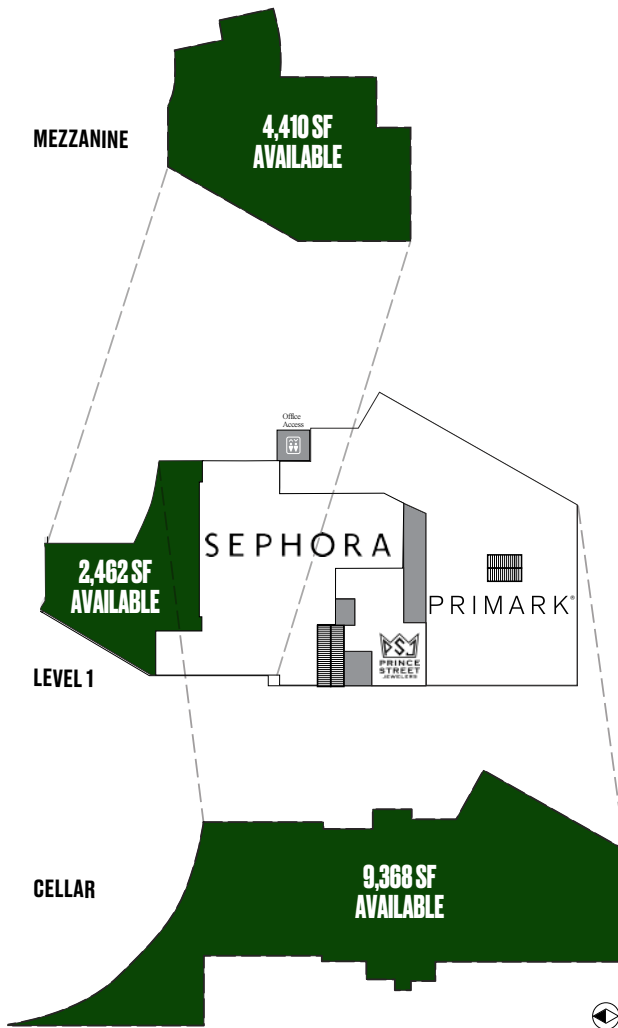
OPTION 2

724 SF L1 + 9,368 SF Cellar
10,092 SF

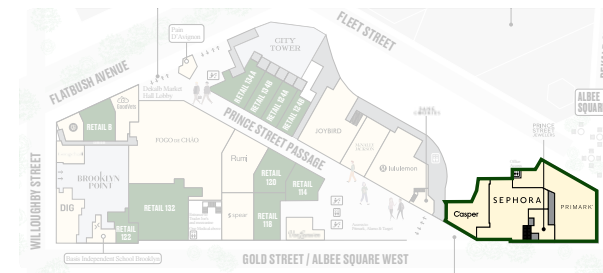
OPTION 3

2,462 SF L1 + 4,410 SF Mezz
+ 9,368 SF Cellar
16,240 SF

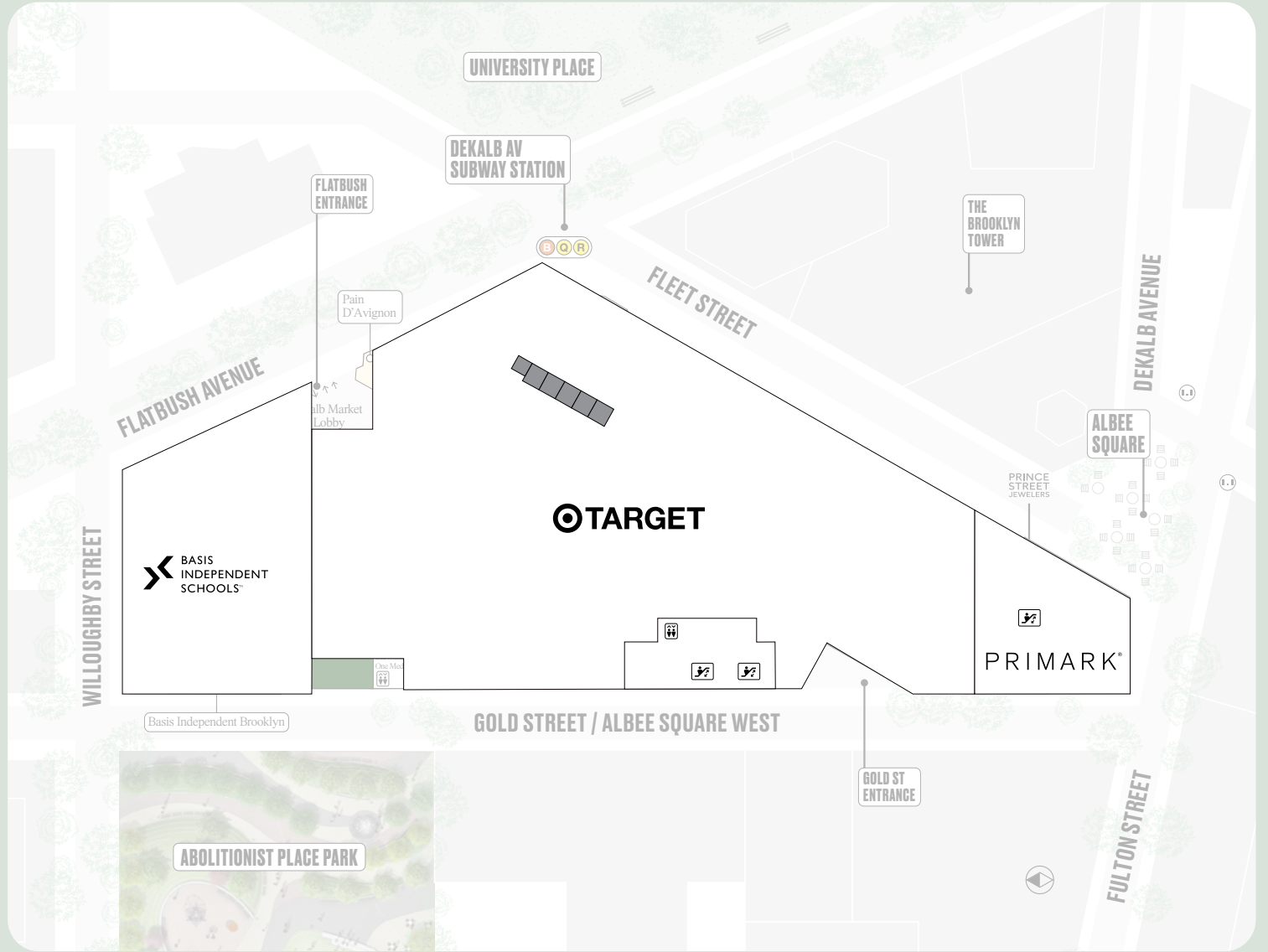
- Available
- Residential
- Leased
- Back of house



CITYPOINT



LEVEL 2



Legend for space availability:

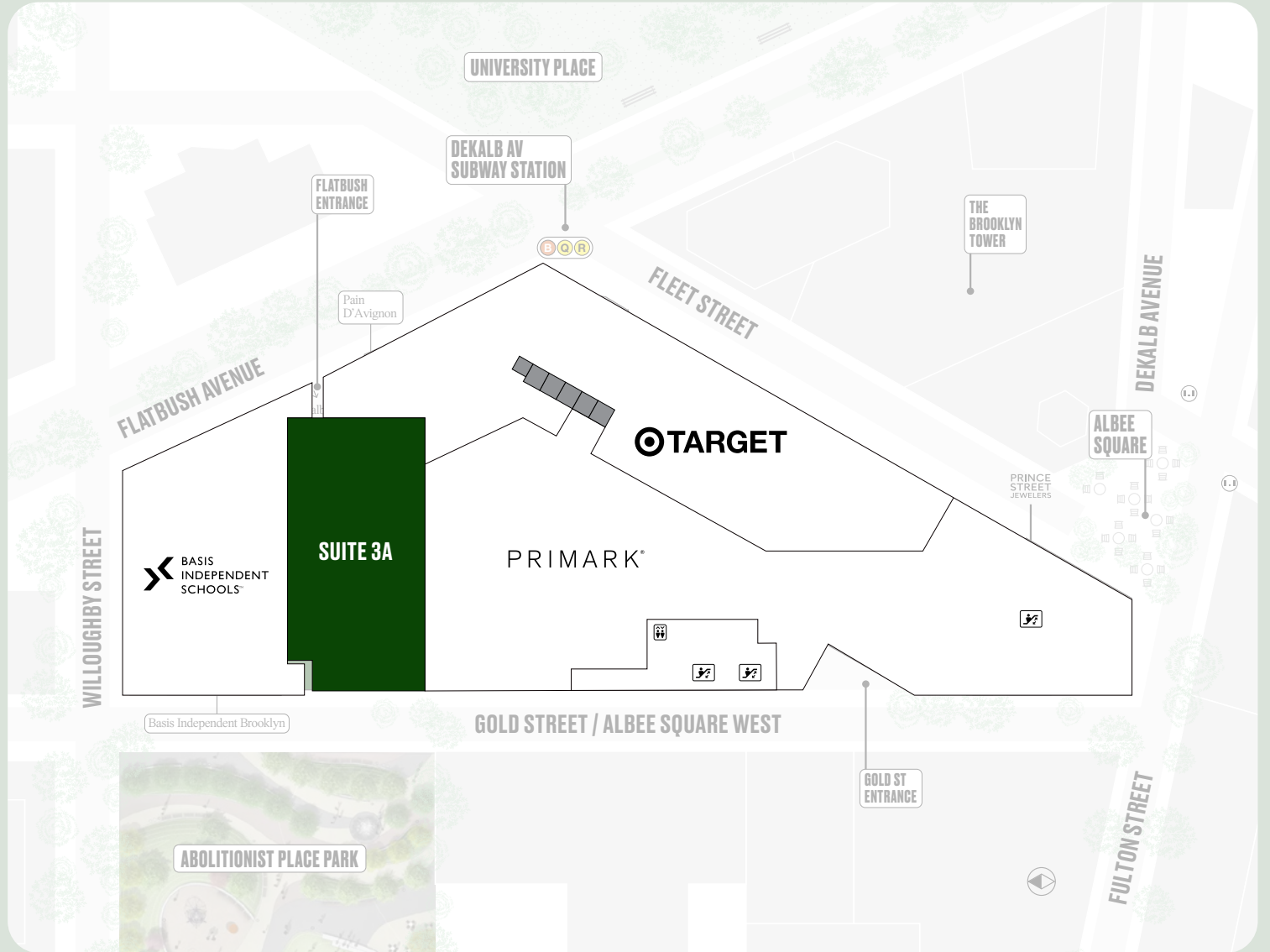
- Available (Green circle)
- Leased (Yellow circle)
- Residential (Blue circle)
- Back of house (Grey circle)

LEVEL 3

Suite 3A

10,000 SF

- Available
- Residential
- Leased
- Back of house



LEVEL 4

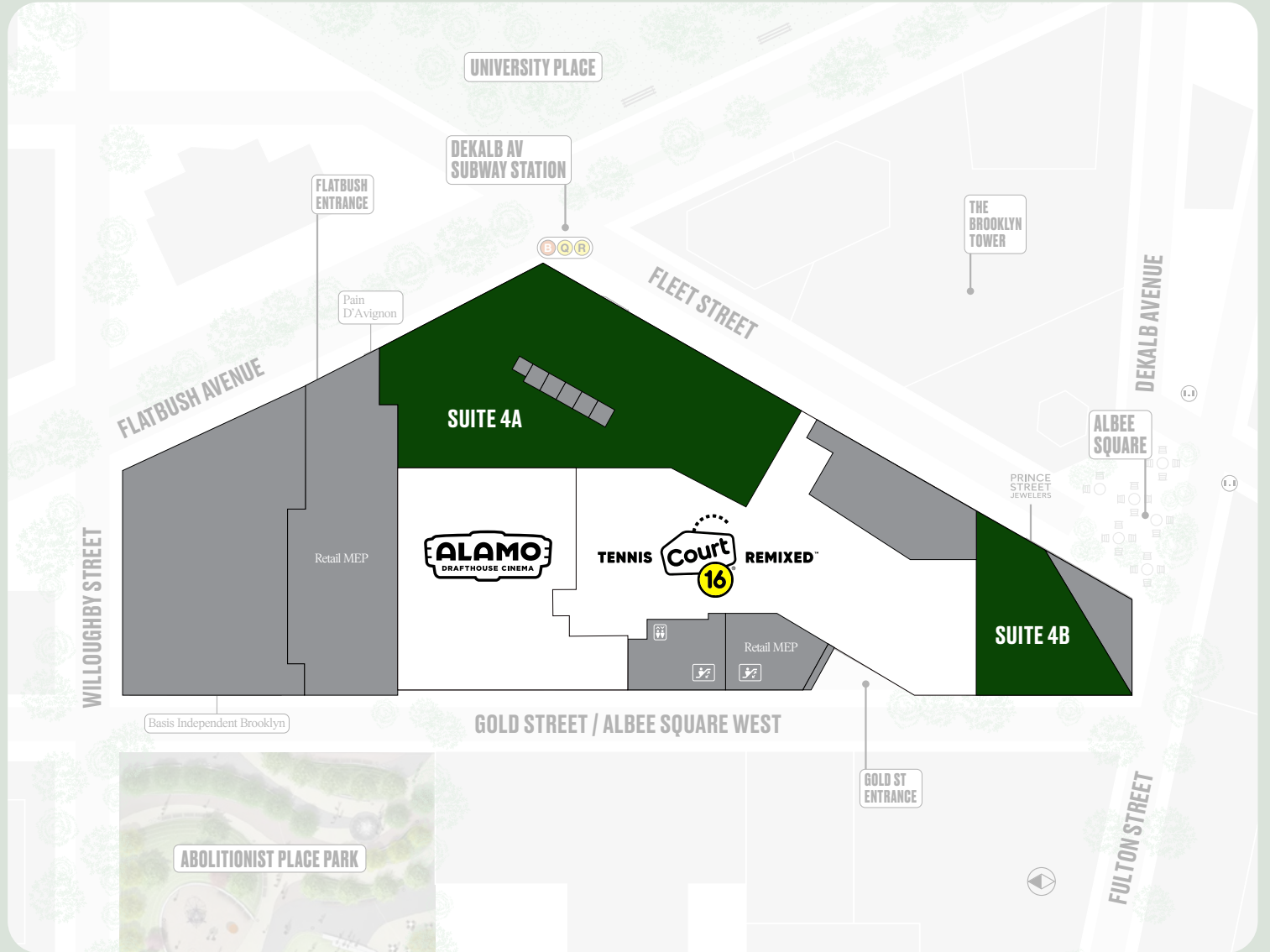
Suite 4A

17,244 SF

Suite 4B

10,400 SF

- Available
- Residential
- Leased
- Back of house



CITYPOINT

An aerial night view of a city street corner. The buildings are modern with large glass windows, many of which are illuminated from within. A prominent Target store is visible on the left side of the building. The street below is busy with cars, including taxis and a yellow school bus, and some pedestrians. The overall scene is vibrant and urban.

CONTACT

Corey Lober
Director of Leasing
E: clobber@acadiarealty.com
T: (347) 882-9771

CITYPOINTBROOKLYN.COM

 [@CITYPOINTBKLYN](https://www.instagram.com/CITYPOINTBKLYN)