

DOWNTOWN BROOKLYN RESTAURANT FOR LEASE

280

ASHLAND PLACE

**NEAR FULTON STREET AND FLATBUSH AVENUE
DIRECTLY ACROSS THE STREET FROM BAM AND
AROUND THE CORNER FROM BARCLAYS CENTER**



**CUSHMAN &
WAKEFIELD**

280 ASHLAND PLACE

WEST BLOCK BETWEEN
LAFAYETTE AVENUE AND
FULTON STREET

AVAILABILITY OVERVIEW:

GROUND FLOOR: 2,387 SF

POSSESSION:

- IMMEDIATE

TERM:

- LONG TERM

LEASE TYPE:

- DIRECT

ASKING RENT:

- UPON REQUEST

FRONTAGE:

- 40 Feet on Ashland Place and Public Plaza visibility

NEIGHBORING RETAILER, RESTAURANTS & ATTRACTIONS:

- Tacombi, Apple, Brooklyn Academy of Music, Whole Foods, Crunch Fitness, The Center for Fiction, Blick Art Materials

COMMENTS:

- Prime restaurant opportunity at the base of a luxury residential tower, Caesura, in the heart of Downtown Brooklyn
- Fully vented with gas and existing kitchen infrastructure in place
- Double-height storefront with expansive windows providing for abundant natural light
- 100 Feet of frontage and visibility - 40 Feet of storefront on Ashland Place and 60 Feet of storefront facing a well-maintained, tree-lined plaza
- Open-air kitchen/bar area in place and dining occupancy for 80 guests
- Prior tenant's layout allowed for 94-person dining capacity
- Blade awning for expanded tenant signage presence
- Access to Lower Level dry storage area available

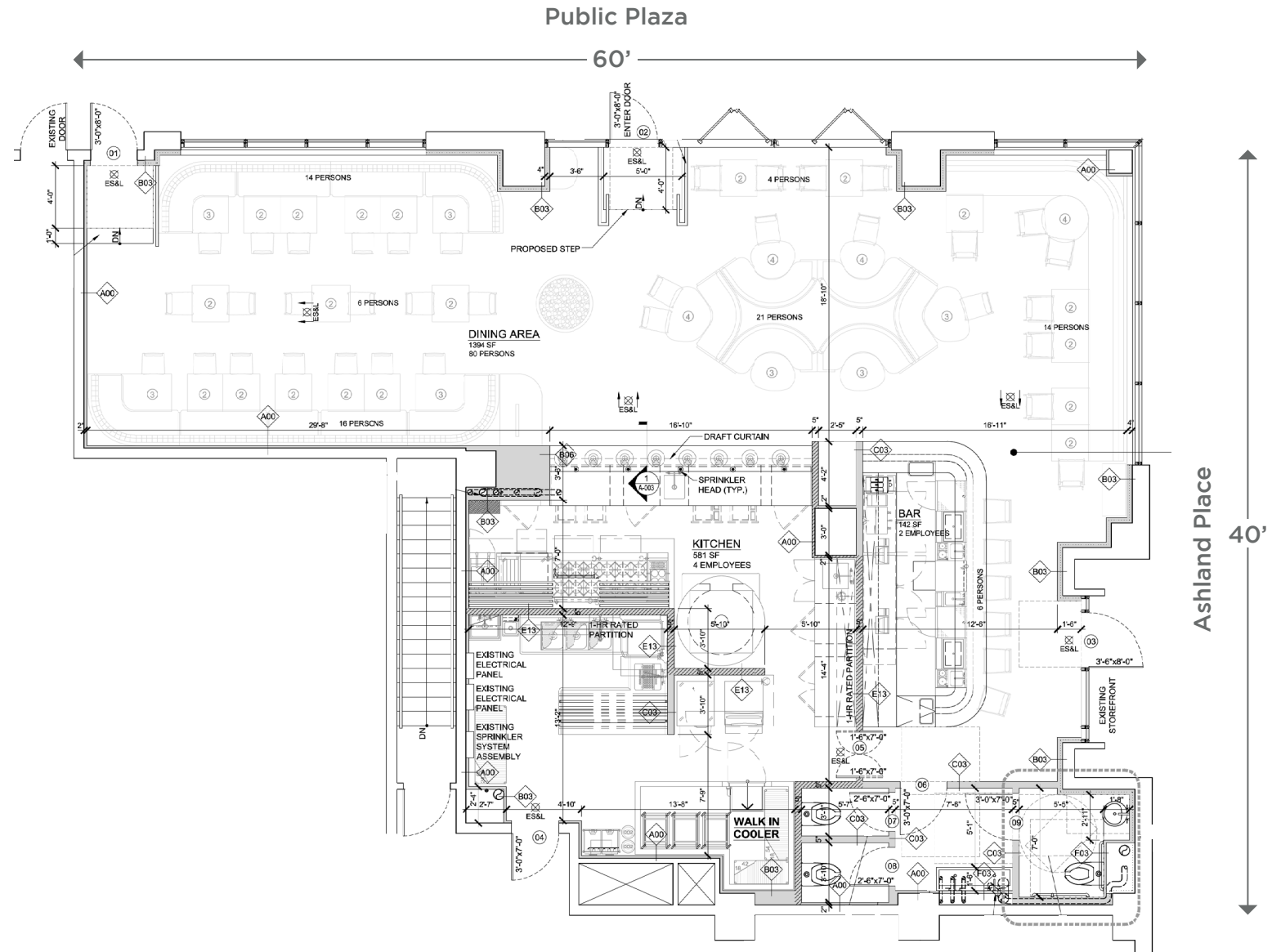


280 ASHLAND PLACE

GROUND FLOOR

EXISTING KITCHEN STATUS & INFRASTRUCTURE

- Vented with hood & gas
- Large standalone pizza oven
- Walk-in cooler box
- Prep, dishwashing and storage
- Three guest restrooms
- Built entry bar for 6 guests
- Open-face kitchen bar for 7 guests
- Corner-like facade with potential for outdoor dining along the 60 Foot plaza



INTERIOR



LOCATION OVERVIEW



280 ASHLAND PLACE

ATLANTIC CENTER MALL

TARGET	UNIQLO
DSW	MEN'S WEARHOUSE
SEPHORA	Guitar Center

ATLANTIC CENTER MALL

STOP & SHOP	Burlington DEALS. BRANDS. WOW!
Marshalls	Party City
WAVE & MASTERS	BEST BUY

280 ASHLAND PLACE

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FULTON STREET

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