

THE  
NEW  
**505**  
FULTON  
BROOKLYN, NY



dreamscape



## PLANT YOUR FLAG IN THE HEART OF DOWNTOWN BROOKLYN

*The New 505 Fulton* represents a unique multi-level opportunity for a big-box retailer or distinctive entertainment concept to make its mark on this rapidly developing market.

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ADJACENT TO

**HOYT STREET  
2/3 STATION**

AND WITHIN BLOCKS OF 4 OTHER  
MAJOR SUBWAY STATIONS

ONE BLOCK FROM

**CITY  
POINT**

TRADER JOE'S, TARGET,  
ALAMO DRAFTHOUSE, PRIMARK

THE

**3RD  
LARGEST**

CENTRAL BUSINESS DISTRICT  
IN NEW YORK CITY

**60,000**

COLLEGE STUDENTS  
IN DOWNTOWN BROOKLYN

**75,000**

EMPLOYEES

**15,000**

APARTMENTS ADDED  
SINCE 2004

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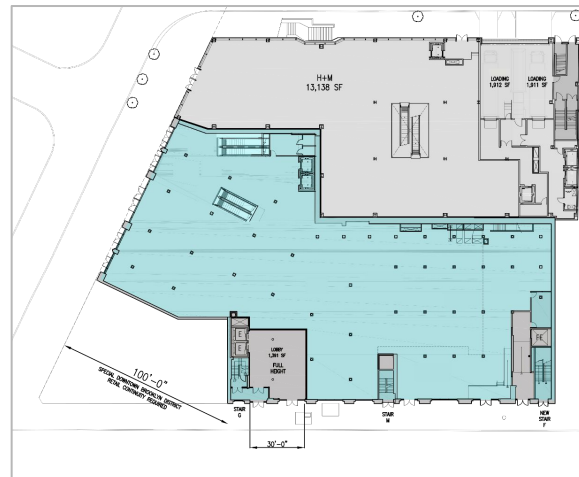
# SCENARIO ONE

Ground Floor: 22,195 SF

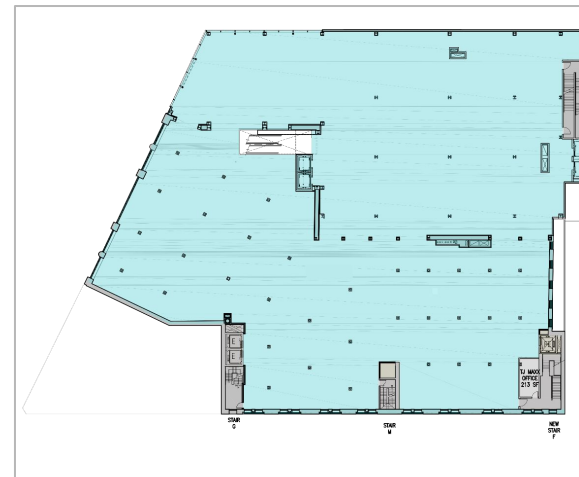
Second Floor: 40,134 SF

Lower Level: 20,042 SF

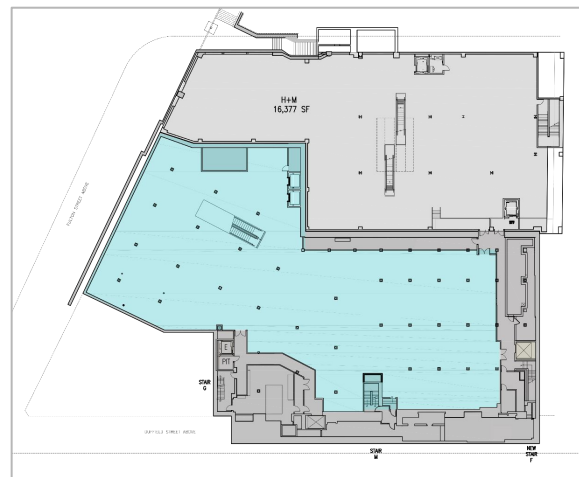
Total: 82,371 SF



**GROUND FLOOR**



**SECOND FLOOR**



**LOWER LEVEL**

# SCENARIO TWO

## SPACE A:

Ground Floor: 976 SF

Second Floor: 40,134 SF

Total: 41,110 SF

## SPACE B:

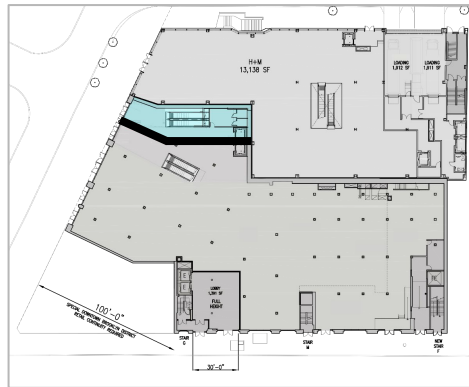
Ground Floor: 19,987 SF

Lower Level: 20,042 SF

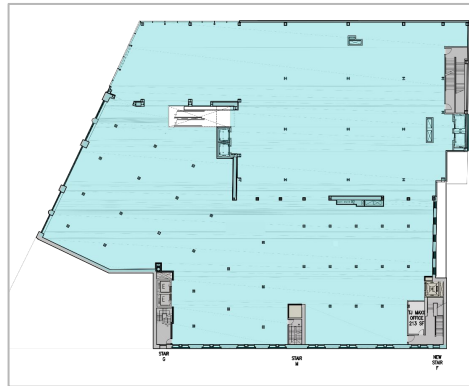
Total: 40,029 SF

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## SPACE A



GROUND FLOOR



SECOND FLOOR

## SPACE B



GROUND FLOOR



LOWER LEVEL

# SCENARIO THREE

## SPACE A:

Ground Floor: 976 SF

Second Floor: 40,134 SF

Total: 41,110 SF

## SPACE B:

Ground Floor: 1,854 SF

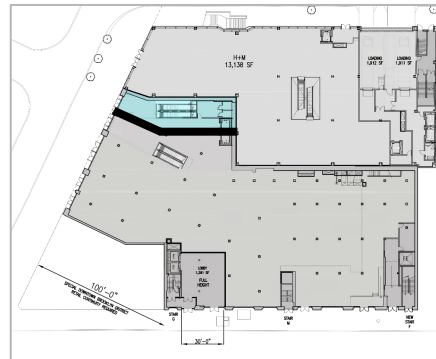
Lower Level: 20,042 SF

Total: 21,896 SF

## SPACE C:

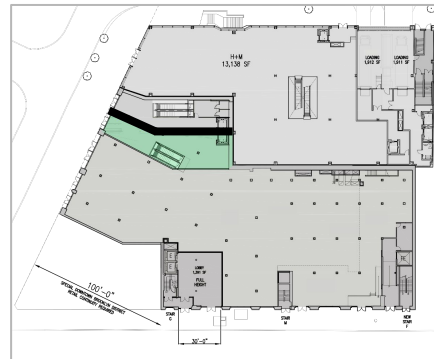
Ground Floor: 18,133 SF

## SPACE A



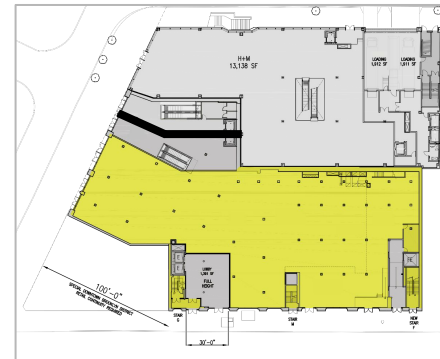
GROUND FLOOR

## SPACE B

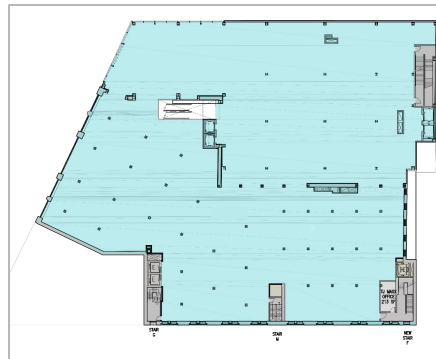


GROUND FLOOR

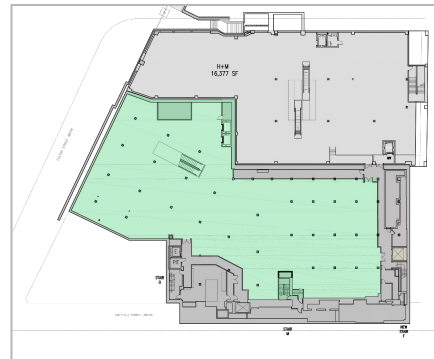
## SPACE C



GROUND FLOOR



SECOND FLOOR



LOWER LEVEL

# ADDITIONAL INFORMATION

DEDICATED LOADING FOR EACH SPACE

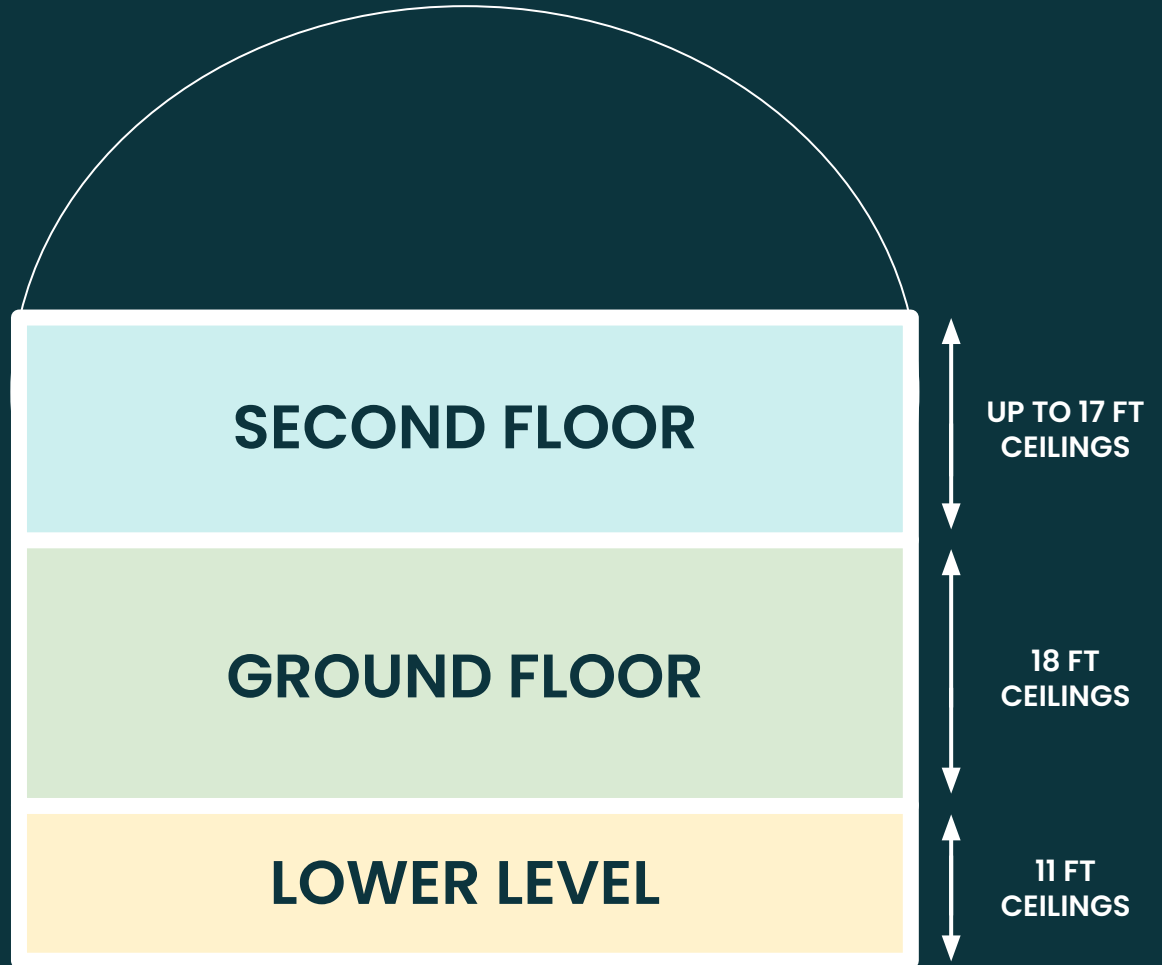
ALL VERTICAL TRANSPORTATION IN PLACE

HVAC IN PLACE AND IN GOOD WORKING ORDER

POTENTIAL FOR FULL VENTING

SIGNIFICANT ELECTRICAL CAPACITY

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