

180 LIVINGSTON STREET

DOWNTOWN BROOKLYN



FEATURES

TOTAL SF	6,050 SF
GROUND FLOOR (Space 1):	1,450 SF
GROUND FLOOR (Space 2):	1,450 SF
GROUND FLOOR (Space 3):	1,450 SF
GROUND FLOOR (Space 4):	1,700 SF

FRONTAGE

LIVINGSTON ST	70'
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HIGHLIGHTS

- TYPE: RETAIL
- TOTAL SF: 6,050 SF
- MARKET: DOWNTOWN BROOKLYN

ABOUT THIS PROPERTY

UNPARALLELED LOCATION: 180 Livingston St. is ideally situated in the heart of Downtown Brooklyn, the borough's largest and most important business district, and surrounded by such dynamic neighborhoods as DUMBO, Brooklyn Heights and Boerum Hill.

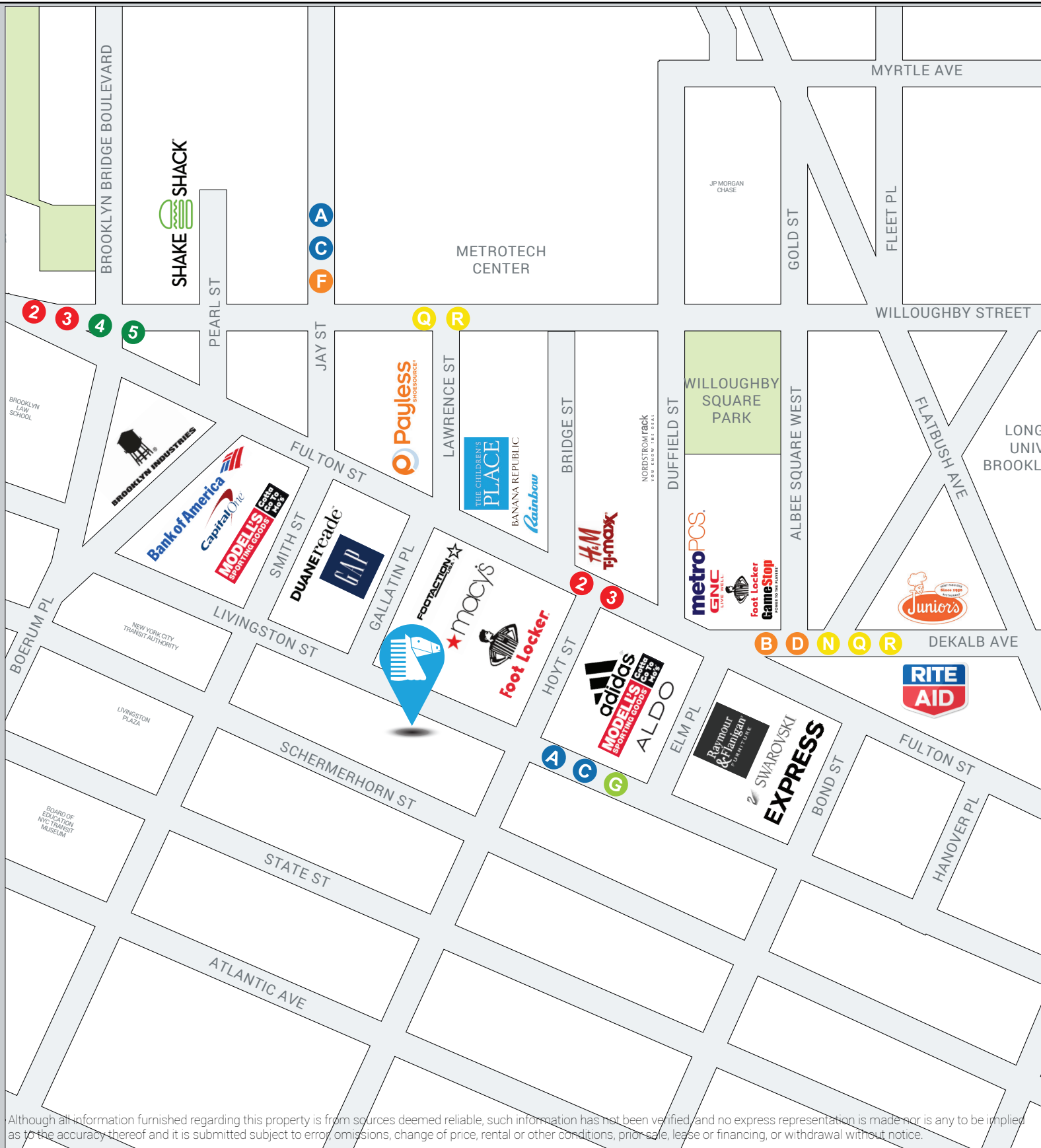
HEAVILY TRAFFICKED SHOPPING DISTRICT: The property's location promises unparalleled visibility on a highly trafficked street, with nearly 70 feet of frontage on Livingston between Smith and Hoyt Streets. Split into four equal spaces, each storefront features over 16' of frontage.

HIGH DENSITY TRADE AREA: 180 Livingston is within easy walking distance to 13 subway lines, 16 bus lines, and the Long Island Rail Road. The six-story building is located one block south of Fulton Mall, which welcomes more than 100,000 shoppers a day.

ABOUT THE NEIGHBORHOOD: Lined with inviting windows perfect for display, 180 Livingston St. encompasses a total of 6,050 SF on the ground floor comprised of four spaces, below 216,500 SF of Class-A office space on the 3rd through 6th floors.

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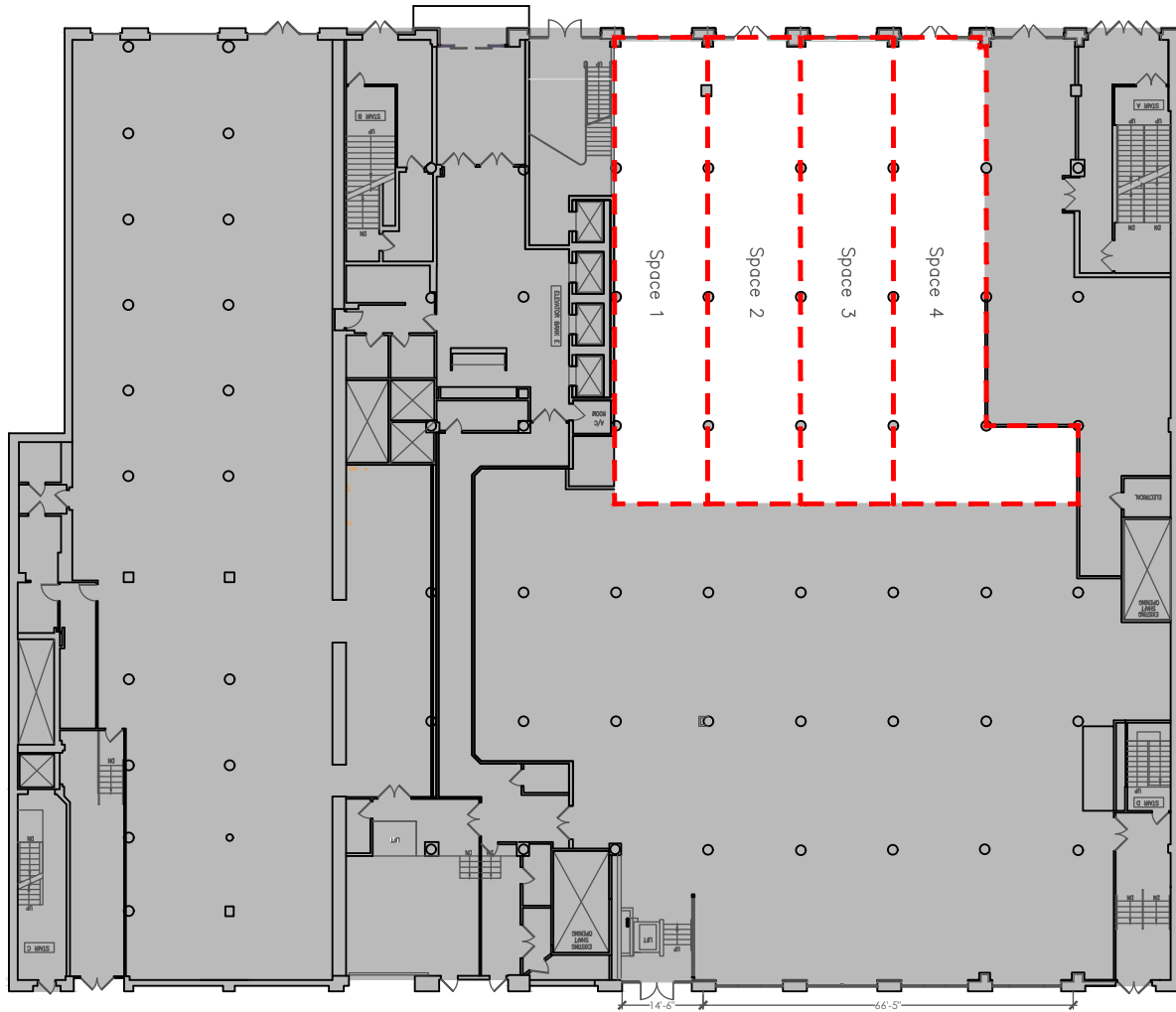
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