

**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



## 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**



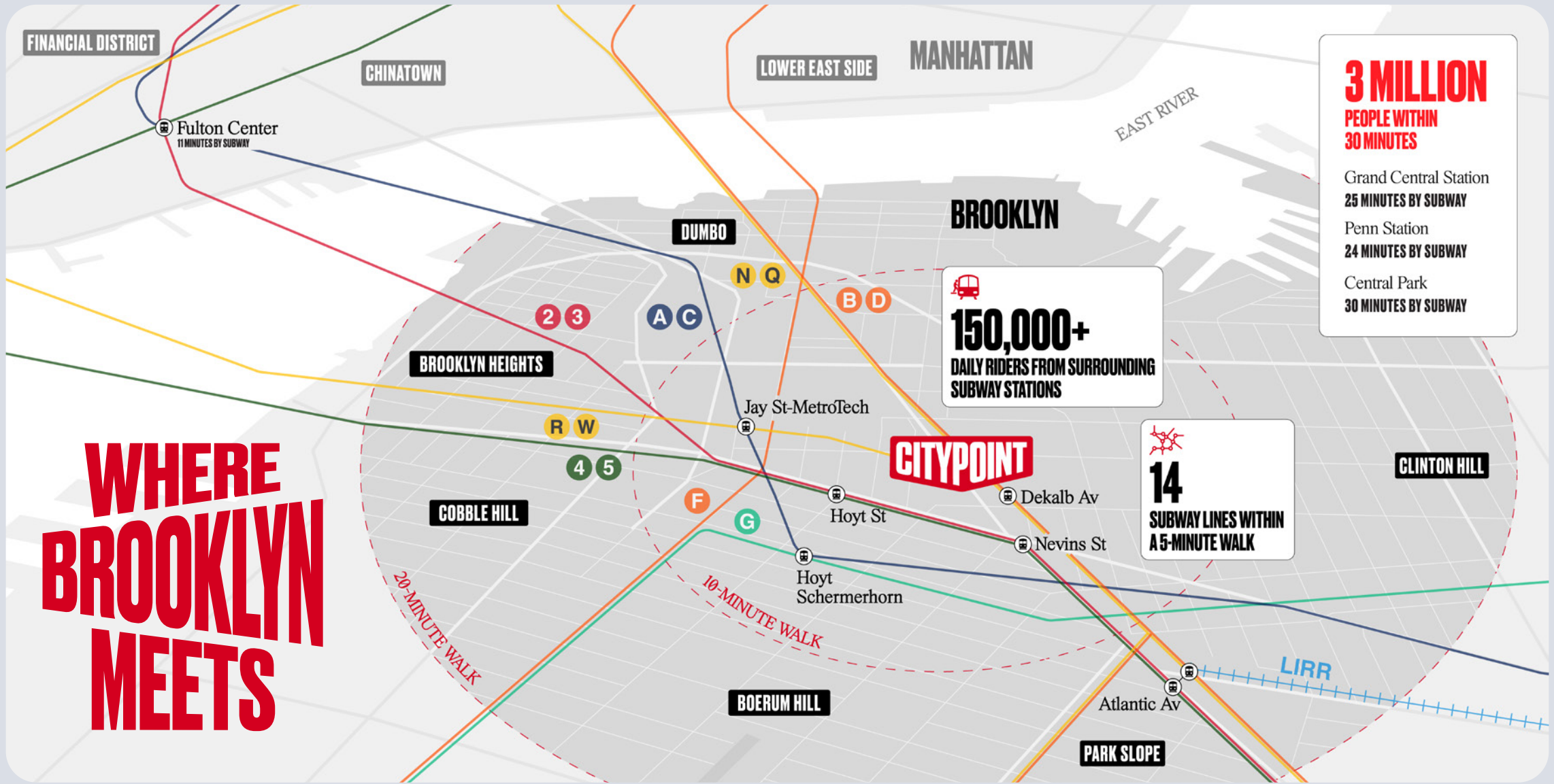


An aerial photograph of the New York City skyline at sunset. The sky is a mix of orange, pink, and blue. The Hudson River is visible on the right side. The Freedom Tower is prominent on the left. The text "IN THE HEART OF THE CITY" is overlaid in large, white, bold, sans-serif capital letters. The word "IN THE" is smaller and positioned to the left of "HEART". "HEART" and "OF THE CITY" are larger and span across the middle of the image. A vertical skyscraper, likely the CityPoint building, runs through the center of the image, partially obscuring the text.

# IN THE HEART OF THE CITY

CITYPOINT

# WHERE BROOKLYN MEETS



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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

  
**150,000+**  
DAILY SHOPPERS  
ON FULTON STREET

  
**45,000**  
COLLEGE + GRADUATE  
STUDENTS

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

BROOKLYN HEIGHTS

COBBLE HILL

**CITYPOINT**

CLINTON HILL

  
**3,500**  
VENUE CAPACITY AT BROOKLYN  
ACADEMY OF MUSIC

  
**2,700**  
VENUE CAPACITY AT  
BROOKLYN PARAMOUNT

BOERUM HILL

PARK SLOPE

  
**3+ MILLION**  
VISITORS EACH YEAR AT BARCLAYS CENTER

**WHERE  
BROOKLYN  
MEETS**

**CITYPOINT**

# WE'RE IN GOOD COMPANY



**CITYPOINT**

**\$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



# WHOEVER THEY ARE, YOU WILL FIND THEM HERE



**2.9M**

people within a 30-minute  
transit ride to City Point

**100K**

people work within  
a 10-minute walk



**150K**

daily subway entries  
within a 10-minute walk

**45K**

local college + graduate  
students



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A photograph of two young children on a tennis court. The child in the foreground is seen from behind, wearing a patterned shirt and holding a yellow tennis racket. The child in the background is standing and holding a blue and red tennis racket. The court has yellow and grey markings, and a black net is visible. The text "SUCCESSFUL AT EVERY LEVEL" is overlaid in large white letters.

# SUCCESSFUL AT EVERY LEVEL

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# QUALITY FROM TOP TO BOTTOM

04



03



02



01A

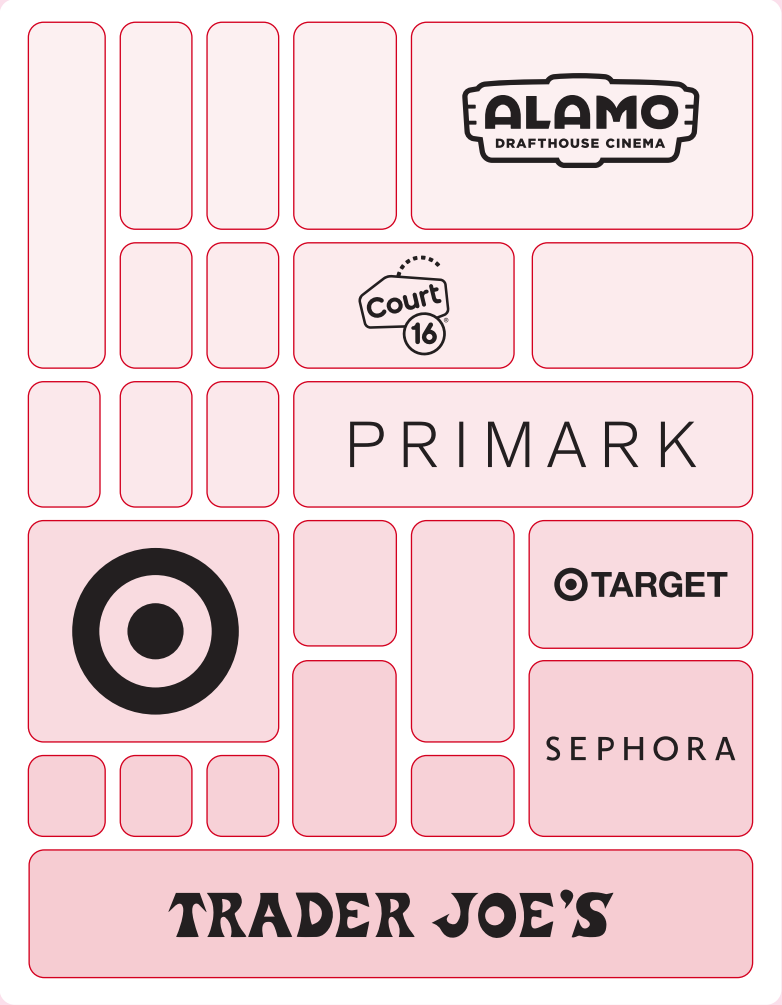


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# PROVEN PERFORMANCE



TRADER JOE'S

One of the highest performing locations in the nation



TARGET

Thriving while being the second location in the immediate market



ALAMO  
DRAFTHOUSE CINEMA

One of the highest grossing movie theaters in the country



PRIMARK®

Attracting 1,800 more visitors daily since replacing Century 21

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# 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

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# WHAT'S ON



Fogo de Chao



Consistent Programming & Events



McNally Jackson Books



Court 16



Alamo Drafthouse



Sephora



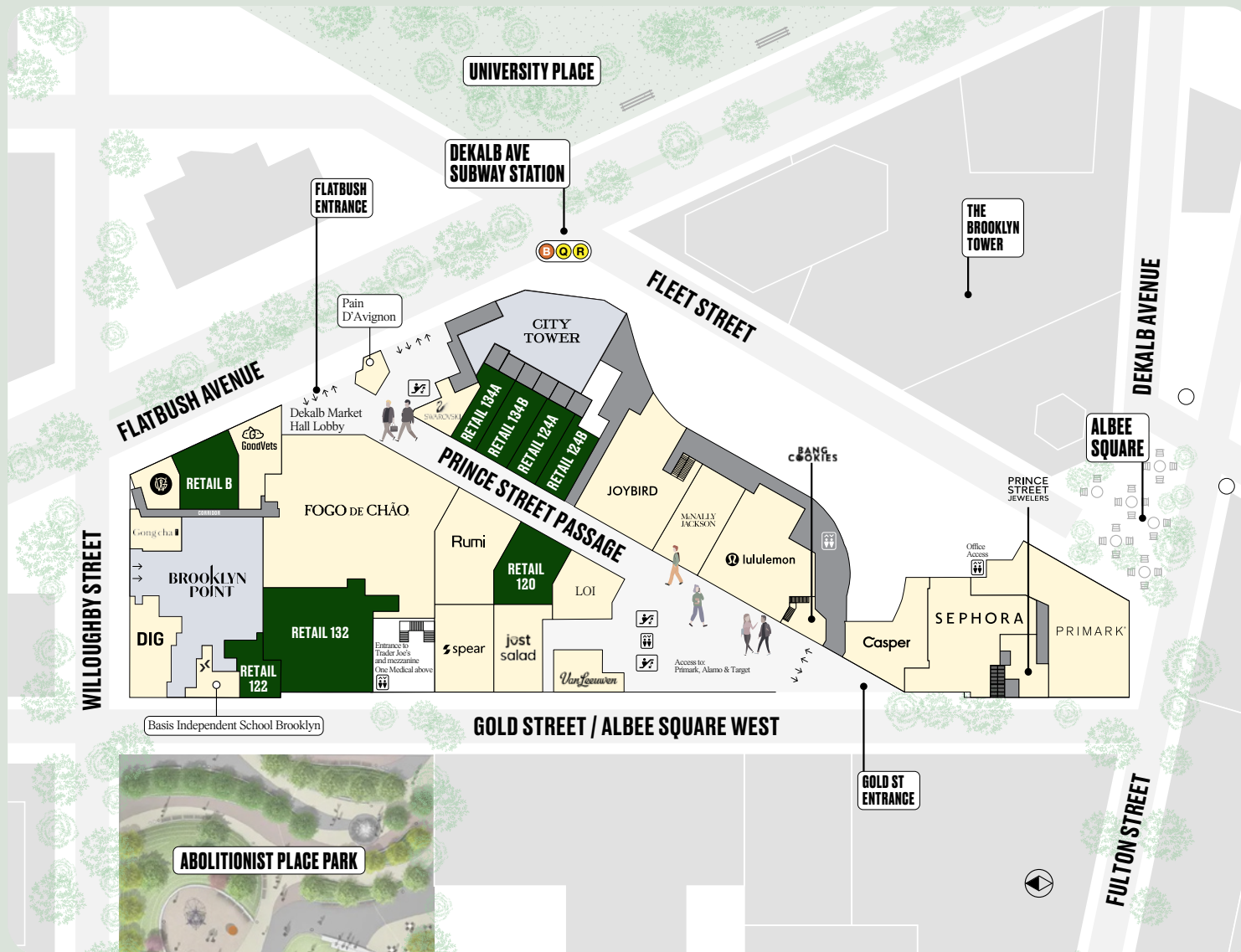
# THE OPPORTUNITY

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# 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	1,042 SF
Retail 134B	1,144 SF

- Available
- Residential
- Leased
- Back of house

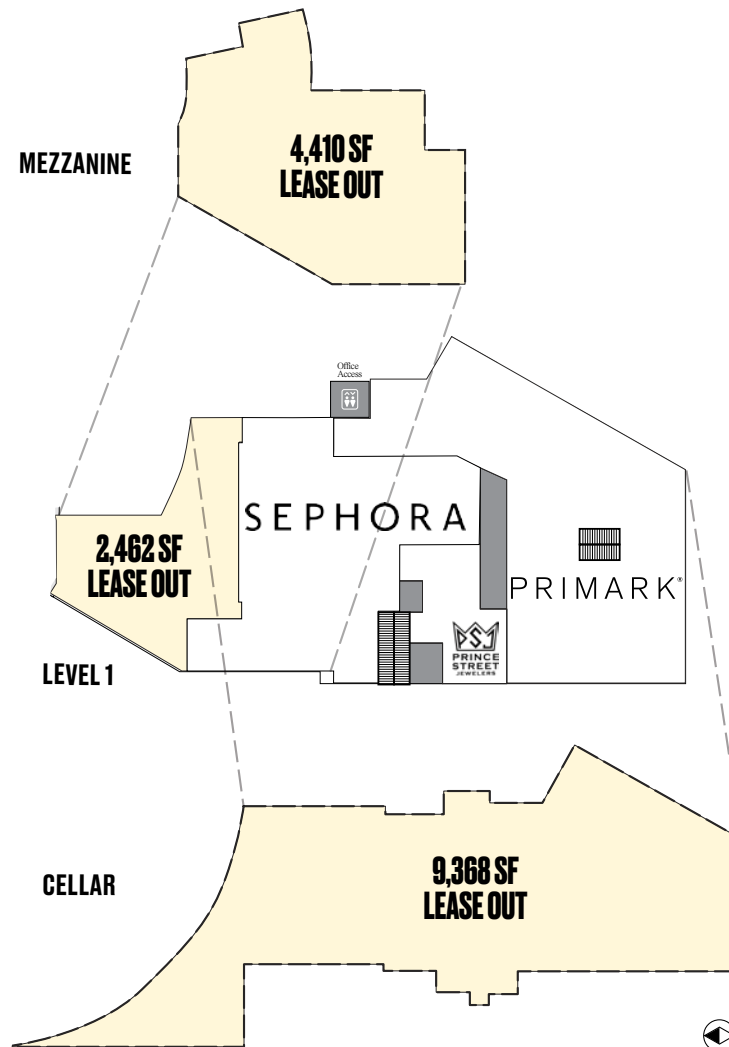


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# UNMATCHED OPPORTUNITY

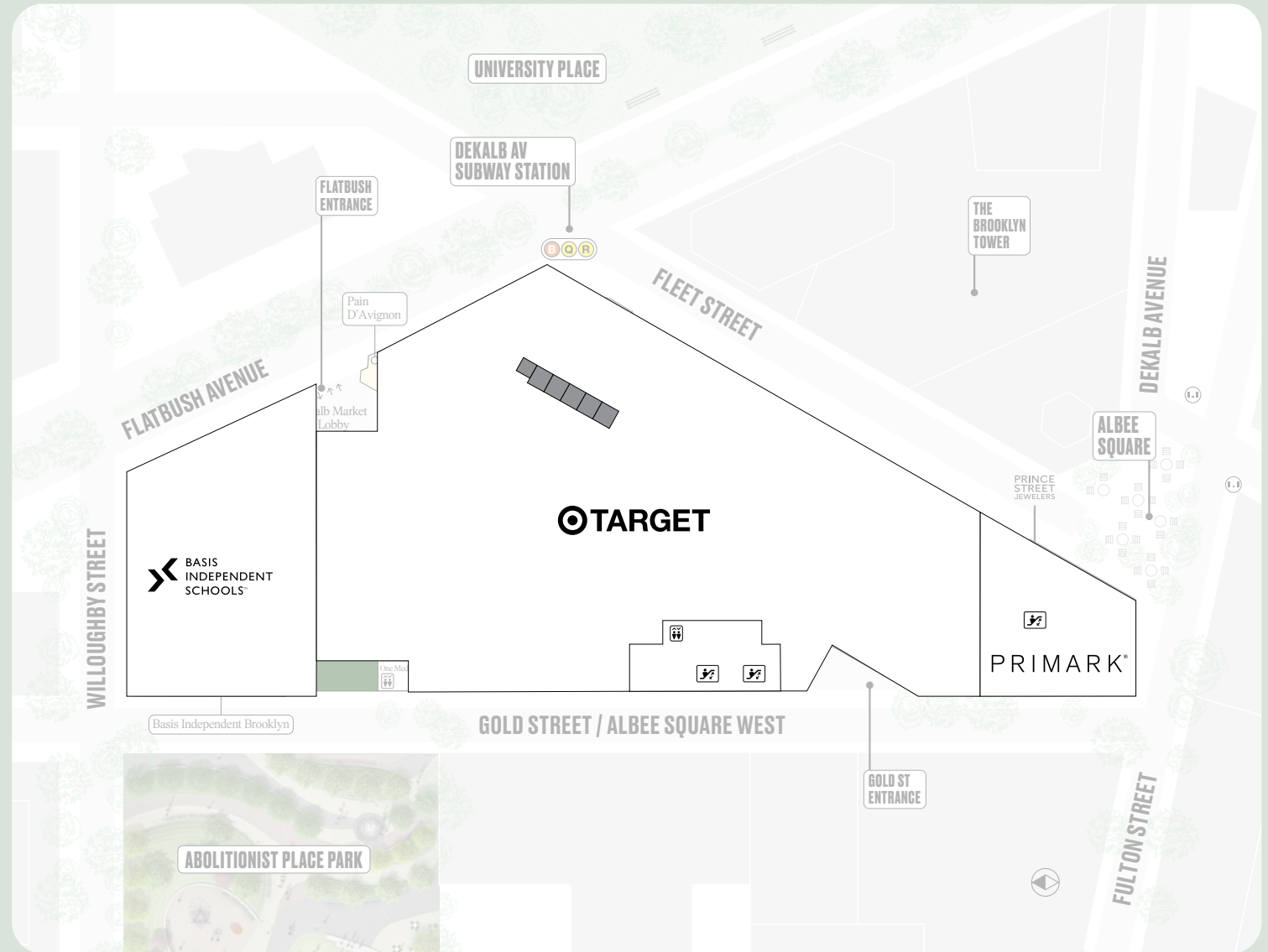
- Available
- Residential
- Leased
- Back of house



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# LEVEL 2

- Available
- Residential
- Leased
- Back of house



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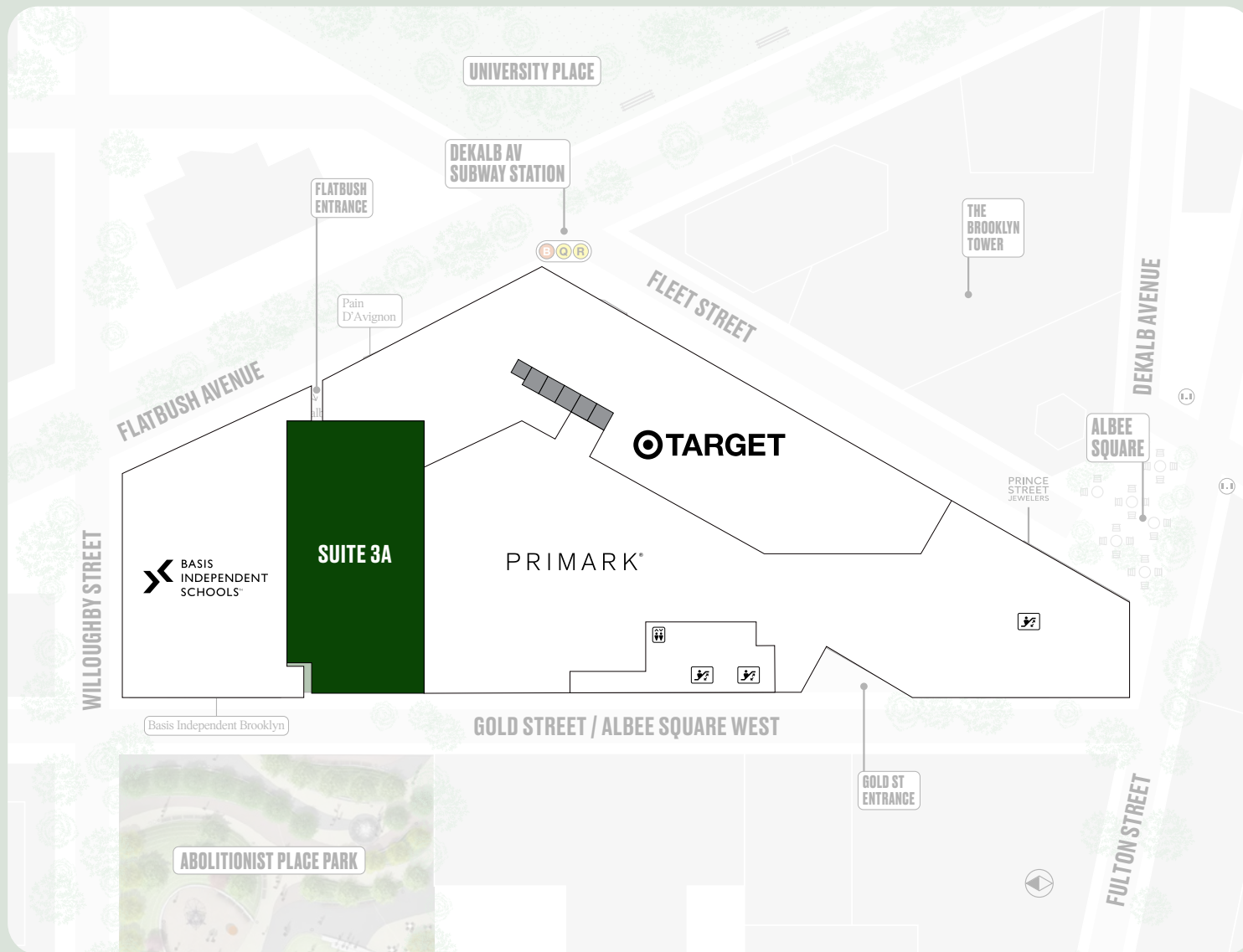


# LEVEL 3

Suite 3A

10,000 SF

- Available
- Residential
- Leased
- Back of house



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# LEVEL 4

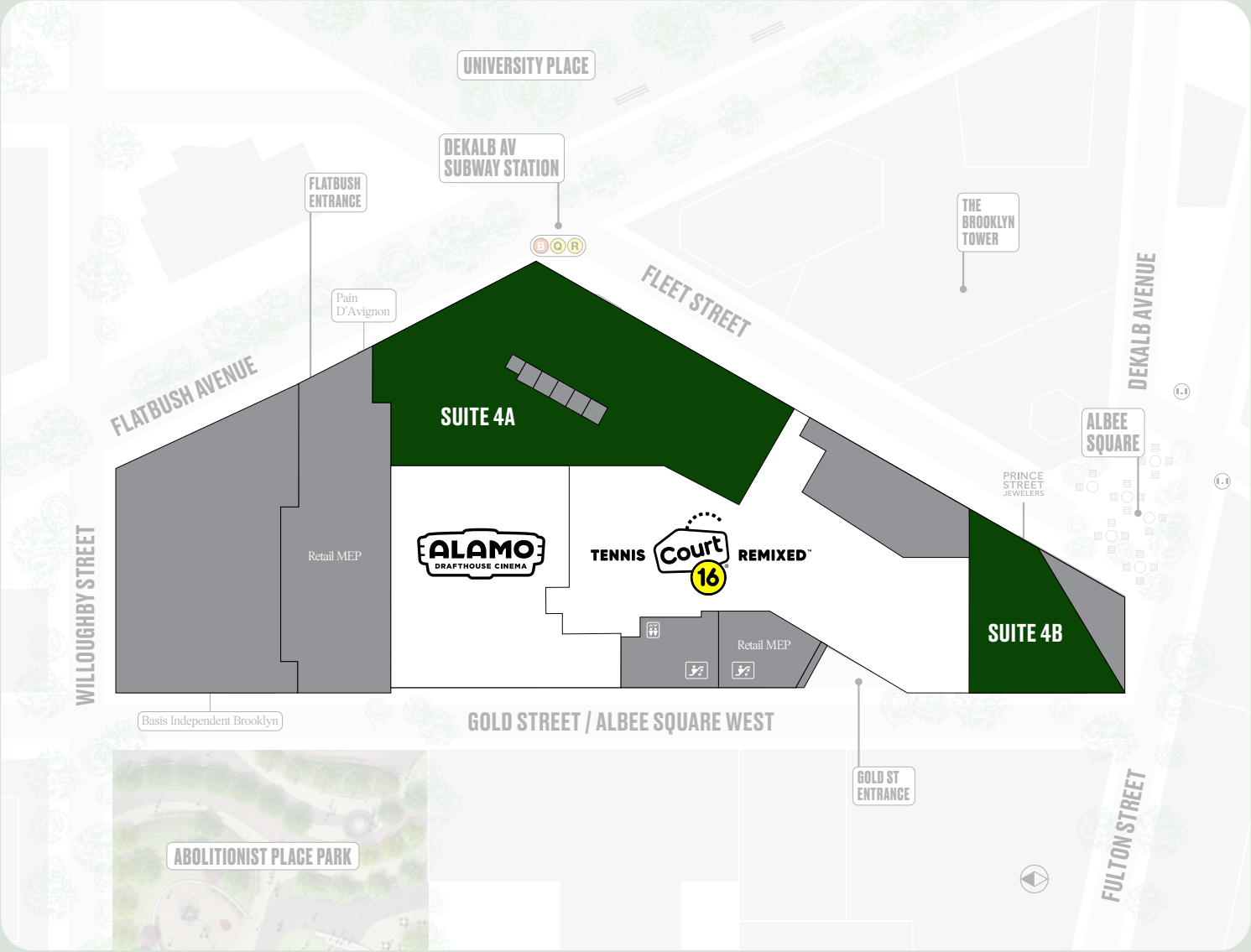
Suite 4A	17,244 SF
Suite 4B	10,400 SF

Available

Residential

Leased

Back of house





# CITYPOINT



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**CITYPOINTBROOKLYN.COM**

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