

FULTON
540
STREET

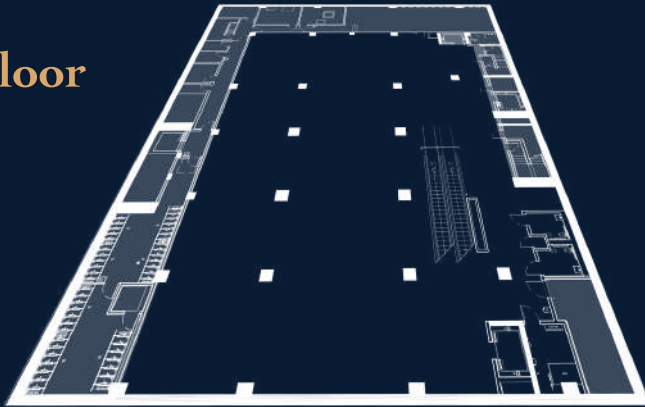
RIPCO
REAL ESTATE

JENEL
REAL ESTATE



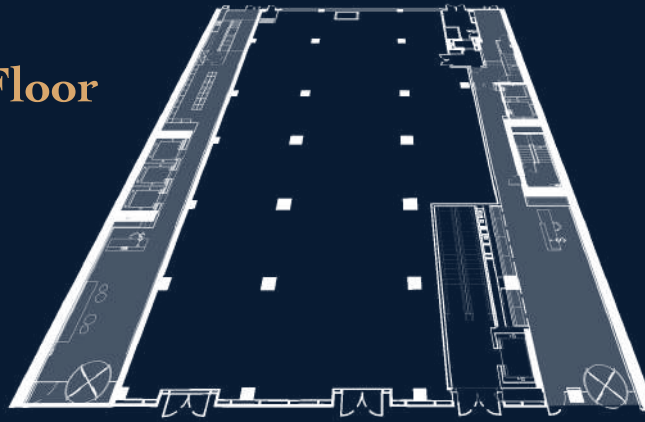
Second Floor

11, 536 SF
Divisible



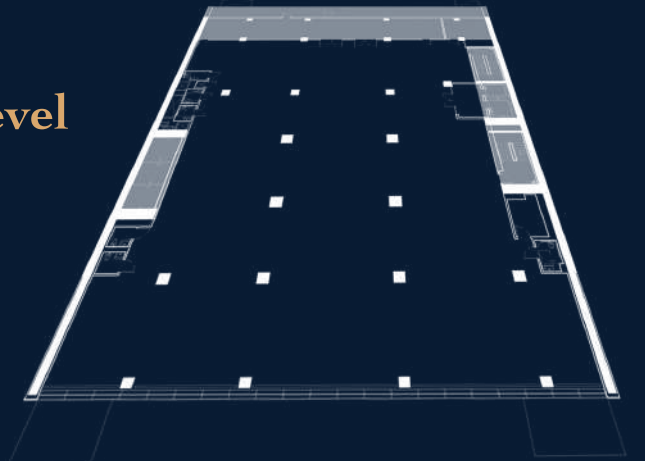
Ground Floor

10,794 SF
Divisible



Lower Level

10,289 SF



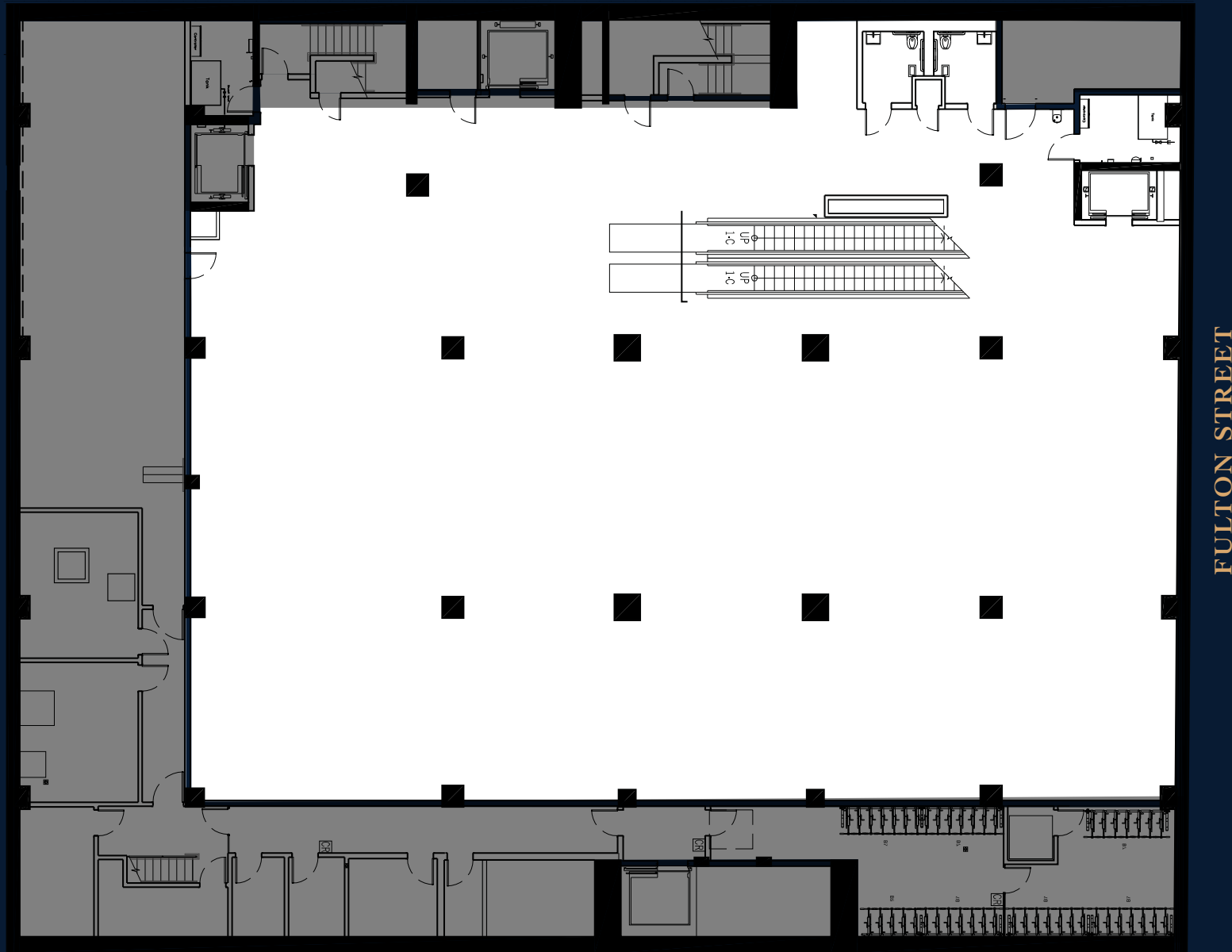
Prime Fulton Street Retail Opportunity at The Paxton.

Brooklyn's newest residential and office building, consisting of up to 108,998 SF of office space and 327 residential units.

- Up To 33,000 SF With 92' Frontage
- Significant visibility with great branding potential
- Selling Lower Level
- Interior escalator potential
- Delivery 3rd Quarter 2021

Retail Availabilities

Floor	Square Feet	Features
Second Floor	11,536 SF (Divisible)	17'6" ceilings, 110' of retail visibility on Fulton St, dry use only
Ground Floor	10,794 SF (Divisible)	18' ceilings, 74' of retail frontage on Fulton St, signage + branding opportunity, restaurant use, possible venting available
Lower Level	10,289 SF	16' ceilings, venting available



Lower Level Floor Plan

Space Details

16' Ceiling Heights

Lower Level

10,289 Square Feet

Ground Level Floor Plan

Space Details

18' Ceiling Heights
Ground Floor
10,794 Square Feet



FULTON STREET
74' RETAIL FRONTAGE

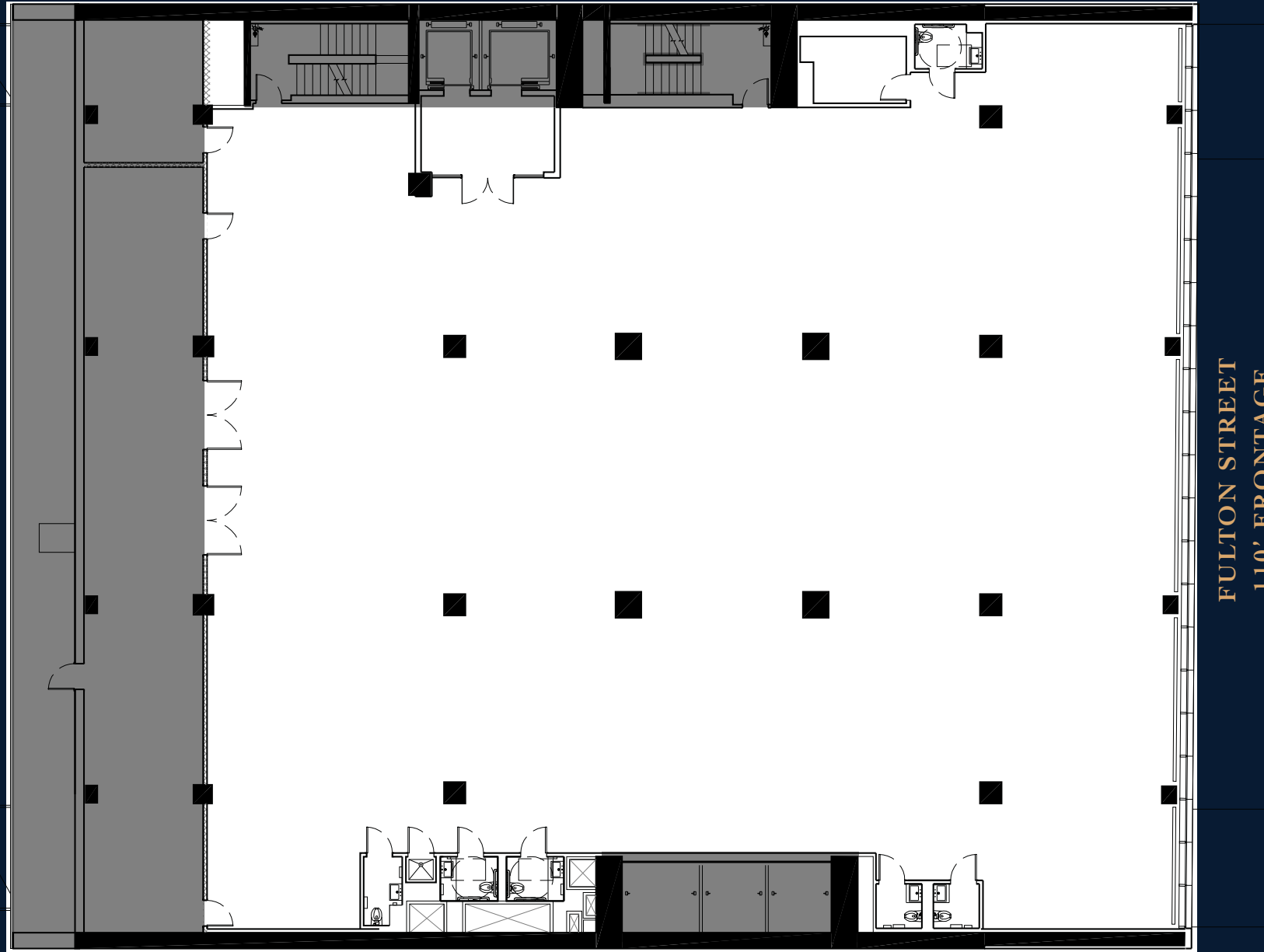
Second Level Floor Plan

Space Details

17'6" Ceiling Heights

Second Floor

11,536 Square Feet



Brooklyn Retail Map

Surrounded by Schools

60,000 College Students amongst eleven higher education institutions in Downtown Brooklyn

Located in a Business Hub

74,000 Employees

3M SF Of Class-A Office Space In Development

\$3.9B Annual Retail & Dining Sales

3rd Largest Central Business District In NYC

5,600 Businesses

17M SF Of Existing Commercial Space

26% Job Growth

2,500 Hotel Rooms

14,000+ Apartments Added Since 2004

Avg Resident Age: 34.2

Bursting with Arts & Culture

15m+ Visitors Annually

140+ Events & Festivals Annually

17 Theaters

100+ Arts & Cultural Institutions



Oblique Aerial Map



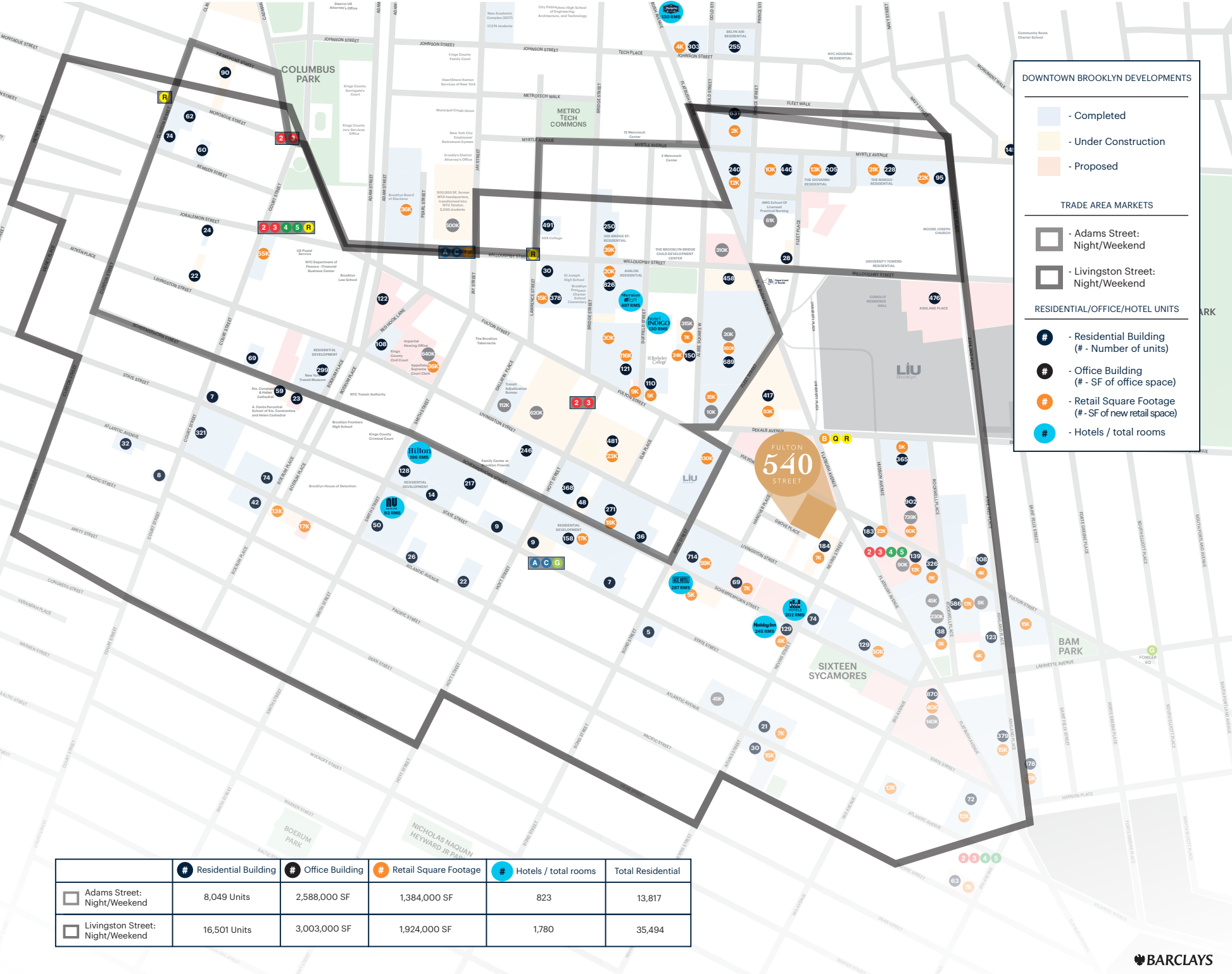
Area Retail Map



Development Map

Residential Site:
thepaxtonbk.com

Office Site:
thepaxtonoffices.com





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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information.
References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.