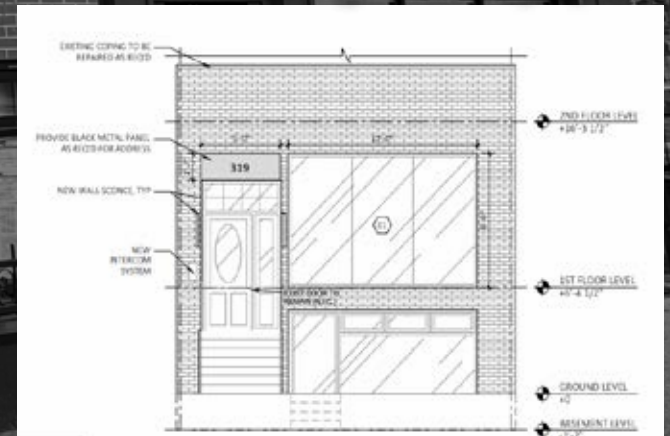


319 COURT STREET, BROOKLYN, NY 11231

EXCLUSIVE RETAIL LEASE



Rendering - Done by April 21



New Front Window Glass Panel

New Floor to Ceiling Black Stucco Façade

New Vestibule (Tiles / Door Entrance / Etc.)

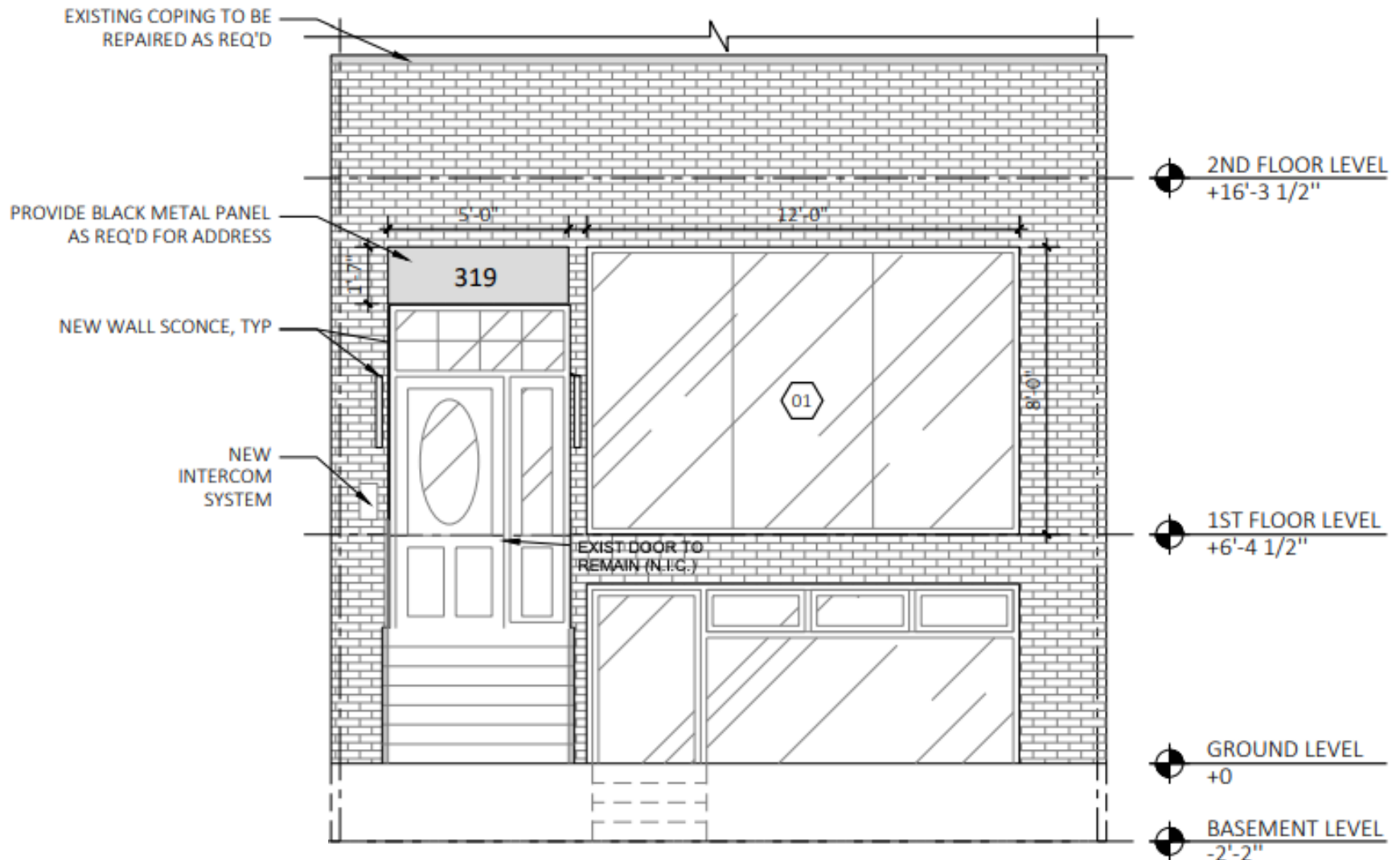
Brand New Whitebox completely brightens retail (April 1)

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RENDERING

- BRAND NEW FACADE / VESTIBULE / WHITEBOX COMPLETE APRIL 1

- Floor to Ceiling Black Stucco Windows
- Vestibule completely redone with brand new tiles / door entrance
- Whitebox interior completely opens up the retail



Architectural floor plan of the 1st floor. The plan shows a rectangular building with a rear yard to the left and Court Street to the right. Key features include:

- Dimensions:** Overall width is 44'-6" and depth is 19'-10".
- Existing Spaces:**
 - EXIST TOILET TO REMAIN (N.I.C.)
 - EXIST TO REMAIN (N.I.C.)
 - EXIST COMMERCIAL SPACE TO REMAIN (100, 712 S.F., F1)
 - EXIST DOOR TO REMAIN (N.I.C.)
- Proposed Features:**
 - DOOR SWING-IN PERMITTED FOR THE SPACE W/ OCCUPANT LOAD LESS THAN 50 (20'-8" wide)
 - EGRESS PATH (dashed line with arrows)
 - EXIT (door at the right end)
 - ADA ACCESS SIGNAGE (blue sign with wheelchair symbol and text: "ADA ACCESS FOR ASSISTANCE PLEASE RING BELL")
- Other Labels:** REAR YARD, COURT STREET, DN (down), UP (up), 100B, 100C, 100D, 100E, 100F, 100G, 100H, 100I, 100J, 100K, 100L, 100M, 100N, 100O, 100P, 100Q, 100R, 100S, 100T, 100U, 100V, 100W, 100X, 100Y, 100Z.

EXIT CAPACITY - ACTUAL 8 DOOR 72" / .15 = 480 MAX. ACTUAL TRAVEL DISTANCE : 62'-3" ALLOWED TRAVEL DISTANCE : 200'

PROPOSED PLAN 1ST FLOOR

SCALE: 1/4" = 1'-0"

1



TABLE OF CONTENTS

05 EXECUTIVE SUMMARY

08 NEIGHBORHOOD OVERVIEW

FOR MORE INFORMATION,
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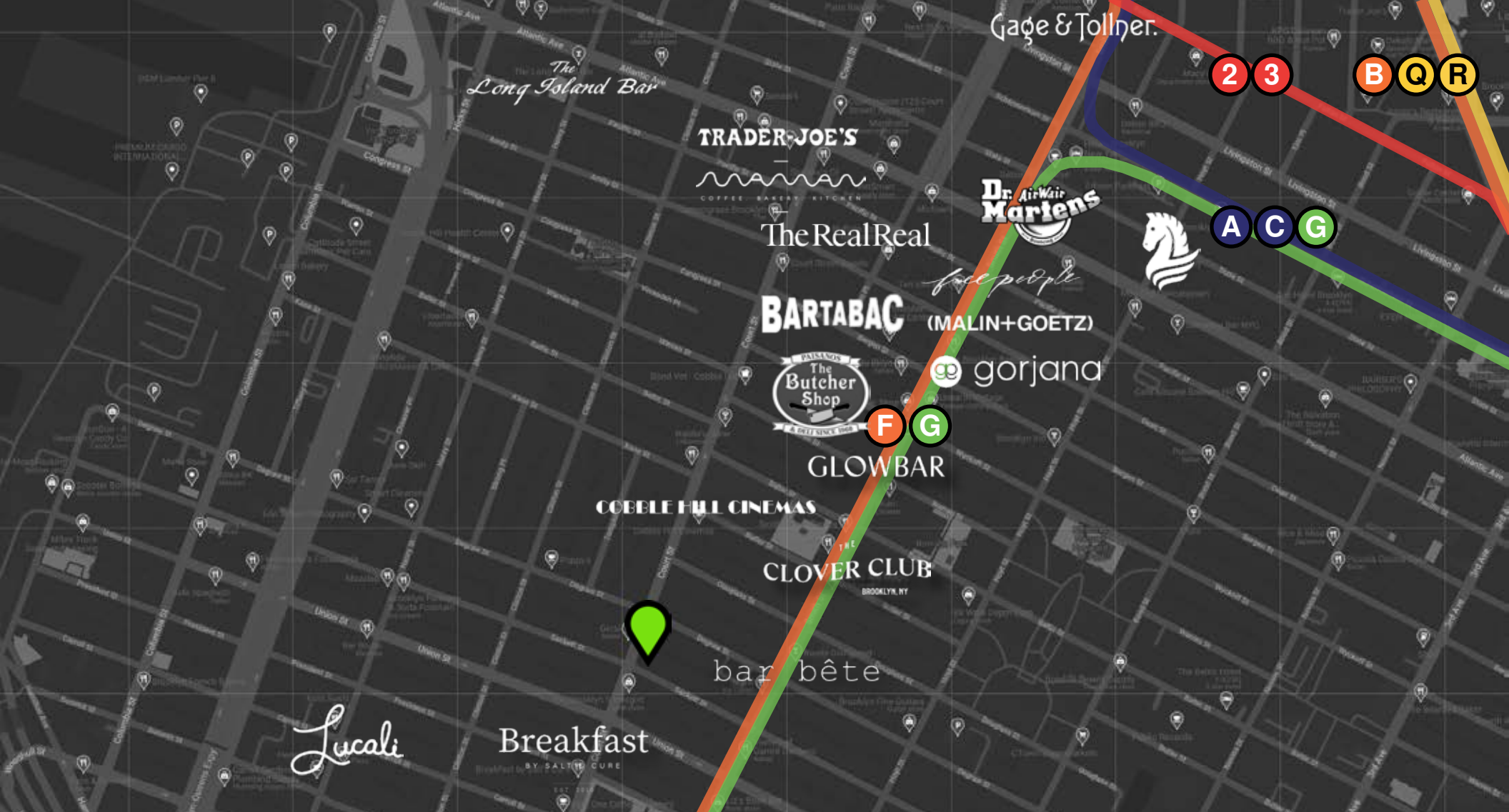
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EXECUTIVE SUMMARY

319 COURT STREET





Neighbors:

Lucali, Bar Bête, Clover Club, Glowbar, Malin + Goetz, Free People, Doc Martens, Paisanos Butcher Shop, Bar Tabac, Grand Army, Long Island Bar, Gage & Tollner, Caputo's, Cobble Hill Cinemas, Breakfast by Salt's Cure, Maman, Gorjana, TheRealReal



ASK
\$7,000/Month

LEASE HIGHLIGHTS

1,000 SF
Size

10'
Ceiling Heights

21'
Frontage

Immediate
Possession

COMMENTS

- Newly Renovated Whitebox Spaces with HVAC
- Prime Carroll Gardens Location with Great Foot and Driving Traffic
- Near Bergen Subway Stop with 2,701,492 Annual Subway Riders and B57 Bus Stop with 1,633,502 Annual Bus Riders

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NEIGHBORHOOD OVERVIEW

319 COURT STREET



CARROLL GARDENS

Carroll Gardens is one of Brooklyn's most charming and sought-after neighborhoods, celebrated for its tree-lined streets, historic brownstones, and tight-knit community vibe. A blend of old-world Brooklyn charm and contemporary sophistication, this area attracts families, professionals, and creatives alike with its serene residential feel and thriving local scene. Home to a delightful mix of cozy cafes, acclaimed restaurants, boutique shops, and cultural gems like the Carroll Park and the Brooklyn Public Library's Carroll Gardens branch, the neighborhood offers a welcoming yet dynamic atmosphere.

Renowned for its Italian-American heritage and architectural allure, Carroll Gardens features front gardens that lend a unique suburban touch within an urban setting. Its bustling Court and Smith Street corridors provide a steady stream of foot traffic, making it an ideal spot for retail and dining ventures. The area boasts an array of culinary treasures, from classic trattorias to modern eateries, appealing to a diverse clientele. With excellent connectivity via the F and G subway lines and proximity to Manhattan, Carroll Gardens combines accessibility with a distinct neighborhood identity. Its timeless appeal and growing popularity make it a prime destination for those seeking an authentic Brooklyn experience.

DEMOGRAPHICS/ANALYTICS

- 20,000 New Incoming Residents to neighborhood as 8 new high-rise buildings near completion near the property
- 267 Bond Street is a 344-unit residential tower with 34,000 square feet of prime retail space that adds to the neighborhood transformation
- 510 Sackett Street features 173 residential units nearby with 20,000 Square Feet of retail space bringing new operators and users into the market
- 5,850 New Housing Units (Proposed / Under Construction)
- 34,616 Residents
- Median Age: 38
- **Bergen Street (F, G)**
 - Annual Riders: 2,701,492
 - Weekday Riders: 8,349
 - Weekend Riders: 10,775
- **B57**
 - Annual Riders: 1,633,502
 - Weekday Riders: 5,118
 - Weekend Riders: 6,120



NEIGHBORHOOD PHOTOS

Carroll Parks



South Congressional Church Complex



Frankies 457 Spuntino





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