

STREET RETAIL/QSR/CAFE/SPECIALTY/BOUQUETTE

32 COURT STREET

Between Remsen and Joralemon Streets

BROOKLYN HEIGHTS/DOWNTOWN BROOKLYN

BROOKLYN | NY

630 SF

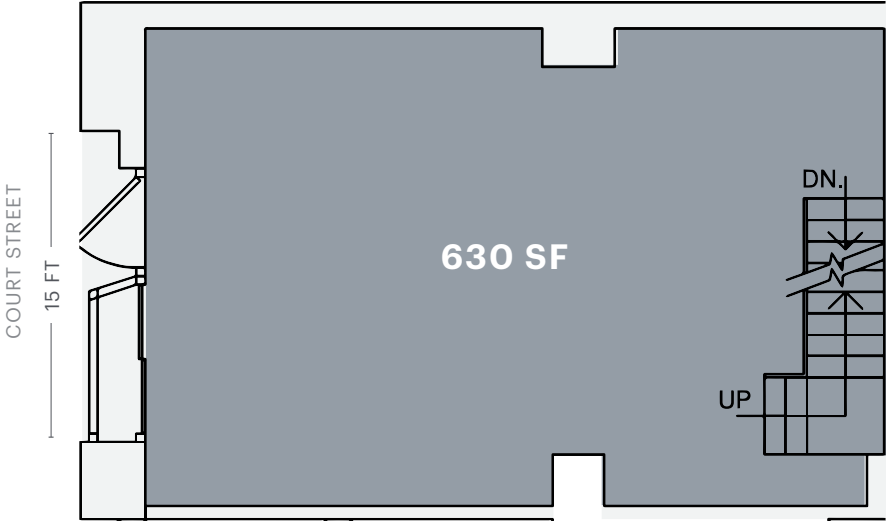
Available for Lease



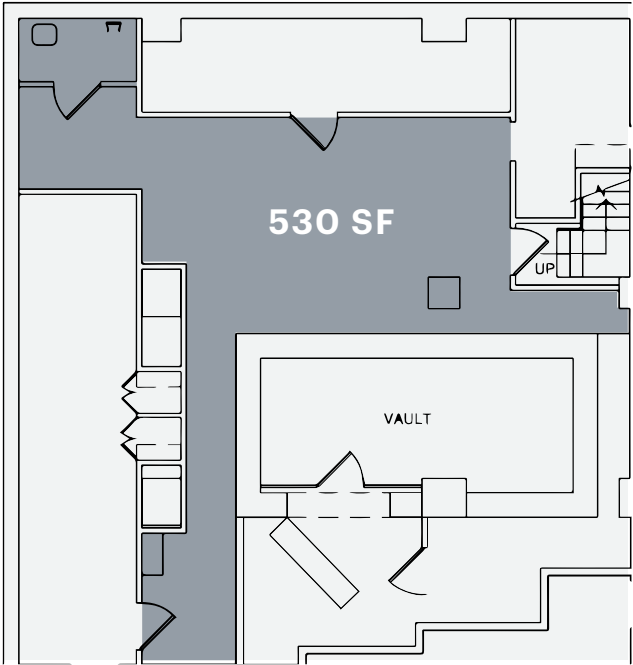
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SPACE DETAILS

GROUND FLOOR



LOWER LEVEL (STORAGE)



LOCATION

West side of Court Street between Remsen and Joralemon Streets

SIZE

Ground Floor	630 SF
Lower Level (Storage)	530 SF

FRONTAGE

Court Street	15 FT
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POSSESSION

Immediate

FORMERLY

Filthy Flats

ASKING RENT

Upon request

TERM

Upon request

NEIGHBORS

Sephora, Sweetgreen, Cava, Chipotle, Rocco's Tacos, Starbucks, Honeygrow, Paris Baguette, The Juice Shop, Dos Toros, Gregory's Coffee, Panera, SoulCycle, Equinox, and Rumble

COMMENTS

All quality uses considered

13+ million annual subway riders via 8 subway lines

170,000 daytime population-college, office, courts, and residents

Prep area and office located in the lower level

35 million annual shoppers pushing sales over \$1,200 PSF

NYU 500,000 SF expansion campus for a total of 1.1 million SF

Landmarked façade

TRANSPORTATION

2023 Ridership Report

Court Street/
Borough Hall

	R 2 3 4 5
Annual	6,066,699
Weekday	20,372
Weekend	16,601

Jay Street-
Metro Tech

	A C F R
Annual	7,343,495
Weekday	24,204
Weekend	22,215

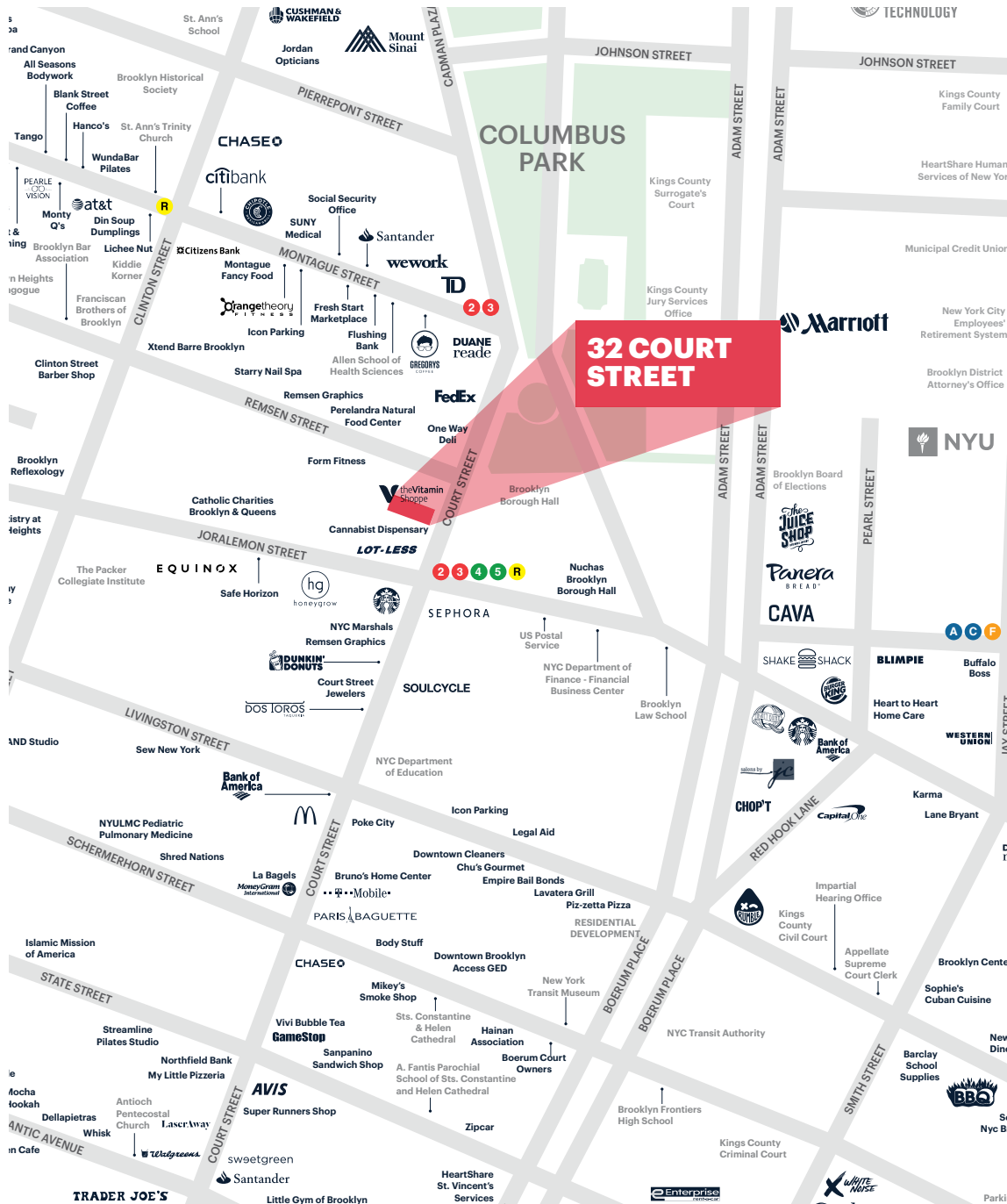
B25

	B 25
Annual	1,463,540
Weekday	4,543
Weekend	5,713

B45

	B 45
Annual	909,481
Weekday	2,932
Weekend	3,059

AREA RETAIL



CONTACT EXCLUSIVE AGENTS

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Please visit us at ripcony.com for more information

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