

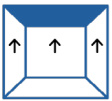


606 DEAN ST, BROOKLYN, NY 11238

KAPLON-BELO REAL ESTATE LLC IS EXCITED TO ANNOUNCE THE AVAILABILITY OF 606 DEAN STREET, A STUNNING COMMERCIAL SPACE THAT HAS BEEN EXPERTLY TRANSFORMED FROM A FORMER FACTORY INTO A VIBRANT CREATIVE ENVIRONMENT. CURATED BY A PROMINENT BROOKLYN ARTIST, THIS SPACE OFFERS UNIQUE FEATURES THAT SET IT APART.



PROPERTY FEATURES



High ceilings that create an open and airy atmosphere



Oversized bathroom facilities with storage



All utilities are included in the rent



Temperature control for year-round comfort



Abundant natural light from sunlit windows

Unit Size	1,000 SqFt
Block & Lot	1137/23
Zoning	M1-1
Utilities	Included in rent

Lease Price: Upon Request

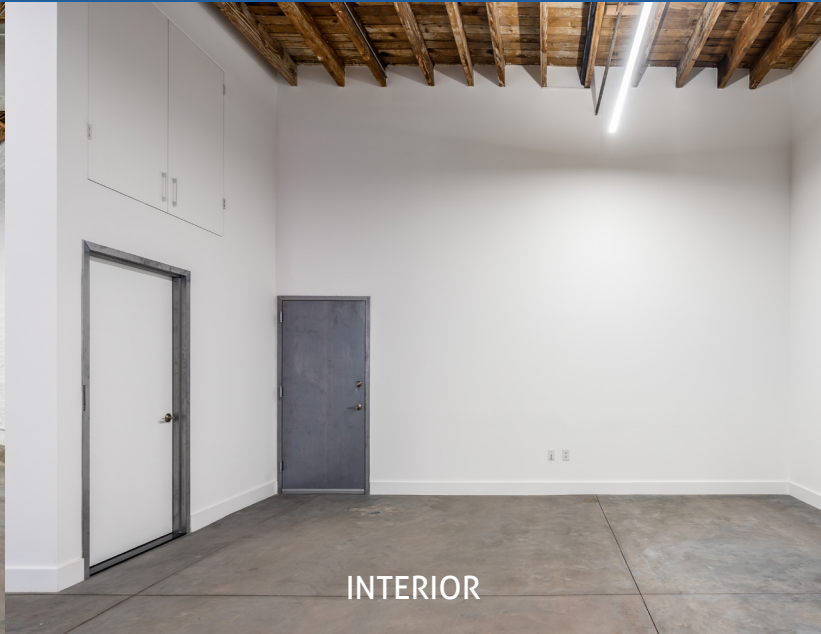
Listed subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



THIS VERSATILE SPACE IS PERFECT FOR A VARIETY OF USERS, WHETHER YOU'RE LOOKING TO ESTABLISH A CREATIVE STUDIO, ARTIST WORKSHOP, OFFICES, BOUTIQUE RETAIL, OR LIGHT MANUFACTURING.



INTERIOR



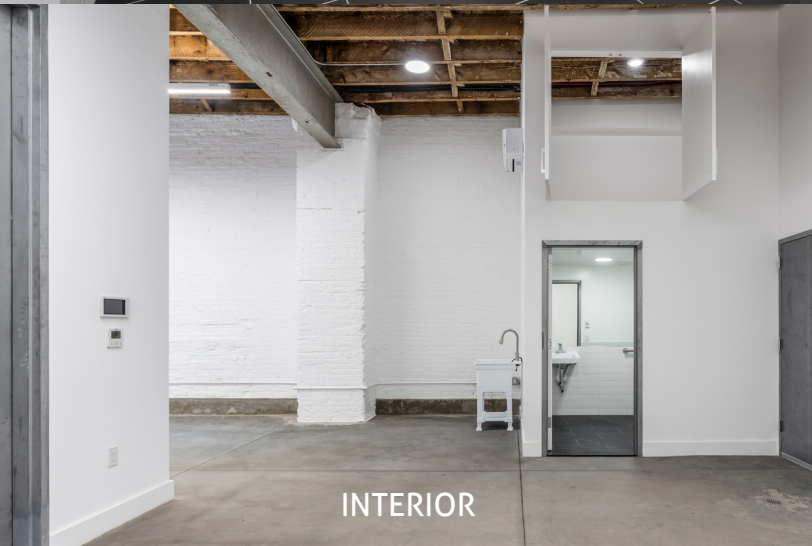
INTERIOR



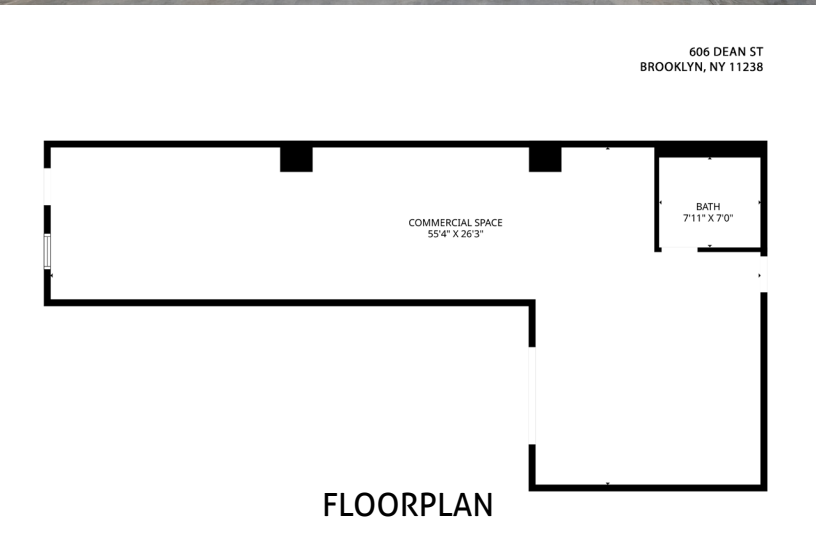
INTERIOR



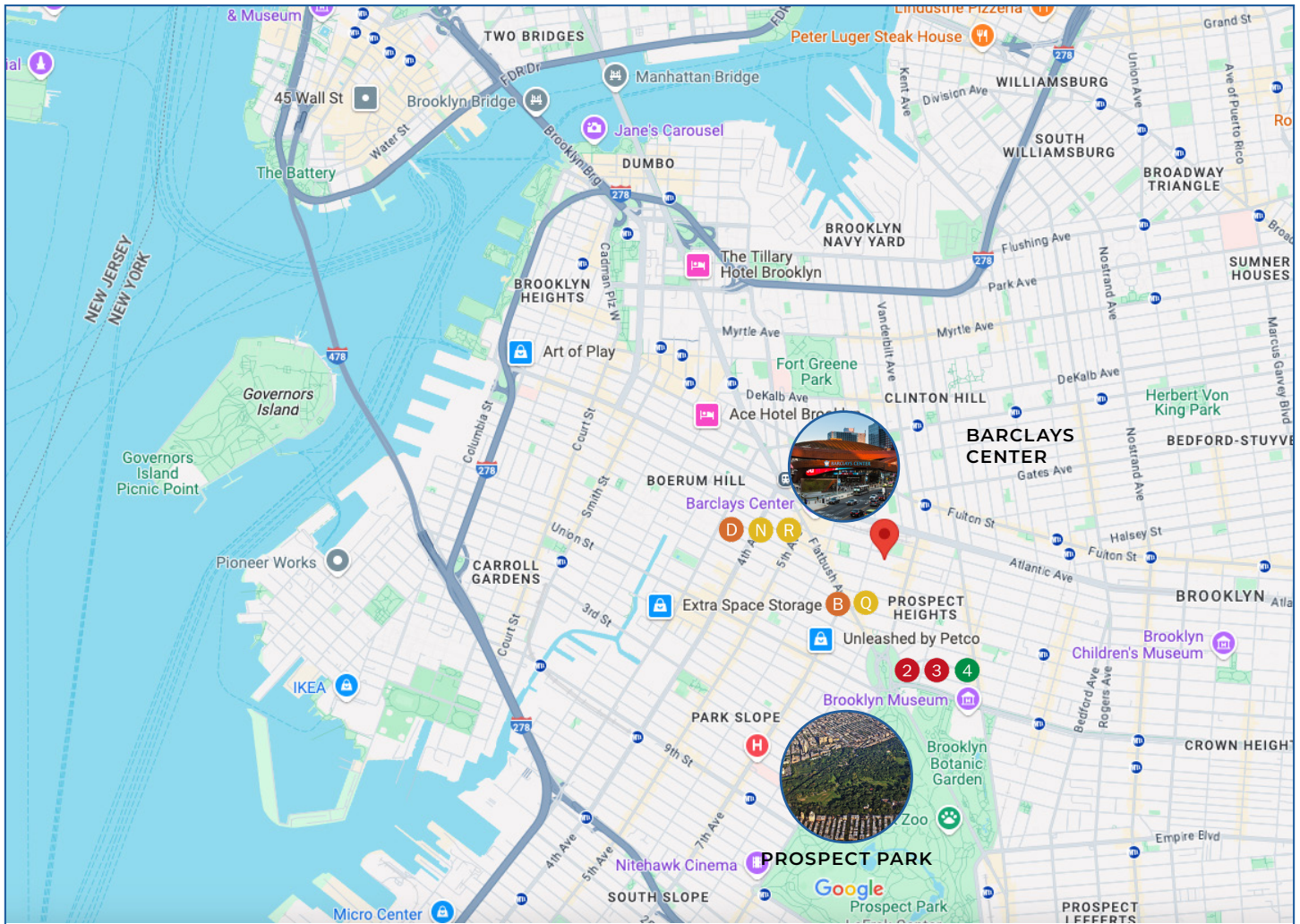
INTERIOR



INTERIOR



TRANSPORTATION WALKING OR BY TRAIN



KEY TRANSPORTATION

- Barclays Center – 3 min walk
- Prospect Park – 10 mins walk
- Chelsea Piers Fitness – Across the street!
- Pacific Park – Across the street!
- D, N, R Subway – 3 min walk
- B, Q Subway – 6 min walk
- 2, 3, 4 Subway – 10 min walk

SHOPPING

- Atlantic Center mall
- City Point BKLYN
- Albee Square Plaza
- Amani Market
- A.Mano Brooklyn
- BKLYN Clay

RESTAURANTS WITHIN WALKING DISTANCE

- Gertrude's
- Nourish Thai
- Pecking House Prospect Heights
- Muteki Udon
- Alta Calidad
- Chuko
- Ciao, Gloria
- Hungry Ghost
- The Simpson Restaurant and Bar
- BKLYN Larder
- Nin Hao
- Leland Eating and Drinking House
- Sweet Chick
- Just Salad

FOR MORE INFORMATION OR TO SCHEDULE A TOUR,
PLEASE CALL MATTHEW KAPLON AT (718) 392-3456 X 116.
WE LOOK FORWARD TO SEEING YOU AT 606 DEAN!

