ONE OF A KIND

THE SHOPS AT

ONE

BROOKLYN

BRIDGE PARK

ONE OF A KIND
Brooklyn Heights, which stretches from the Brooklyn Bridge to Atlantic Avenue and from the East River to Court Street, is one of the most desirable communities in New York. The area boasts one of New York’s quaintest retail districts, featuring a wide variety of services and dining experiences nestled among impeccably preserved and restored rows of brownstone homes and mid-rise residential buildings. The pedestrian-friendly and architecturally significant local streets are equally attractive to both residents and tourists.

Patrick was fond of a brisk walk along the river and a game of touch football. Maude’s preferred exercise was full contact shopping.

A spectacular new waterfront complex is changing the face of Brooklyn Heights. It includes 400 luxury residences situated in 85 acres of park with breathtaking views of the Manhattan skyline. At the heart of this new community is prime retail space, perfectly positioned for restaurants, shopping, galleries and services.
The Neighborhood

Brooklyn Heights is one of the most desirable communities in New York. It is home to many acclaimed restaurants and one of the city’s most fashionable retail districts.

The neighborhood is prized for its well-preserved brownstones, row homes and pedestrian-friendly streets.

Janice would cook even more if the restaurants at One Brooklyn Bridge Park weren’t so good.
A stunning new development is changing the face of Brooklyn Heights. This spectacular waterfront complex encompasses over 400 residences and a luxurious 85-acre park overlooking the Manhattan skyline with views that will leave you breathless.

The trade area is convenient to Brooklyn Heights, Park Slope, Cobble Hill, Carroll Gardens, DUMBO and Lower Manhattan. It features some of the best demographics in New York City.

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<thead>
<tr>
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<th>2007</th>
<th>2012</th>
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<tbody>
<tr>
<td>TOTAL POPULATION</td>
<td>192,793</td>
<td>201,805</td>
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<td>TOTAL HOUSEHOLDS</td>
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<tr>
<td>AVERAGE HOUSEHOLD INCOME</td>
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<td>MEDIAN AGE</td>
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<tr>
<td>TOTAL EMPLOYEES</td>
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One Brooklyn Bridge Park is convenient to reach at 360 Furman Street in Brooklyn Heights. It is located just south of the Brooklyn Bridge and north of the Brooklyn Battery Tunnel with access to the BQE and Manhattan. A water taxi service to Manhattan is located directly behind the building.

There is a 500-car attended parking facility with 132 additional parking spaces reserved for residents.
The Park

Brooklyn Bridge Park is Brooklyn’s most significant new green oasis in 140 years.

The park’s wide open spaces are comprised of hills, lawns, waterways and marine piers.

Tidal water areas surround athletic fields, bike trails and picnic spots.

Martin loved Grandma’s homemade shortbread cookies.

Grandma loved the bakery at the edge of the park.
Brooklyn Bridge Park is a magnificent public destination that will encompass 85 acres of lawns, beaches, natural habitats, recreation fields, water access, esplanades and playgrounds when complete.

- **John Street Site**: sunbathing, bridge and river views, sitting, strolling, reading, playing, boat watching, bird watching.
- **Empire Fulton Ferry & Main Street (Open)**: fireworks viewing, garden, harbor and river views, lunching, sunning, frisbee, coastal habitat viewing, resting, concessions, playing, jogging, bicycling, kayak launch, pebble beach, Jane’s Carousel.
- **Fulton Ferry Landing (Open)**: bridge and river views, River Café, Bargemusic, ice cream, lunching, civic gatherings, jogging, walking, bicycling, garden.
- **Pier 1 (Open)**: harbor views, boat viewing, sitting, multipurpose performance space, café, civic promenade, water recreation, jogging, walking, reading, concessions, lawns for passive use, outdoor movies, playing, ice cream.
- **Tidal Water Basin (Open)**: kayaking, strolling, wildlife and marine life viewing, row boating, playing.
- **Pier 2**: beach volleyball, Playground: Sandbox Village, Water Lab, Slide Mountain, Swing Valley, jogging, walking, boat viewing, concessions, harbor view café, native wildlife habitat, marsh gardens, Water Taxi & ferry dock to Governors Island.
- **Pier 3**: soccer, football, tennis, basketball, soccer field, sand volleyball court, cultural events, renewable energy harvesting, concessions, picnic peninsula.
- **Pier 4 Basin**: kayaking, strolling, wildlife viewing, row boating, bird watching, Native American, public beach.
- **Uplands (Open)**: biking, jogging, walking, people watching, sitting, boat viewing, reading, sunning, resting, frisbee, lunching, planted berms mitigate noise from BQE, tennis courts, gardens.
- **Pier 5**: soccer, football, basketball, field hockey, football, baseball, historic boat mooring, boat house, renewable energy harvesting, concessions, picnic peninsula.
- **Pier 6 (Open)**: basketball, handball, in-line skating rink, people watching, sitting, boat viewing, concessions, harbor view café, native wildlife habitat, marsh gardens, Water Taxi & ferry dock to Governors Island.
One Brooklyn Bridge Park will feature approximately 71,038 square feet of flexible retail and restaurant space. Retailers will cater to the needs of One Brooklyn Bridge Park residents, as well as park visitors and the residents of the Brooklyn Heights, DUMBO, Cobble Hill, Carroll Gardens, Park Slope and Lower Manhattan communities.

One Brooklyn Bridge Park represents a unique opportunity for retailers to establish a highly visible presence in one of America’s most historic and desirable neighborhoods.

Space D on the Ground and Second Floors are combined for a multi-level retail presence.

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