

182 FLATBUSH

THE TRIANGLE



Welcome to the Neighborhood

Just mere steps from the world renowned Barclays Center,
182 Flatbush represents an unparalleled opportunity to cement
your brand into the future of Brooklyn.

Sitting at the nexus of one of the largest cities in the world,
182 Flatbush's unique location results in one of the most highly
trafficked areas in New York's five boroughs. The standalone
structure is created for a unique brand unlike any other.

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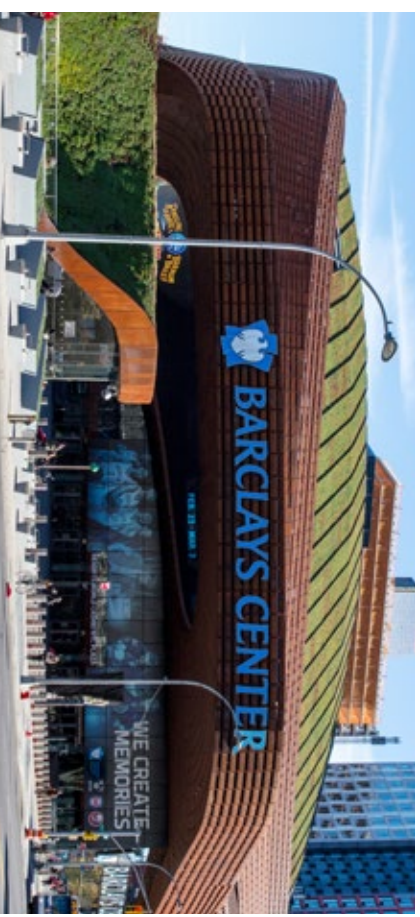


BARCLAYS CENTER

BROOKLYN

1730

AVENUE



Barclays Center, 620 Atlantic Ave.

Dining

Shake Shack	Rose's
Franny's	Roman's
Brooklyn Larder	Ganso
Rucola	Freak's Mill
Walter's	

Shopping

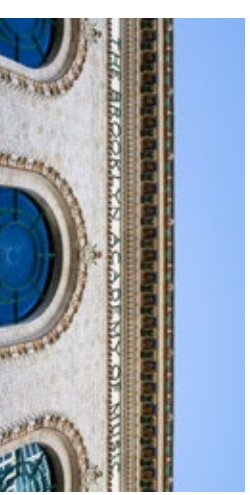
H&M	Target
Kith	Foot Locker
Uniqlo	Banana Republic
Adidas	Gap
Macy's	Forever 21
Century 21	

Entertainment

- Barclays Center
- BAM
- Alamo Draft House
- Dekalb Market Hall
- Mark Morris Dance Center
- Theater for a New Audience

The Company You'll Keep

Located in the epicenter of Brooklyn, 182 Flatbush provides an unparalleled branding opportunity on a local, national, and international scale. Positioned adjacent to the Barclays Center, across from the Brooklyn Academy of Music's cultural district, and atop the busiest subway station in the Borough (+13MM annual riders), the **Triangle Building** strategically draws customers from across Brooklyn, the United States and beyond. This stand alone, single user branding opportunity allows the tenant to stand out and firmly plant their flag on the global stage.



BAM, 30 Lafayette Ave.

182 Flatbush

“WHERE BROOKLYN MEETS”



The Consumer You'll Capture

182 Flatbush captures two major thoroughfares of the city, Flatbush Ave and Atlantic Ave, giving it its uniquely diverse consumer base. By drawing foot traffic from the surrounding neighborhoods of Downtown Brooklyn, Boerum Hill, Park Slope and Fort Greene, the consumer you'll capture ranges from business professionals to families and everything else in-between.



Downtown Brooklyn

2013 Population

8,156

Median Age

34

Planned Residential Units

19,850

Student Pop.

60,632

Worker Pop.

76,956

Planned SF of Office Space

2.1 million

Planned SF of Retail Space

2.3 million

Median Price of Home Sales

\$11 million

Annual Ridership

Court Street - 11.3 million



Jay Street - 12.7 million



Hoyt Street - 2.2 million



Dekalb Ave. - 5.4 million



Nevius Street - 3.3 million



Atlantic Ave. - 13.7 million



Atlantic Terminal - 10 million



Functioning as a central hub amongst many of Brooklyn's most notable neighborhoods, Downtown Brooklyn is one of the most rapidly developing areas, and the third largest central business district in NYC.





Boerum Hill

Annual Ridership
Hoyt/Schermerhorn - 3 million
Bergen Street - 3.7 million



Population
24,227
Median Age
35
Median Price of Home Sales
\$1.2 million
Average Household Income
\$103,000

Located just south of Downtown and just east of Cobble Hill, Boerum Hill is characterized by charming, tree-lined streets and iconic brownstone townhouses.

Park Slope

Population

42,918

Median Age

36






Median Price of Home Sales

\$116 million

Average Household Income

\$141,000

Annual Ridership

7th Ave. - 3.8 million	
Prospect Park - 2 million	
Bergen Street - 1.2 million	
Grand Army Plaza - 2.4 million	
7th Avenue - 3 million	

Park Slope is an affluent, family oriented neighborhood known for its historic brownstones along the "slope" leading up to western border of Prospect Park.



Fort Greene

Population

16,412

Median Age

35

Median Price of Home Sales

\$1.39 million

Average Household Income

\$89,000

Annual Ridership

Lafayette - 1.6 million

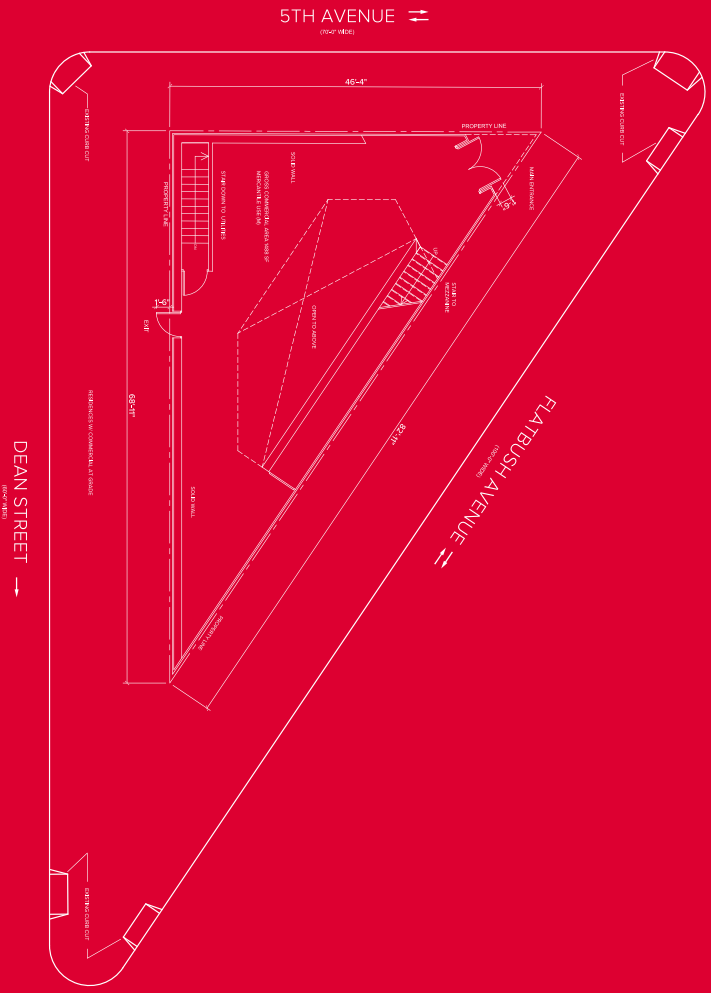
Fulton Street - 1.6 million



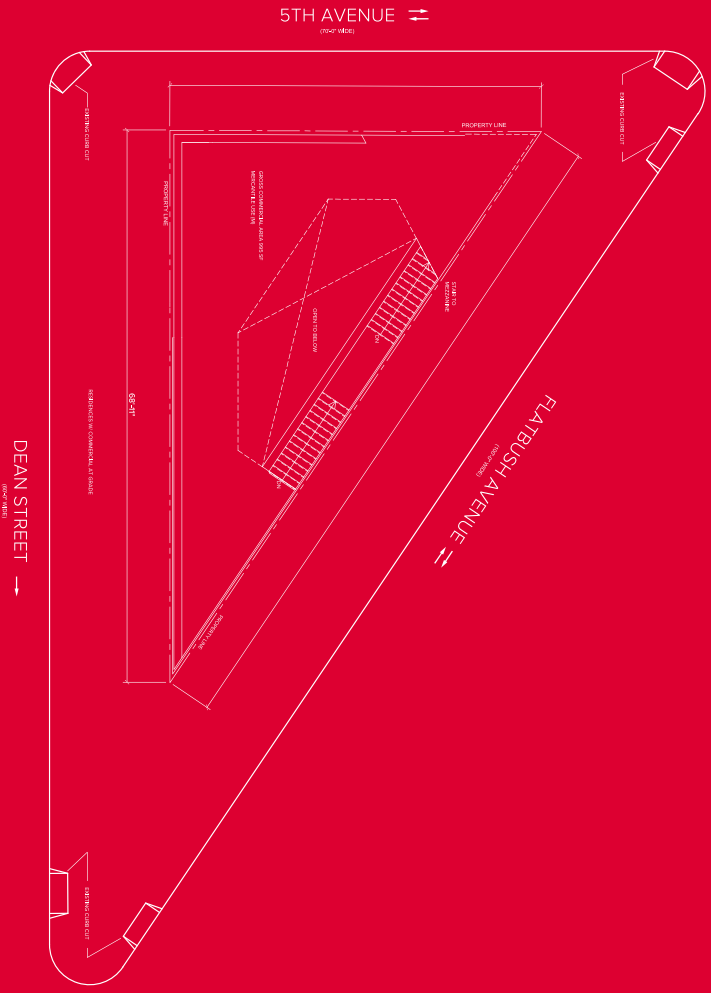
This designated historic district is home to the Brooklyn Academy of Music or BAM, Fort Greene Park, and is often cited as one of the best examples of a truly racially and economically diverse neighborhood.

Floor Plans

SqFt - 3 x 1,500 ft



PROPOSED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR MEZZANINE PLAN



Branding Opportunities

The **Triangle Building** presents a world-class, single-user branding opportunity with global reach and widespread influence. This freestanding structure located in the heart of Brooklyn adjacent to the Barclays Center allows for unparalleled signage and exposure to local, national, and international consumers alike.

About RedSky Capital

RedSky Capital acquires, develops, owns and operates urban real estate in major markets. The fully integrated real estate company builds with bold vision, to garner bold results.

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