

Subway Station  
Jay Street-Metro Tech

# BANKRUPTCY AUCTION

*Subject to Bankruptcy Court Approval*

## Below Market Restaurant Lease Exceptional Downtown Brooklyn Location

Bid Deadline: October 18, 2019 | Auction Date: October 22, 2019  
Minimum Bid: \$1,100,000



345 ADAMS STREET, BROOKLYN, NEW YORK (Downtown Brooklyn Neighborhood)

Leased Space:	8,847 SQ. FT. (Ground Floor - 7,527 sq. ft. & Second Floor - 1,320 sq. ft.)
Current Lease:	LED: 12/31/2034; \$210,000 Annually (\$23.74 psf - 12% increase every 5 yrs - next increase 6/1/23)
Summary Highlights:	<ul style="list-style-type: none"><li>▪ Top retail corridor in Brooklyn, Surrounded by Cava, Panera Bread, Potbelly Sandwich Shop, Rocco's Tacos and Tequila Bar, Shake Shack, etc.</li><li>▪ 11 subway lines within 1/2 mile: 2, 3, 4, 5, M, N, R, A, C, F, G</li><li>▪ 1.1 million residents within 3 miles / 19+ mill. sf of office space, including Brooklyn Law School, CUNY, NYU, Kings County Courts, Borough Hall, Downtown Brooklyn Marriott, US District Court</li></ul>

Additional Information Available at [www.Keen-Summit.com](http://www.Keen-Summit.com)



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