

BUILT-TO-SUIT COMMUNITY FACILITY

±27,500 SF

Community Facility

630 CROWN STREET · BROOKLYN

CROWN HEIGHTS · MEDICAL · DAYCARE · SCHOOL · INSTITUTIONAL

±27,500 SF

COMMUNITY FACILITY
SPACE

Built-to-Suit

DELIVERED TO YOUR
SPEC

For Lease

GROUND-FLOOR CORNER

Fall 2028

TARGETED DELIVERY

MENDEL JACOBSON
DIRECTOR OF SALES

929-417-6864
mjacobson@one-nycree.com
onenycree.com

COMMUNITY FACILITY FOR LEASE

A Purpose-Built Home for a Community Facility User

One NYC RE is pleased to present a **±27,500 SF community-facility space** at 630 Crown Street — a single, continuous ground-floor floor plate on a prominent corner in Crown Heights, Brooklyn, available **for lease** and deliverable **built-to-suit**.

±27,500 SF

SINGLE CONTINUOUS COMMUNITY-FACILITY FLOOR PLATE

The space occupies the full ground floor of a new ground-up development on the corner of Crown Street and Troy Avenue, directly adjacent to a brand-new 125,000 SF apartment complex. Because the building is being developed now, an incoming user can have the space **built to suit during construction** — eliminating the construction cost, buildout expense, and timeline delays of entering after delivery, and taking occupancy of a turnkey, purpose-built space at completion.

BUILT-TO-SUIT, FOR LEASE

Engage now and the developer folds your requirements directly into the active build — layout, systems, and finishes delivered to your specification. The result: a custom, move-in-ready community-facility space with **no separate buildout, no construction risk, and no delay**. Targeted delivery **Fall 2028**.





ZONED & CONFIGURED FOR COMMUNITY-FACILITY USE

As a community-facility (CF) space, the floor plate is well-suited to uses such as **medical and outpatient care, daycare, schools and education, and other institutional users**. The proof of demand is next door: the adjacent complex's ground floor is anchored by a daycare and an education center — both open, operating, and performing exceptionally well.

IDEAL FOR

Designed for Community-Facility Tenants

The ±27,500 SF floor plate is a community-facility space — making it a natural fit for the institutional and care-based users that anchor a growing residential neighborhood:

 MEDICAL Outpatient, clinic, urgent care, diagnostic	 DAYCARE Early childhood & childcare centers	 SCHOOL Education & learning centers	 INSTITUTIONAL Community & nonprofit facilities
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PROVEN DEMAND NEXT DOOR

The adjacent 125,000 SF apartment complex is anchored at grade by a **daycare** and an **education center** — both up and running and performing exceptionally well. The neighborhood has already demonstrated strong, sustained demand for exactly these community-facility uses.

WHY THIS SPACE WORKS

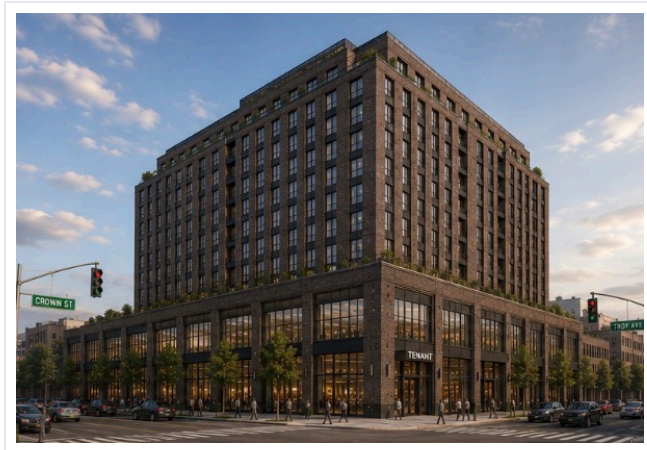
- **Large, flexible floor plate.** A single continuous ±27,500 SF ground floor — rare in the submarket and ideal for institutional layouts.
- **Built-to-suit.** Configure layout, systems, and finishes to your program during construction.
- **Corner visibility.** Prominent frontage and dual-street exposure at Crown Street & Troy Avenue.
- **Built-in catchment.** Adjacent 125,000 SF apartment complex plus the surrounding Crown Heights residential base.
- **For lease.** Long-term lease opportunity in a brand-new building delivering Fall 2028.

PROJECT RENDERINGS

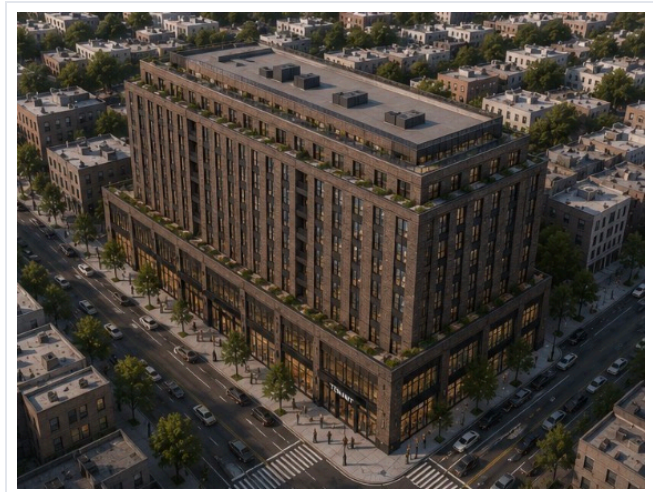
A New Corner Landmark



01 CROWN STREET FRONTAGE — GROUND-FLOOR COMMUNITY-FACILITY SPACE



02 CORNER VIEW — CROWN ST & TROY AVE



03 AERIAL — SITE IN CONTEXT

Renderings are artist's conceptual representations for illustrative purposes only; exact design, materials, signage, and entry locations are subject to change.

SPACE & LOCATION

The Particulars

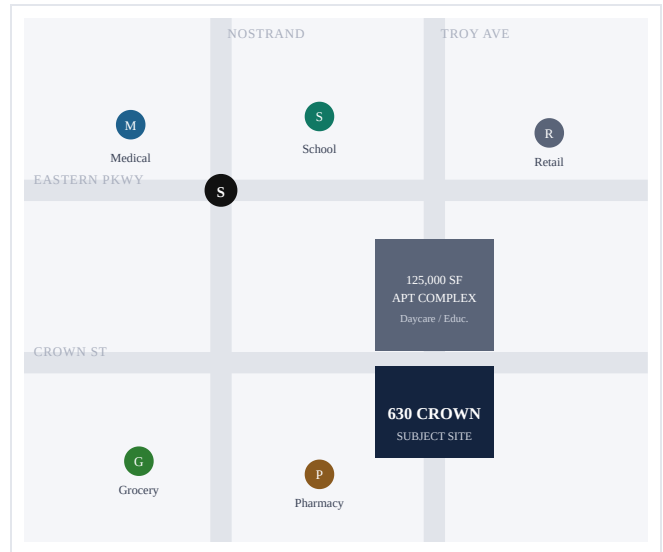
SPACE DETAILS

OFFERING	Community Facility — For Lease
SIZE	±27,500 SF
CONFIGURATION	Single continuous floor
FLOOR	Ground floor
DELIVERY	Built-to-suit
TARGET USE	Medical / Daycare / School
TARGETED COMPLETION	Fall 2028

BUILDING & ZONING

ADDRESS	630 Crown St, 11213
CORNER	Crown St & Troy Ave
COMMUNITY DISTRICT	Brooklyn CD 9
ZONING	R7-1
ZONING LOT SIZE	±28,275 SF

LOCATION & NEARBY TENANTS



- Subject Site ● Adjacent Complex ● Medical ● School
- Grocery ● Pharmacy ● Subway

Schematic; locations approximate, not to scale.

TRANSPORTATION

Connected & Accessible

SUBWAY



Served by nearby stations along the Eastern Parkway corridor, with direct access to Downtown Brooklyn and Manhattan — convenient for staff, students, patients, and families.

BUS

- **B44 / B44-SBS** — Nostrand Ave corridor
- **B46** — Utica Avenue
- **B14** — cross-Brooklyn / Crown St
- **B17** — Remsen / cross-Brooklyn

CONNECTIVITY SNAPSHOT

NEAREST SUBWAY	2 / 3 / 4 / 5 — Eastern Pkwy
PRIMARY BUS ROUTES	B44 / SBS, B46, B14, B17
MAJOR ARTERIALS	Eastern Pkwy, Utica, Nostrand
TO MANHATTAN	Direct via 2/3/4/5

CONTACT

Inquire About the Space



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- ☎ 929-417-6864
- ✉ mjacobson@one-nyc-re.com
- 245 48th St, Brooklyn NY 11220
- 🌐 onenyc-re.com