

237 DUFFIELD STREET

RIGHT OFF OF FULTON STREET | DOWNTOWN BROOKLYN

 Lightbridge Academy.

 Lightbridge Academy

2025 Codd

EVERYONE
CIRCLE
DANCE

*perfect
balance*

Academic & Life
Skills at Every Age

Brooklyn's first school
BSS-MY-LBA

planet fitness

SIZE: 5,300 SF Ground Floor
5,000 SF Selling Lower Level

DIVISION OPTION:

Space A: 4,500 SF Ground Floor
803 SF Backyard

Space B: 800 SF Ground Floor
5,000 SF Selling Lower Level

FRONTAGE: 45'

CEILING HEIGHTS: 12' Ground Floor
10' Selling Lower Level

POSSESSION: Immediate

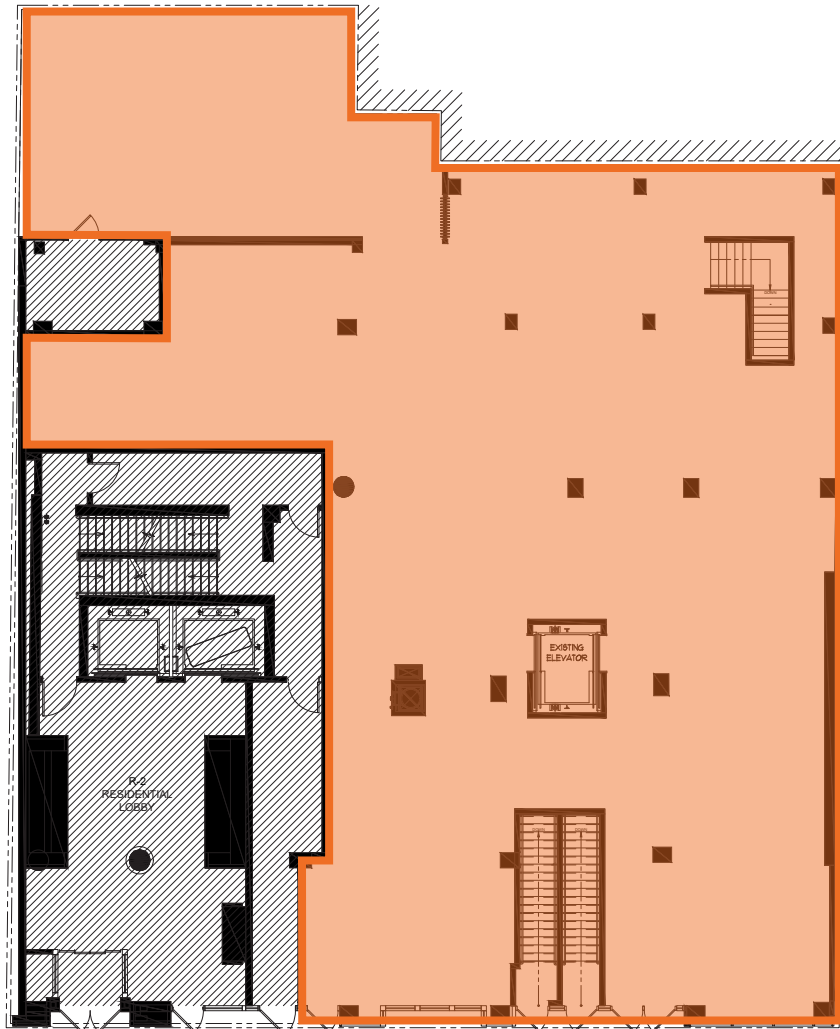
TRANSPORTATION: 

HIGHLIGHTS:

- **Fully built-out daycare**
- **Space is DOH approved**
- **High foot traffic area**
- **Steps away from Fulton Street retail corridor**
- **Neighboring Tenants:**
Old Navy, H&M, Target, Banana Republic Factory, The Children's Place, Macy's, Foot Locker, Finish Line, GameStop, Gap, H&M, Zales, Rainbow, Price Mart, Lidl, The Fresh Grocer, Trader Joe's, Primark, lululemon, Alamo Drafthouse Cinema, DeKalb Market Hall, Planet Fitness, VanLeeuwen, Aldo, & many more!

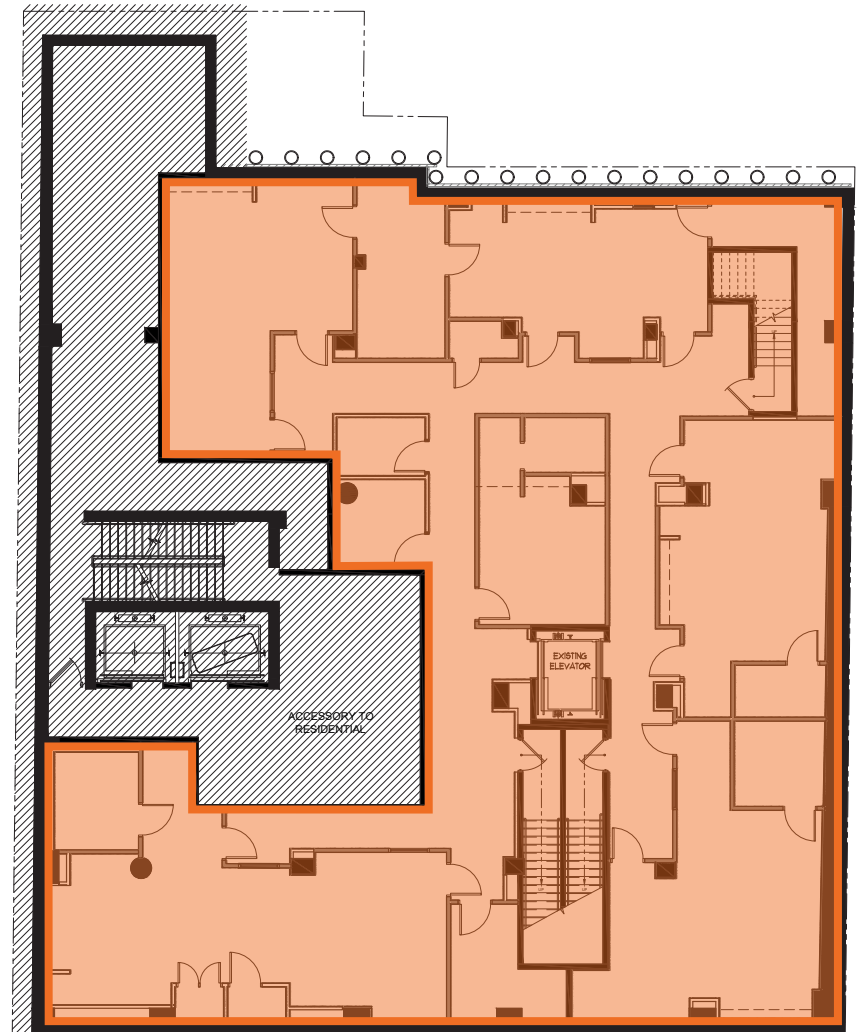
FLOOR PLANS:

GROUND FLOOR - 5,300 SF



DUFFIELD STREET

SELLING LOWER LEVEL - 5,000 SF



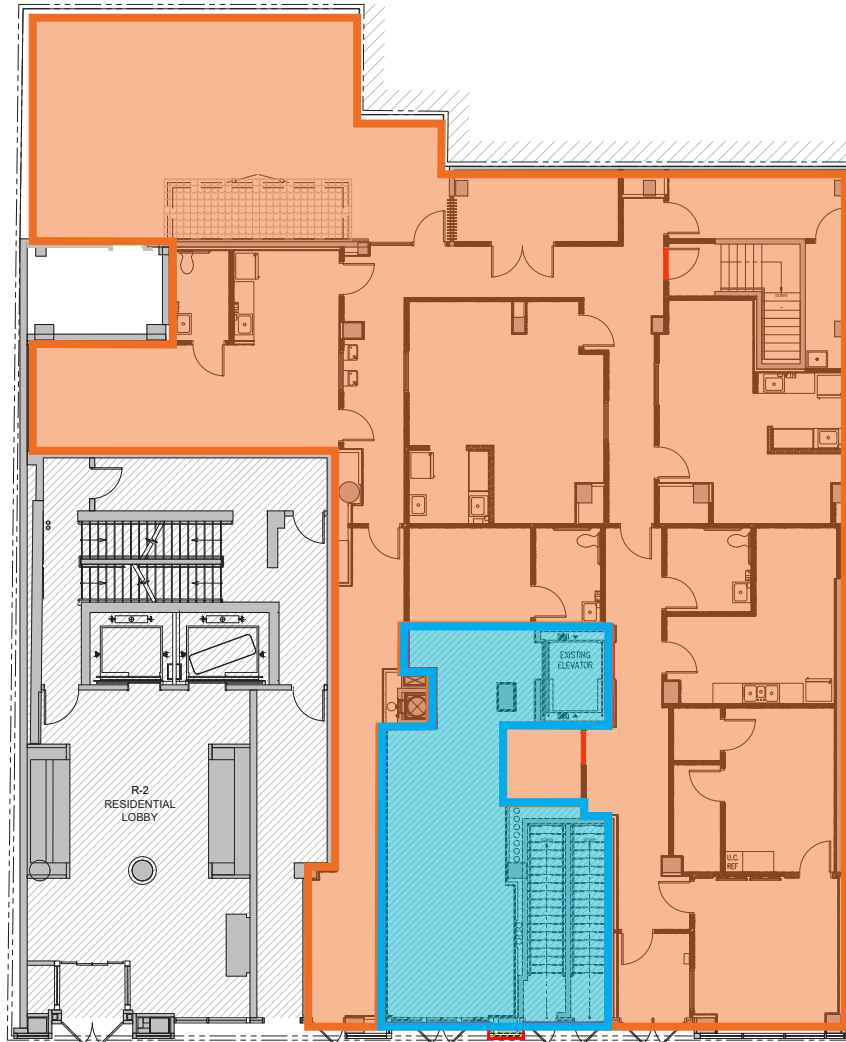
DUFFIELD STREET

FLOOR PLANS (DIVISION OPTIONS):

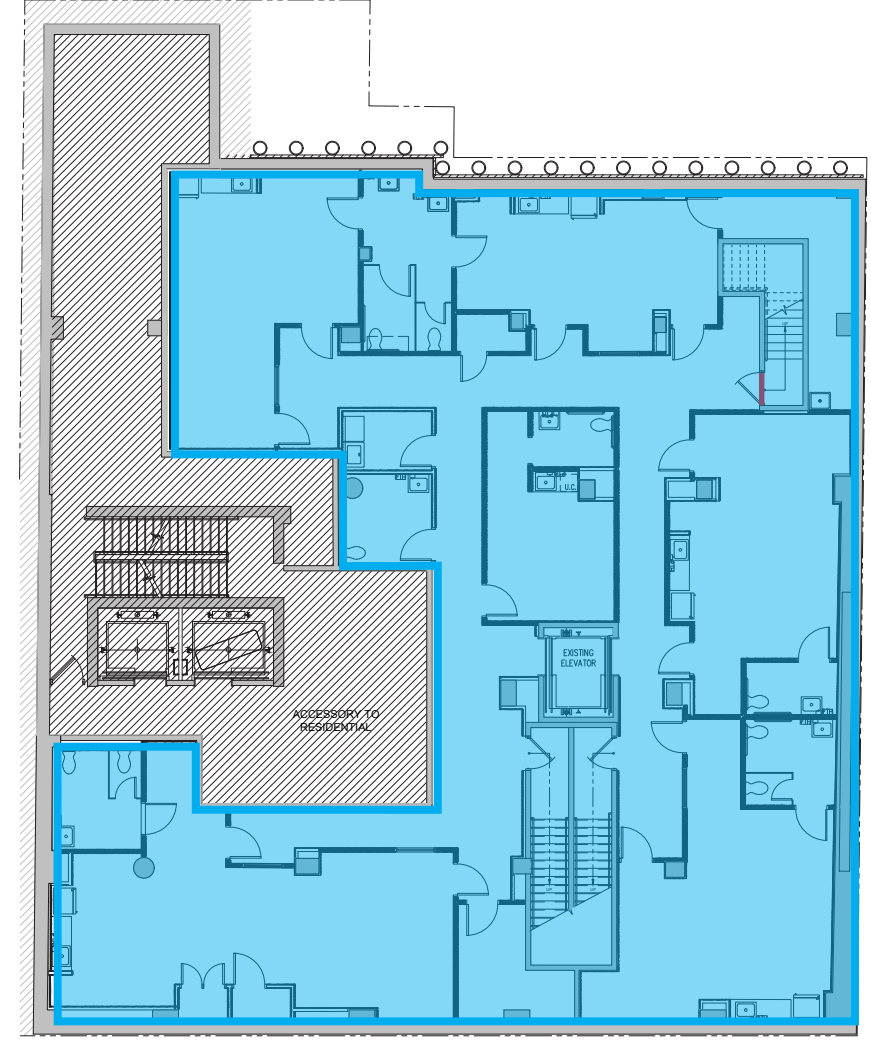
SPACE A: 4,500 SF GROUND FLOOR
803 SF BACKYARD

SPACE B: 800 SF GROUND FLOOR
5,000 SF LOWER LEVEL

GROUND FLOOR



LOWER LEVEL



AREA MAP:



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FOR MORE INFORMATION,
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