

# The Heights

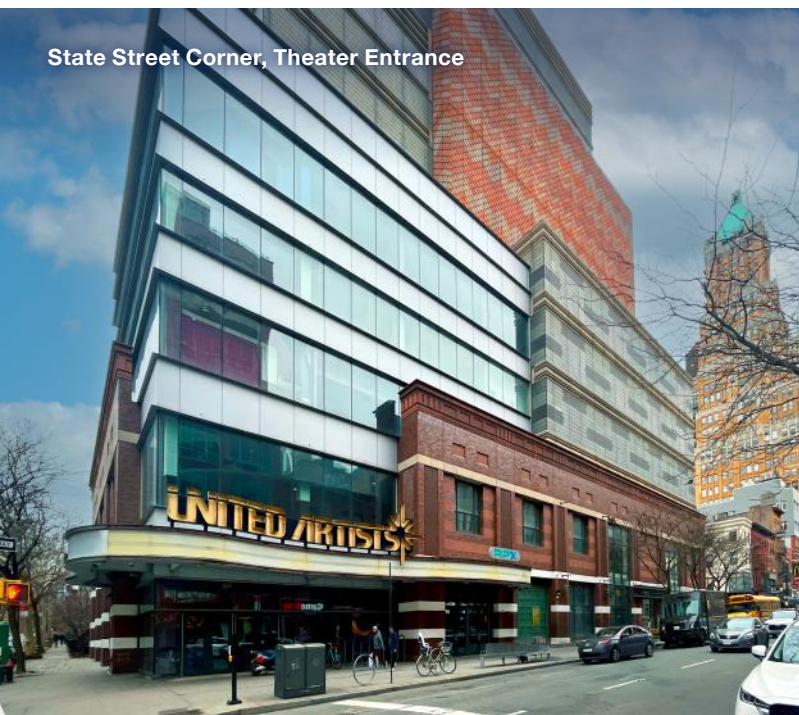
106 Court Street

Full Block & Full Building  
Between State Street and  
Schermerhorn Street in  
Brooklyn, NY

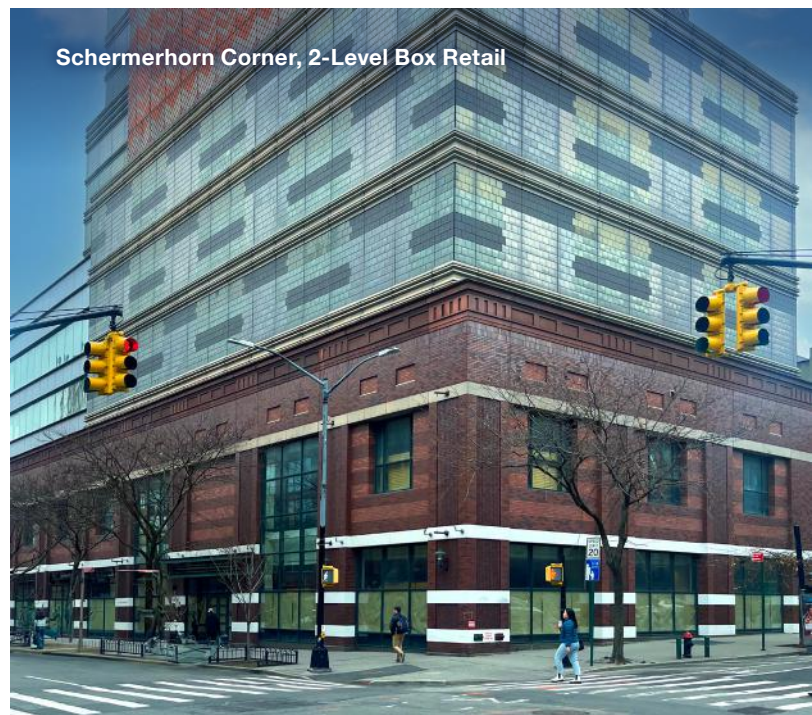




State Street Corner, Theater Entrance



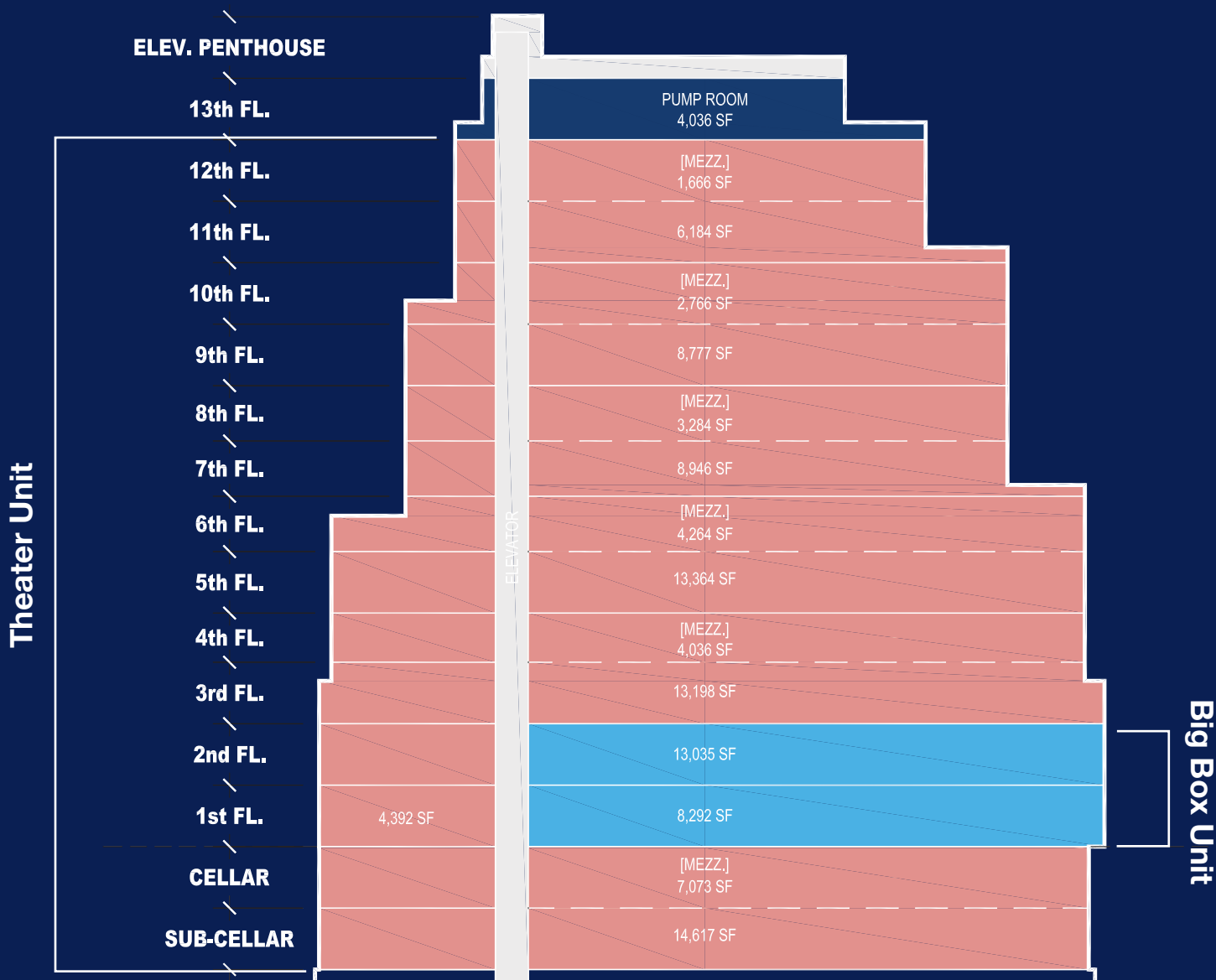
Schermerhorn Corner, 2-Level Box Retail



- Outstanding identity in Brooklyn Heights
- A Total ±117,000 SF available; ±96,600 exiting theater space and ±21,000 SF of big box space
- Limited columns throughout with double height ceilings (15' - 30')
- Divisions and combinations considered
- Existing vertical transportation in-place
- Loading dock with curb cut



[View Floorplans →](#)





## The Neighborhood

The Heights is located at the center of Brooklyn Heights, Cobble Hill, Boerum Hill, Brooklyn Civic Center and the emerging DoBro neighborhood.

## The Retail Neighbors

Among the best retailers, including Trader Joes, Barnes and Noble, Equinox, Urban Outfitters, Sephora, Blink, Chase Bank, Sweetgreen, Starbucks

## The Access

The property is steps to major transportation, including express and local buses, as well as:



**2023 Average Daily Foot Count:** About 10,000 pedestrians

**2023 Average Daily Subway Count:** About 25,000 riders (Borough Hall/Court Street Station)



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106 Court Street  
Brooklyn Heights  
Brooklyn, NY

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