

221 KINGSTON AVENUE, BROOKLYN, NY 11213

FOR LEASE

# 25,040 SF FIVE-STORY COMMUNITY FACILITY IDEAL FOR EDUCATIONAL, NONPROFIT, OR INSTITUTIONAL USE

Between Park Place & Sterling Place



**SHLOMI BAGDADI**  
212.433.3355 x101  
sb@tristatecr.com

**TRI STATE COMMERCIAL®**

## PROPERTY SUMMARY

### LOCATION

Located in the Crown Heights neighborhood of Brooklyn.

### SPACE DETAILS

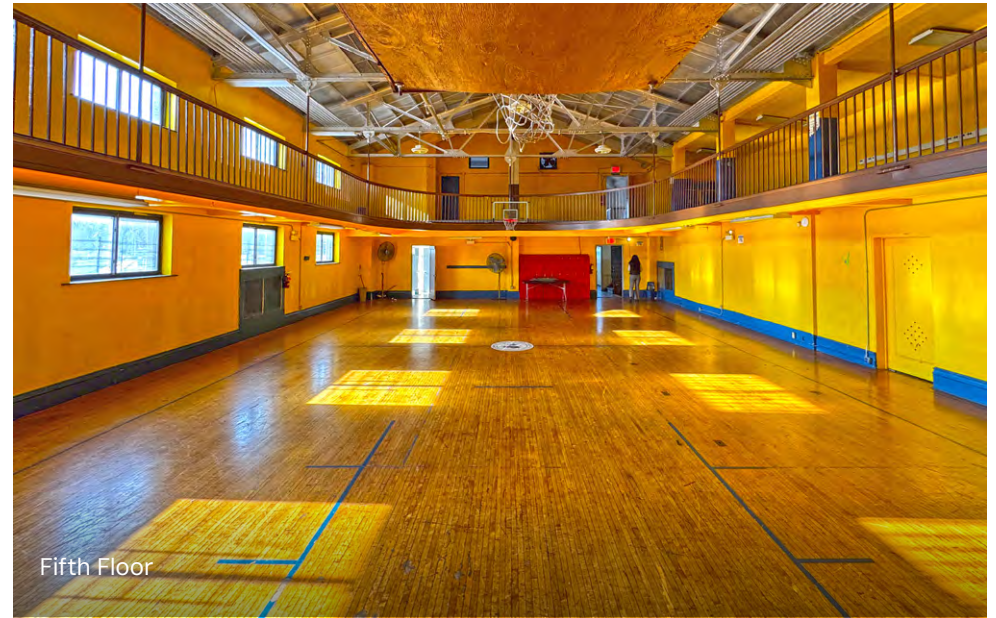
- Elementary School Capacity: Approx. 90-100 Students
- Middle School Capacity: Approx. 65-75 Students
- First Floor: 5,030 SF
- Second Floor: 5,551 SF
- Third Floor: 4,818 SF
- Fourth Floor: 4,629 SF
- Fifth Floor: 5,011 SF

### TRANSPORTATION

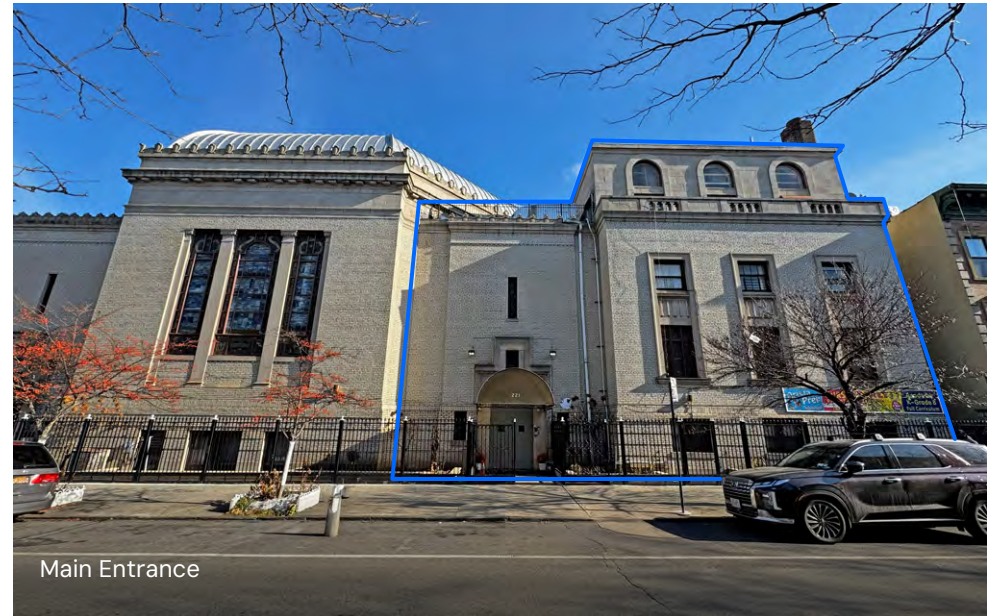
**2 3 4 5** Trains at Kingston Avenue  
**B43 B45 B65** Bus Lines

### NEIGHBORS

P.S. 289 George V. Brower, Brooklyn Children’s Museum, Brower Park, St. John’s Park, Rose Of Eden Daycare, Sterling Place Daycare, KIPP AMP Elementary School, KIPP AMP Middle School, The Maggie L. Walker School, Achievement First Brooklyn High School, Paul Robeson Educational Campus, Success Academy Charter School - Prospect Heights Elementary, Global School Brooklyn, and more!



Fifth Floor



Main Entrance

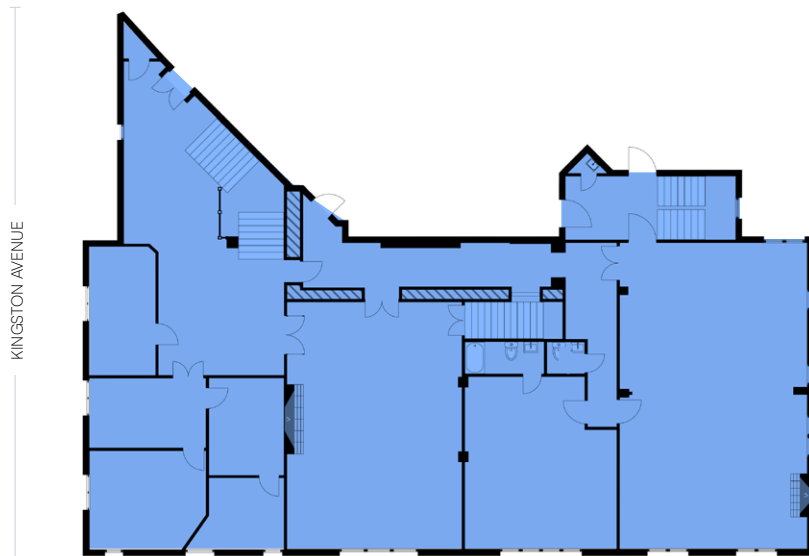
## FIRST FLOOR

### SPACE DETAILS

- 2 Kitchen's
- Chapel
- Nursery
- 3 Multiple Stall Restrooms
- 2 Private Offices
- Lobby
- 2 Multi-Purpose Rooms

**5,030 SF**

Total Space



Kitchen



Chapel

## SECOND FLOOR

### SPACE DETAILS

- Cafeteria
- 4 Private Offices
- 2 Storage Rooms
- Board Room
- 2 Multiple Stall Restrooms
- Lobby

**5,551 SF**

Total Space



Lobby



Office

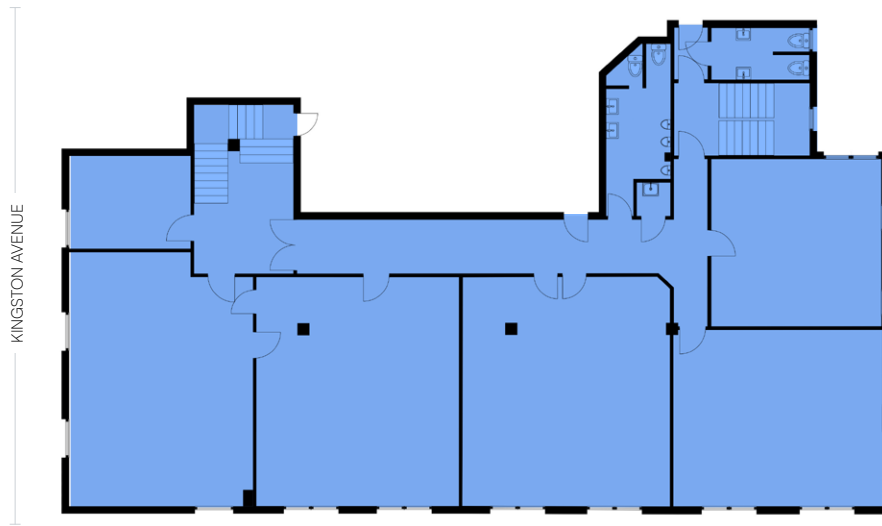
## THIRD FLOOR

### SPACE DETAILS

- 5 Classrooms
- 2 Multiple Stall Restrooms
- Private Office
- Powder Room

**4,818 SF**

Total Space



Private Office



Classrooms

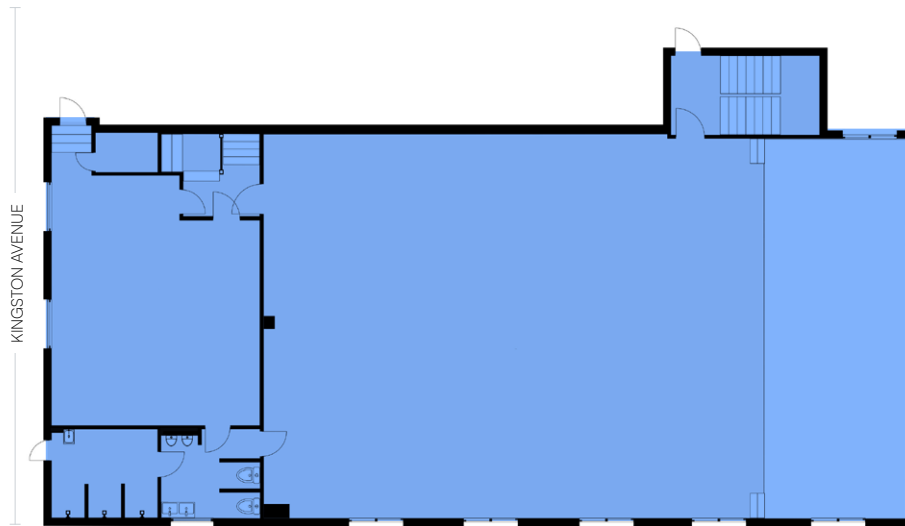
## FOURTH FLOOR

### SPACE DETAILS

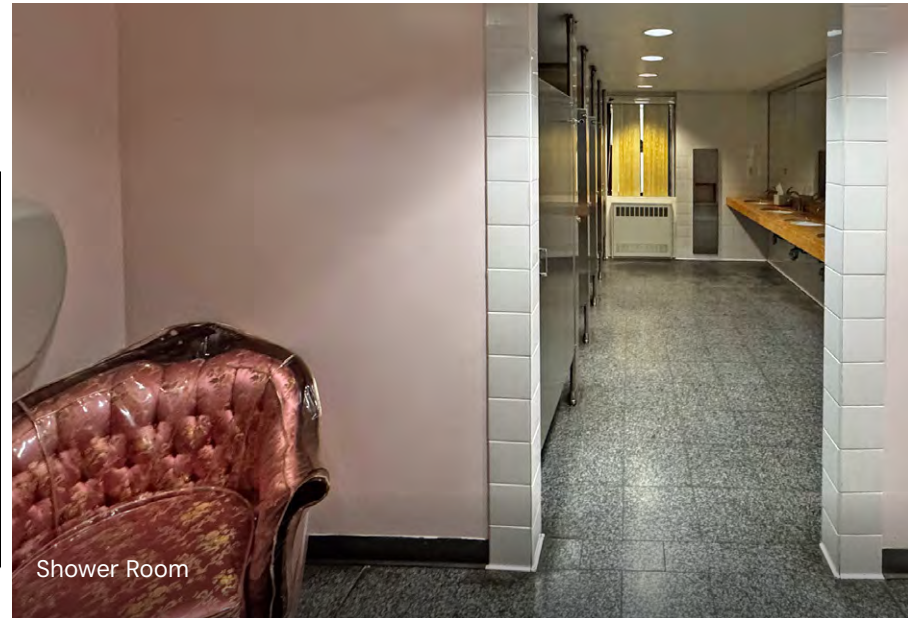
- Gym
- 1 Classroom
- 1 Multiple Stall Restrooms
- Shower Room

**4,629 SF**

Total Space



Classroom



Shower Room

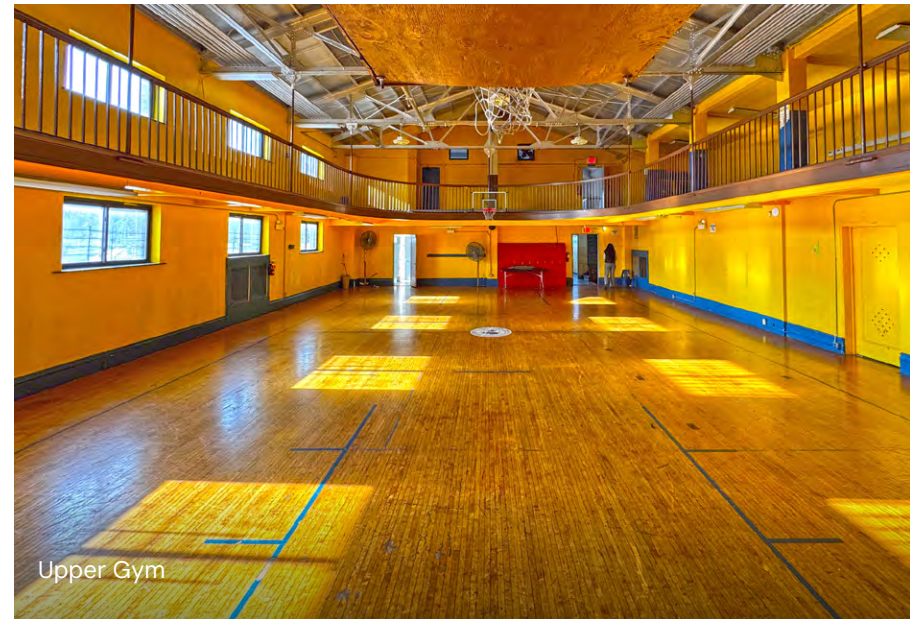
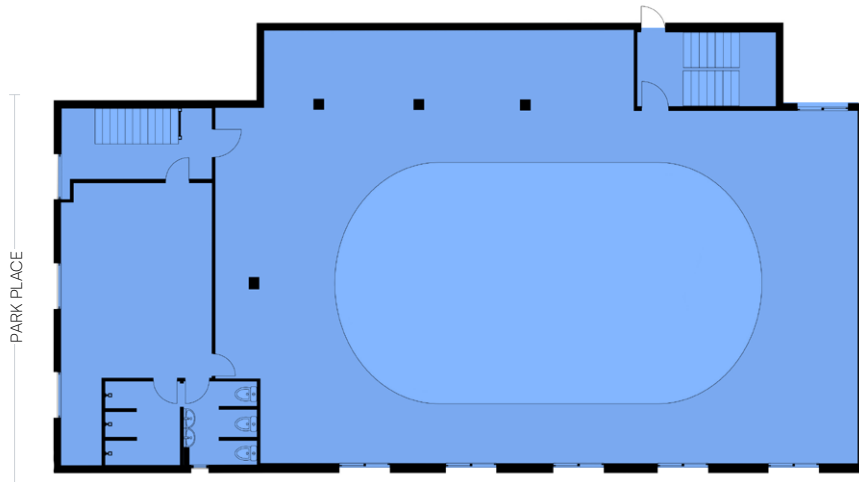
## FIFTH FLOOR

### SPACE DETAILS

- Upper Gym
- 1 Classroom
- 1 Multiple Stall Restrooms
- Shower Room

**5,011 SF**

Total Space



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF HOUSING AND BUILDINGS  
BOROUGH OF BROOKLYN, CITY OF NEW YORK

No. 911TV  
Date APRIL 10, 1939

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and listed pursuant to Section 646 of the New York Charter, and Sections C26-181 to C26-187, inclusive, Administrative Code (21.3.1. to 21.3.7.) B.C.)

This certificate supersedes C. O. # NONE

To the owner or owners of the building or premises:

THIS CERTIFIES that the new altered existing building premises located at #105  
221 KINGSTON AVE. S.E. COR PARK PLACE

Block 1244 Lot 6

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Fire Dept. No. ALT 11173 Construction classification BRICK APP

Occupancy classification SCHOOL Height 44 stories, 56 feet

Date of completion PLUMBING WORK Located in RESIDENTIAL Use District

Area 100 Height 140 Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

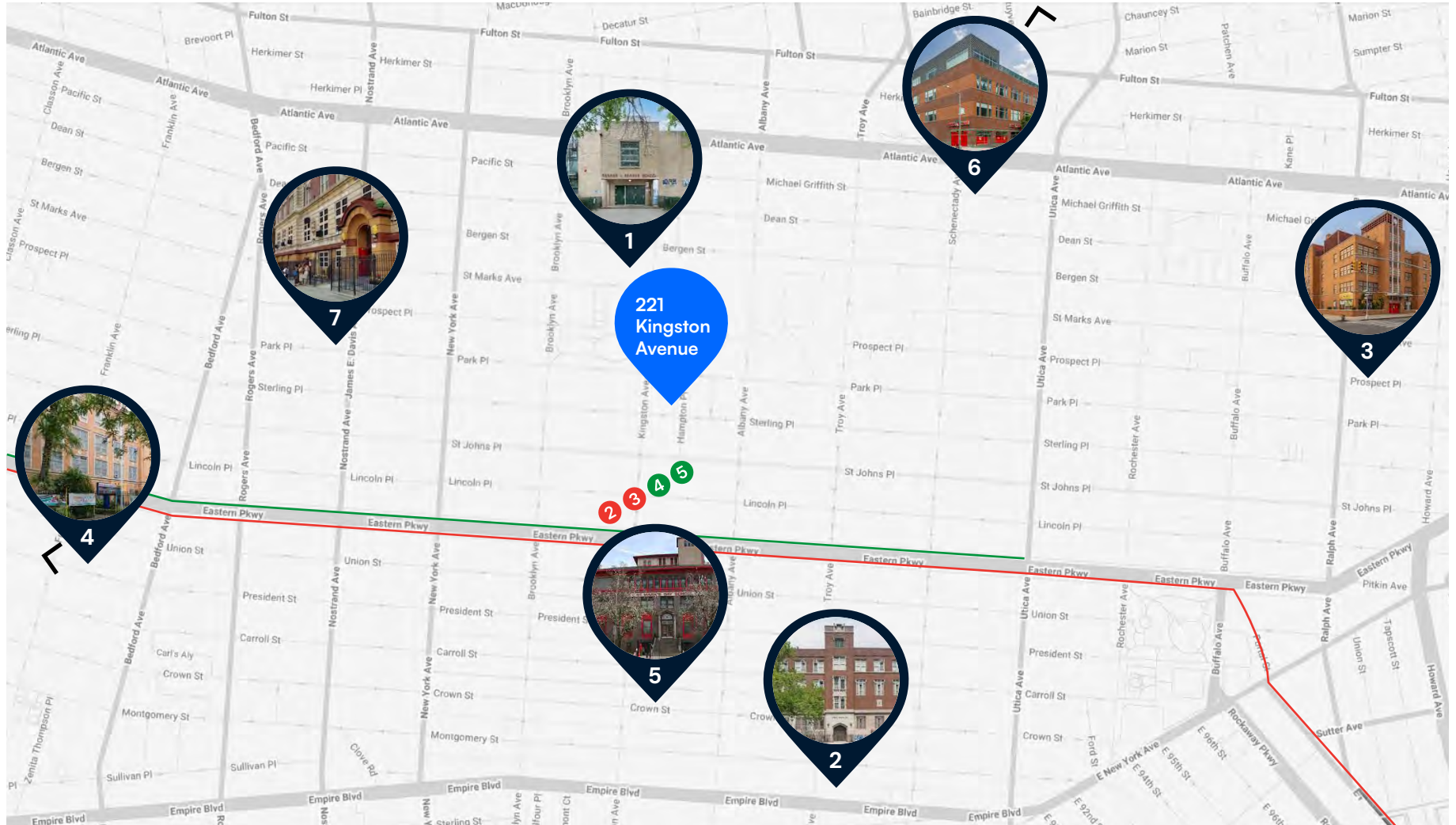
(Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
CELLAR	---	---	---	---	ORDINARY USE
FIRST	100	---	---	200	(SOCIAL HALL CHILD FAMILY (SOUTH) KITCHEN, DRESSING ROOMS + CLASS ROOM
SECOND	100	---	---	200	AUDITORIUM + CLASS ROOMS
THIRD	100	---	---	360	AUDITORIUM BALCONY + CLASS ROOMS
FOURTH	100 + 75	---	---	200	GYMNASIUM + LOCKER ROOMS
Total: 1000					

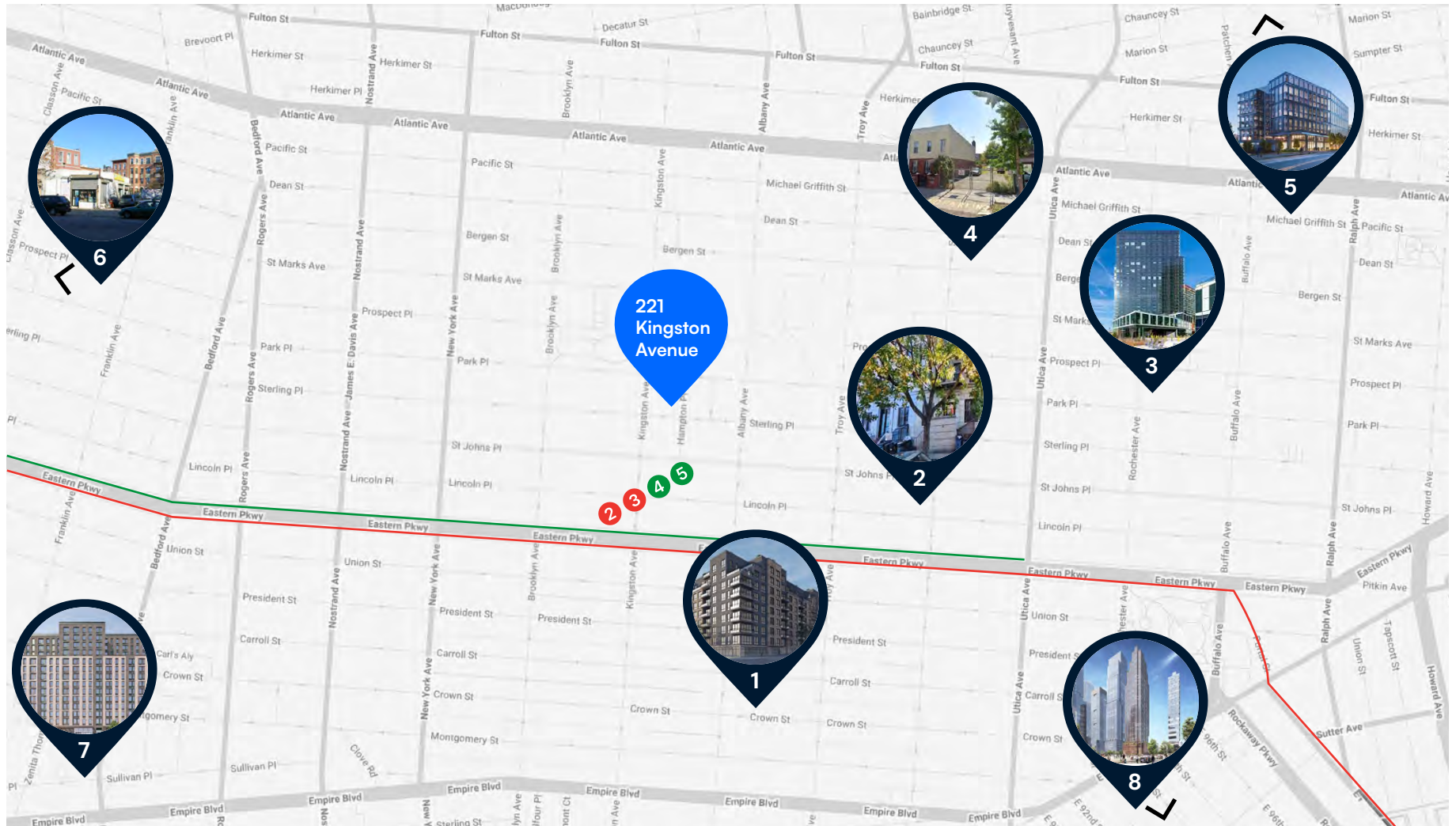
A. REINHOLD  
CHIEF OF BUREAU OF BUILDINGS  
John J. [Signature]  
Borough Superintendent

## NEARBY SCHOOLS MAP



- 1. P.S. 289 George V. Brower School**  
 900 St. Marks Avenue, Brooklyn, NY 11213  
 Well-established public elementary school serving the Crown Heights community
- 2. P.S. 221 Toussaint L'Ouverture School**  
 791 Empire Boulevard, Brooklyn, NY 11213  
 Public elementary school named after the Haitian revolutionary leader, reflecting the area's cultural heritage
- 3. Dr. Jacqueline Peek-Davis School (P.S. 12)**  
 430 Howard Avenue, Brooklyn, NY 11233  
 Public school serving Pre-K through elementary grades, part of District 17
- 4. P.S. 241 Emma L. Johnston School**  
 976 President Street, Brooklyn, NY 11225  
 Public elementary school serving Crown Heights and Prospect Lefferts Garden
- 5. St. Mark's Day School Crown Heights, Brooklyn, NY**  
 Private Jewish day school with strong academic and community reputation in the neighborhood
- 6. The Co-op School Crown Heights, Brooklyn, NY**  
 Progressive private elementary school known for experiential learning
- 7. Crown Heights Beacon Center (P.S. 138)**  
**Crown Heights, Brooklyn, NY**  
 Public school and community hub offering academic and after-school programs

## UPCOMING DEVELOPMENTS IN THE AREA



**1. 600 Crown Street**

Confirmed as a 7-story building with about 100 units

**2. 262 Schenectady Avenue**

Existing 4-story building with ~8 units (not new construction)

**3. 183 Rochester Avenue**

Part of nonprofit affordable housing efforts, but no clear published story/unit numbers from current sources

**4. 1530 Bergen Street**

Approved for a 6-story mixed-use building with ~25 units

**5. 1872 Fulton Street**

Filed for 6 stories with ~33 units

**6. 701 Washington Avenue**

Permits filed for 6 stories; unit count not yet reported from permit summaries

**7. 970 Franklin Avenue**

Proposed large 10-story residential building with up to ~355 units, significantly impacting the Franklin Ave corridor

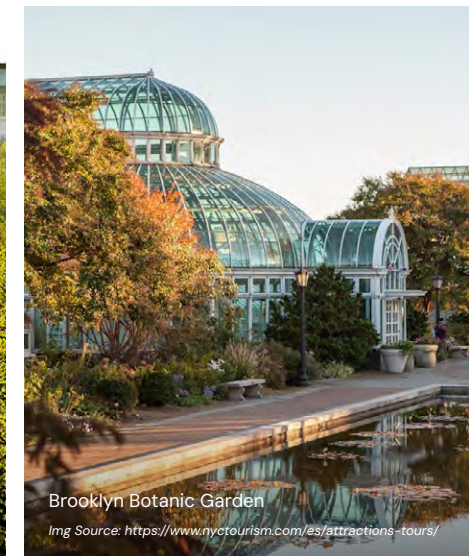
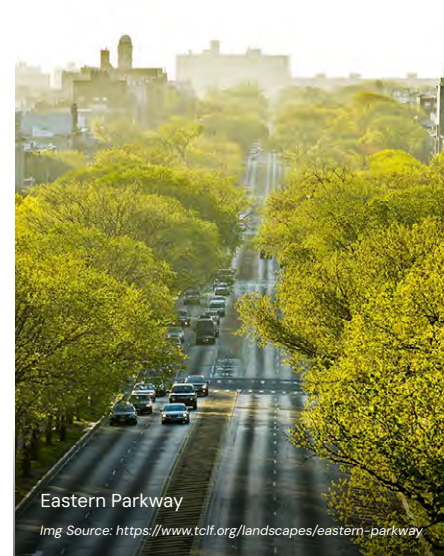
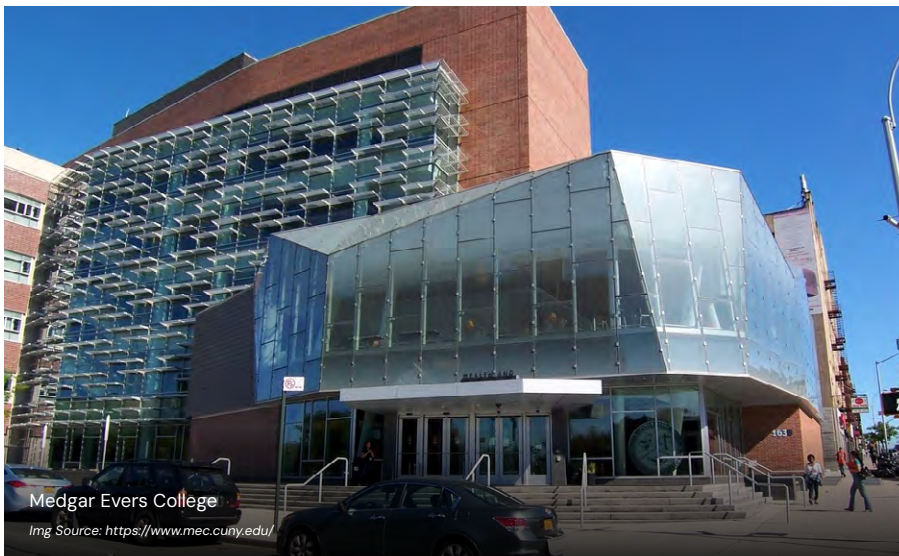
**8. 418 Utica Avenue**

Active development site; exact proposal details (stories/units) are not publicly listed yet

## LOCATION SUMMARY

Once a primarily residential enclave, Crown Heights has emerged as one of Brooklyn's most dynamic and culturally rich neighborhoods. Centered along Kingston Avenue, the area is defined by strong local commerce, long-standing community institutions, and consistent pedestrian activity throughout the day. With its central Brooklyn location, access to multiple subway lines,

and proximity to Eastern Parkway and major employment hubs, Crown Heights continues to attract small businesses, service providers, and new residents alike. The neighborhood blends historic character with steady commercial demand, positioning 221 Kingston Avenue within a resilient, high-engagement market.





**PLACE  
YOURSELF ON  
THE CROWN  
HEIGHTS MAP**

## LOCATION OVERVIEW

### CROWN HEIGHTS

Located in the heart of central Brooklyn, Crown Heights is a diverse and energetic neighborhood known for its strong cultural identity, historic architecture, and active street life. Kingston Avenue serves as one of the area’s primary commercial corridors, characterized by a steady flow of pedestrians, neighborhood retail, restaurants, community services, and faith-based institutions. The avenue reflects the neighborhood’s entrepreneurial spirit and day-to-day vibrancy, supporting both long-standing local businesses and new ventures. With convenient access to multiple subway lines and proximity to major thoroughfares, Crown Heights offers a well-connected, high-activity environment well suited for retail, professional services, and community-oriented uses.

### POINTS OF INTEREST

- Kingston Avenue Shopping Corridor
- Brooklyn Botanic Garden
- Brooklyn Children’s Museum
- Brower Park
- Medgar Evers College
- Eastern Parkway

### DEMOGRAPHICS

*Within a one-mile radius of the property*

**74,703**

Total Households

**187,146**

People

**\$102,587**

Avg Household Income

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**TSC.**