



THE AXEL



Brand New 2,100 Square Feet of Lower-Level Cultural Space Opportunity

In partnership with Hopestreet, Brooklyn Arts Council is issuing a call for Expressions of Interest (EOI) regarding a rare opportunity to lease a lower-level cultural space within a brand new development that includes a chance to have the space outfitted to suit the tenant's specifications (within budget restrictions).

[The Axel](#) is situated on the border of Downtown Brooklyn at the convergence of Clinton Hill, Fort Greene, and Prospect Heights in Brooklyn, New York. A live/work/play destination catering to the ever-growing residential population and expanding retail presence, the Axel is ahead of its time in bringing first class commercial space to service the needs of this vibrant community today and in the future. Situated along Atlantic Avenue between Clinton and Vanderbilt Avenues, the building is also close to Barclays Center - home of the Brooklyn Nets - and various concert and entertainment venues. Located within a ten-minute walk of 13 subway lines and the LIRR, the location is accessible from Manhattan and the rest of Brooklyn through various subway stations including Atlantic Terminal.

The approximately 2,100 sf space is currently unfinished and will be built-out by the developer in consultation with the tenant. While there are still many elements that are yet to be determined, now is a great time to explore this possibility so the developer can work with the tenant while construction is underway.

Hopestreet will host one or more info sessions and walk throughs in the weeks to come for those with a serious interest in this opportunity who would like to see the space and ask questions.

If you are interested in a long-term lease on this below-ground cultural space, please fill in the [google form linked here](#) by Sunday, November 6 to sign up for an info session, and we will be in touch with more details.

FLOORPLAN

Rent range: \$5,950-\$7,000 per month.

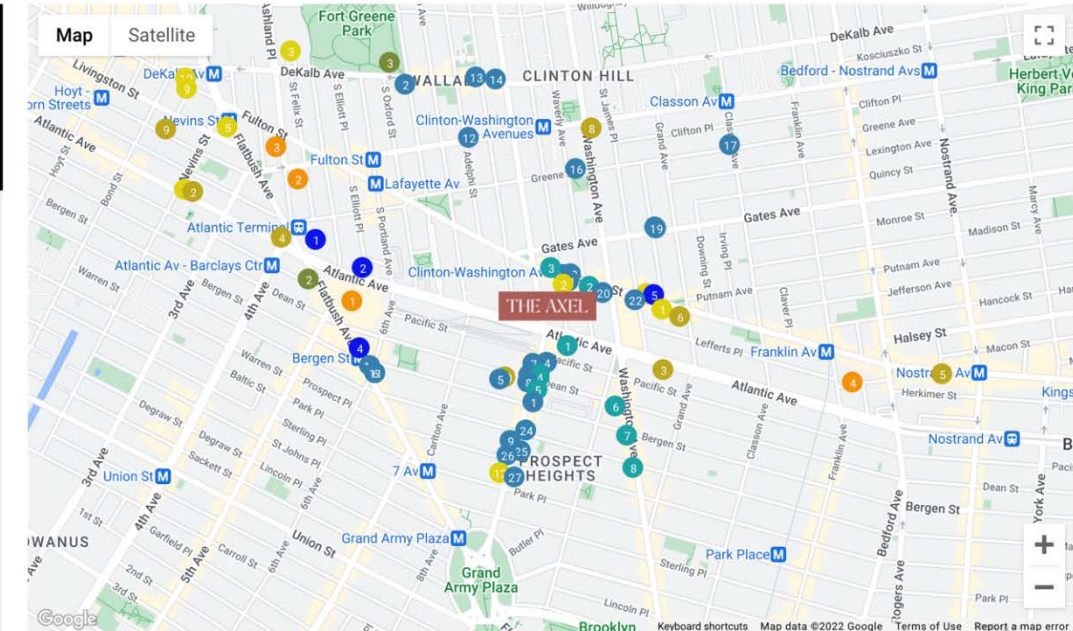


VIRTUAL MAP

<https://the-axel.com/neighborhood>

PARKS & RECREATION SHOP ARTS & CULTURE HEALTH, WELLNESS & FITNESS HOSPITALS BARS RESTAURANTS ESSENTIALS

- PARKS & RECREATION
- 1 - Brooklyn Botanic Garden
 - 2 - Brooklyn Bears Community Garden
 - 3 - Fort Green Park
 - 4 - Prospect Park
- SHOP
- 1 - Atlantic Terminal Mall
 - 2 - Atlantic Center
 - 3 - City Point
 - 4 - Kith
 - 5 - Leon & Son Wine and Spirits
- ARTS & CULTURE
- 1 - Barclays Center
 - 2 - Brooklyn Academy of Music
 - 3 - Theatre for a New Audience
 - 4 - Brooklyn Brownstone Blackbox Theatre
- HEALTH, WELLNESS & FITNESS
- 1 - Health & Wellness in Clinton Hill
 - 2 - AHF Wellness Center Brooklyn
 - 3 - Namaskar
 - 4 - The Vitamin Shoppe
 - 5 - GNC
 - 6 - Prema Yoga





Amanda Szeglowksi, Brooklyn Arts Fund grantee. Photo by Maria Baranova.



"PRISM" performance by Hivewild. Photo by Travis Emery Hackett with assistance from Helen Franco. Hivewild is a Brooklyn Arts Fund grantee.





The SLAPcollective's "SLAPFriendsGiving." Photo by Gerold Picard.
The SLAPcollective is a Local Arts Support grantee.



Film still of Bree Breedon in "LUCKY STAR: superstar" by Pioneers Go East Collective presented at Exponential Festival 2021. Video by Jon Burkland.
Exponential Festival is a Brooklyn Arts Fund grantee.