

INCLUSIONARY AIR RIGHTS FOR SALE - CB2 BROOKLYN



THE OPPORTUNITY

Ariel Property Advisors has been retained to market the disposition of more than 140,000 square feet of inclusionary air rights (IARs) in Brooklyn's Community Board 2. This offering is an opportunity for owners of eligible properties to significantly enlarge the size of market rate developments located in Community Board 2 or within 1/2 mile radius of the generating site. For example, properties located in a R10 or equivalent zoning district can increase their FAR from 10.0 to 12.0, providing an outstanding opportunity to maximize both the floor area and value of a development site.

INCLUSIONARY AIR RIGHTS

140,000+ buildable square feet that can be sold partially or in their entirety.

GEOGRAPHIC VIABILITY

Only properties that meet the IAR requirements in Brooklyn's Community Board 2 or within a 1/2 mile radius of the generating site (112 St. Edwards Street in Fort Greene) are eligible receiving sites.

APPLICABLE ZONING IN CB2

Eligible receiving sites are located in either C5-4, C6-4 or C6-4.5/DB zoning districts or in Inclusionary Housing Designated Areas.



OWNERSHIP REQUESTS PROPOSALS

FOR MORE INFORMATION PLEASE CONTACT OUR EXCLUSIVE SALES AGENTS AT 212.544.9500 / arielpa.nyc

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Sean R. Kelly x59
skelly@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

FOR FINANCING INFO

Paul McCormick x45
pmccormick@arielpa.com