

VERADA 406 Remsen Ave

East Flatbush

Prime CF
Opportunity



Flagship-Scale Community Facility Space – Delivering September 1, 2025

Verada is proud to present 406 Remsen Avenue, a 22,812 SF community facility space purpose-built for Use Group 3 & 4 tenants, delivering September 1, 2025.

Located at the base of a newly constructed 98-unit residential building, this flagship opportunity offers rare scale, immediate foot traffic, and the zoning flexibility ideal for medical, childcare, educational, or senior care users.

Built-In Demand:

With 31 senior units located directly above and thousands of families within walking distance, the property is uniquely positioned to support high-demand uses such as:

- Daycare and early education centers
- Adult day programs or senior wellness centers
- Multi-specialty medical or urgent care clinics
- Nonprofit or community-oriented service providers

Market Advantage:

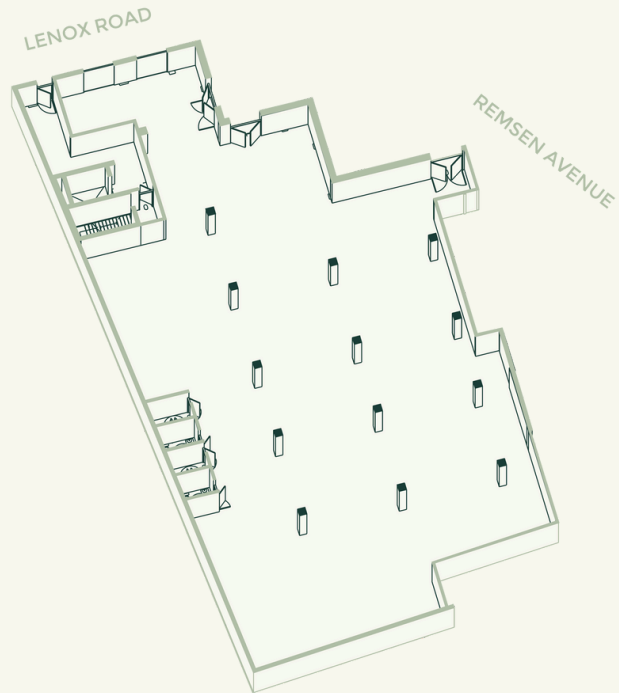
In a submarket where most community facility spaces range from 700–2,000 SF, 406 Remsen stands alone. This is a true flagship location, giving operators the ability to consolidate services under one roof rather than scattering across multiple smaller locations. The scale, visibility, and demographics make it a compelling long-term strategic home for mission-driven users.

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Available Floors

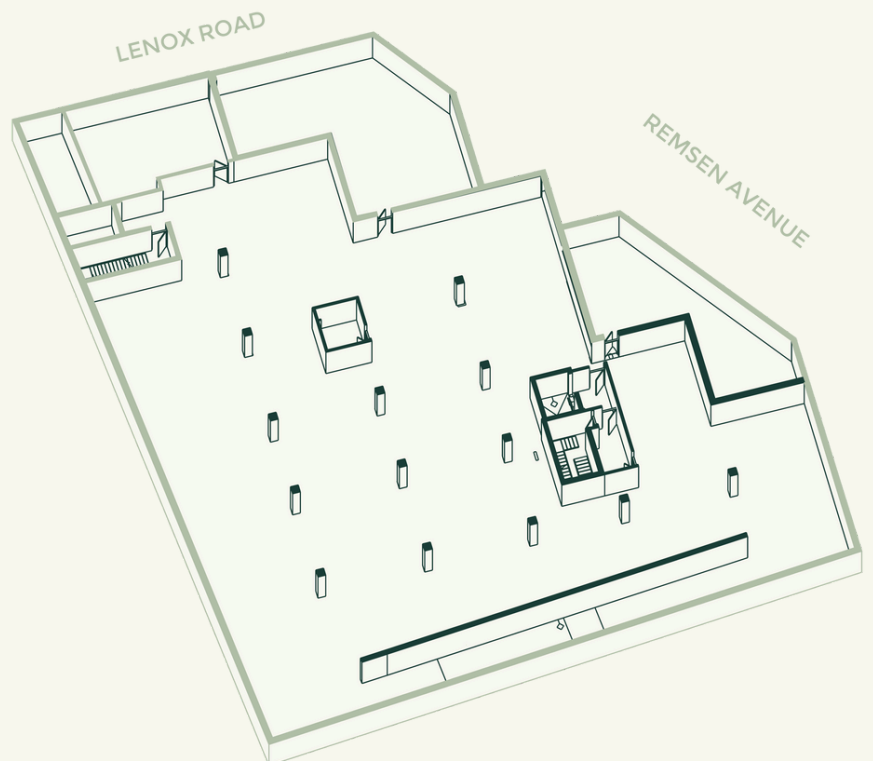
Ground Floor

9,918 SF



Lower Level

12,894 SF



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Total Square Footage	22,812 SF
Ground Floor	9,918 SF
Lower Level	12,894 SF
Use	Community Facility Use Groups: 3 & 4
Frontage	75 FT on Remsen Ave
Ceiling Height	Ground Floor: 13 FT Lower Level: 16 FT
Features	ADA-accessible with elevator access and life-safety systems in place
Brand-new construction	Efficient layout with flexible demising options
Market Concessions	Ownership open to build out

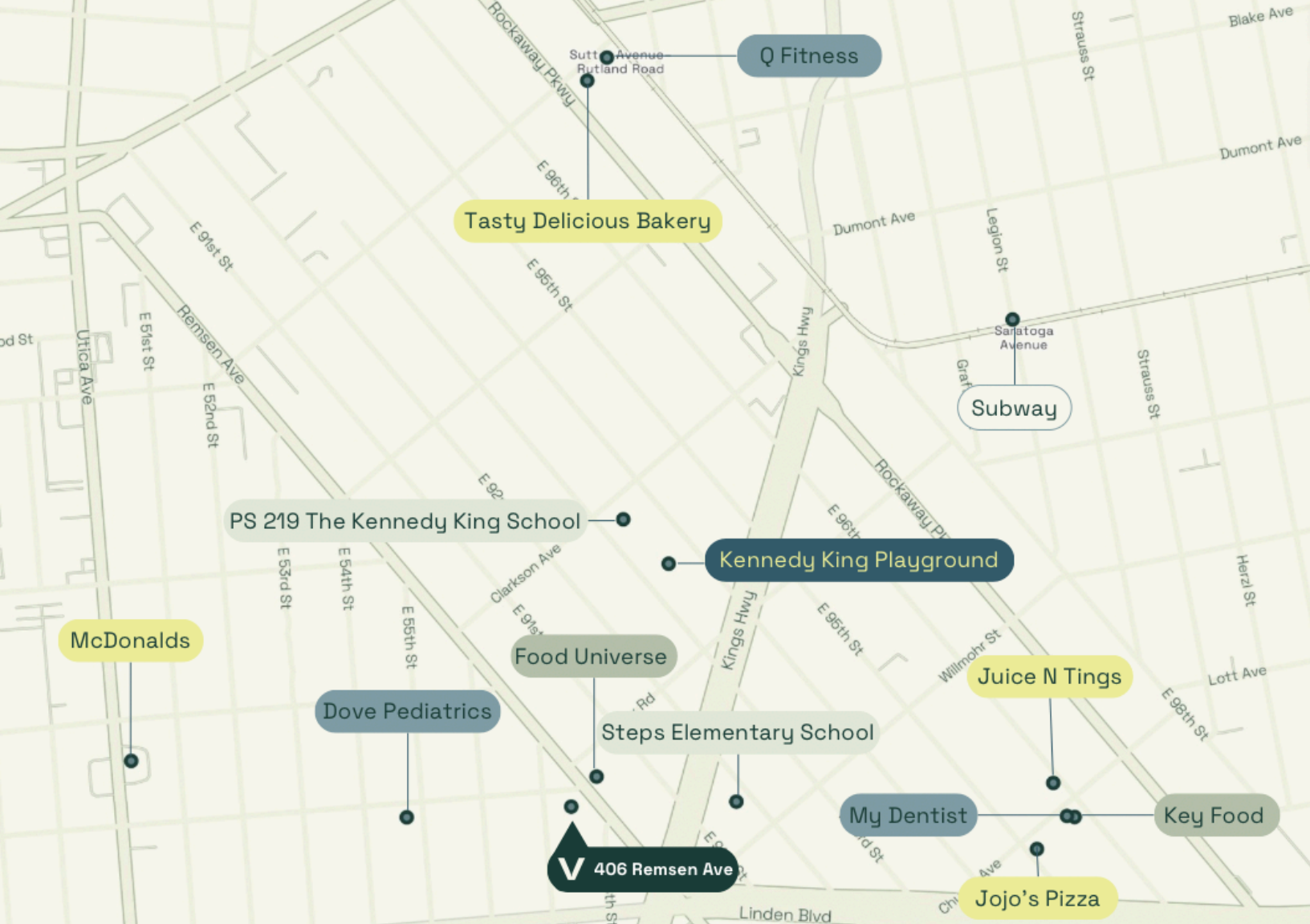
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V 406 Remsen Ave

Food & Beverage

Transportation

Grocery

Entertainment

Health & Wellness

Education

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