Around the corner... Atlantic Avenue is a vibrant street with an eclectic mix of retail stores, restaurants, antique stores, specialty shops, gourmet food stores and art galleries.







ituated at the northern **O** boundary of Boerum Hill, State Renaissance Court is centrally located within walking distance of virtually every attraction and amenity in Downtown Brooklyn and the surrounding brownstone neighborhoods. To the east is Fort





Greene with its trendy restaurants, hip culture, and the Brooklyn Academy of Music. For your shopping needs, the nearby Atlantic Terminal Mall offers a wide choice of national retailers. An even better shopping experience can be had by walking along Atlantic Avenue to encounter a delightful blend of small retail stores with an emphasis on antique stores. To the south, you will

discover Smith Street, known as Brooklyn's very own restaurant row, where you will find some of the best restaurants in New York City. To the west is Brooklyn Heights, with its stately mansions and townhouses. At its western edge, stroll along the Brooklyn Heights Promenade and enjoy magnificent views of New York Harbor. Along the waterfront Brooklyn Bridge Park is being built. To the north is Downtown Brooklyn with its core of office buildings, hotels, and the Fulton Mall. Downtown Brooklyn is currently experiencing a robust wave of residential development that promises to transform the business core into a lively 24 hour neighborhood.

The neighborhood is zoned for one of the city's best public elementary schools, PS 261 (Philip Livingston), which is a magnet school for the arts.



' – Л	*	State Renaissance Court	200 Schermerhorn St.	17
\square	1	Marathon Bank	399 Atlantic Avenue	18
	2	Starbucks	164 Smith Street	19
	3	Rite Aid	182 Smith Street	20
	4	Walgreen's	520 Atlantic Avenue	21
JON	5	Opalia Flowers	362 Atlantic Avenue	22
Ō, 1	6	Rico	384 Atlantic Avenue	23
2	7	Door Store	475 Atlantic Avenue	24
Q A	8	Sahadi's	187 Atlantic Avenue	25
	9	Brooklyn Central YMCA	125 Court Street	26
	10	The Yoga Club	388 Atlantic Avenue	27
	11	Brooklyn Sheraton	216-228 Duffield Street	28
	12	Brooklyn Bridge Marriott	333 Adams Street	29
	13	The Smith Hotel	75 Smith Street	30
	14	UA Court Street Stadium 12	108 Court Street	31
	15	BAM Rose Cinemas	30 Lafayette Avenue	32
	16	Bar Tabac	128 Smith Street	33
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This mid-rise luxury rental building will offer:

- 24-hour concierge service
- enhanced security system
- laundry facility
- fitness room

- landscaped outdoor public terrace
- views of Manhattan harbor
- many units with private terraces
- hard wood floors
- ceramic tiled kitchens
- stainless steel appliances

- Italian made cabinetry
- granite countertops
- on-site parking
- 10 minutes to Manhattan

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State Renaissance Court

200 Schermerhorn Street Brooklyn, NY 11201 (between Hoyt and Bond Streets) (718) 422 - 5005

Brokers welcome and protected

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