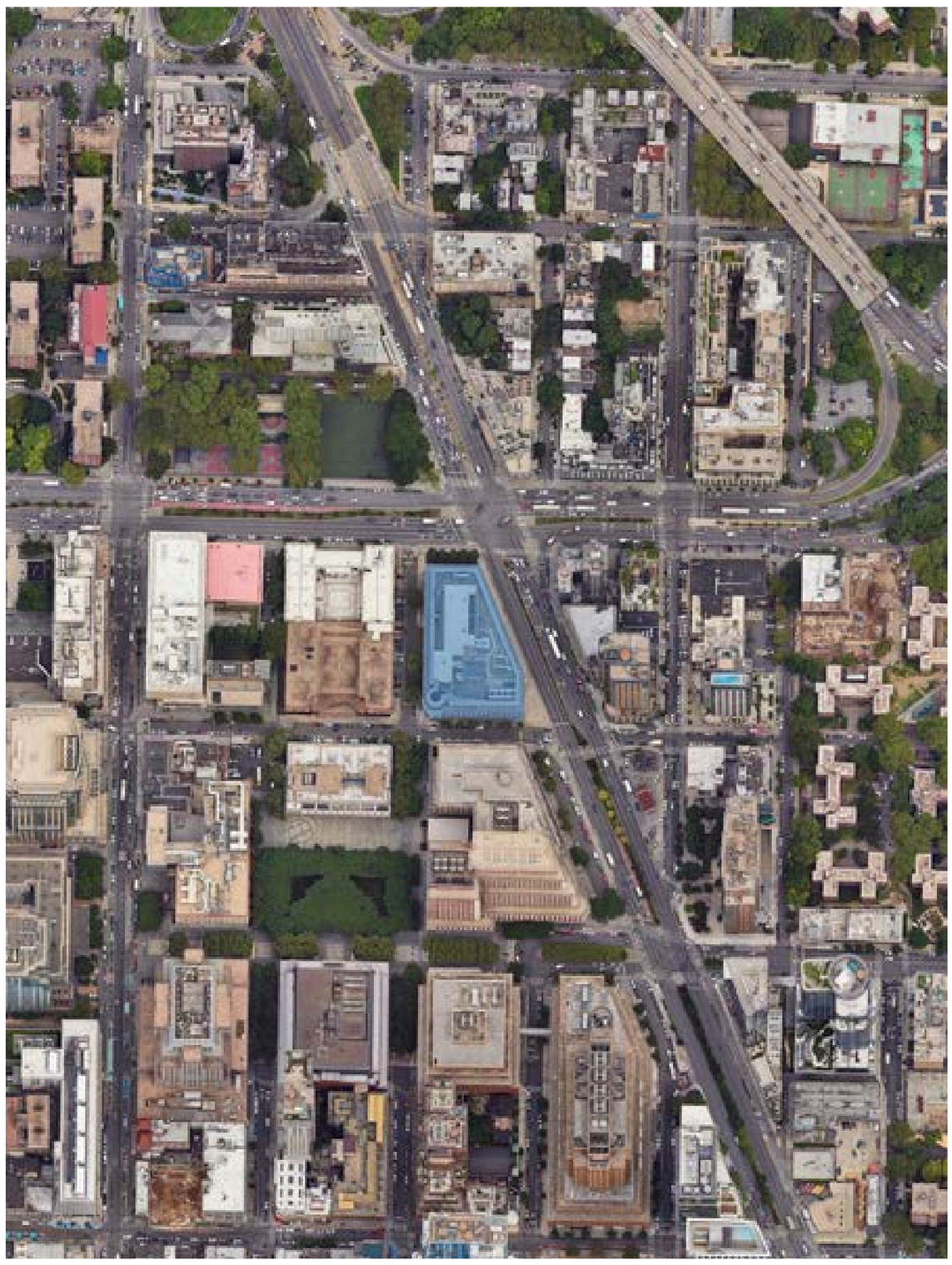
BUILDING DOCUMENTATION

112 Flatbush Avenue Extension, Brooklyn, New York 11217

Building Description

The building at 112 Flatbush Avenue Extension was constructed in the mid 20th century as part of Downtown Brooklyn's commercial and industrial development. The structure rises 6 stories above grade, with a relatively large floor plan typical of mid century urban office buildings. Floor sizes are consistent from level to level, supporting flexible interior layouts.



Location

The building is located along Flatbush Avenue Extension, a major street that connects Brooklyn to the Manhattan Bridge and serves as one of the borough's primary transportation and commercial corridors. The site sits in Downtown Brooklyn, near major transit access, retail centers, and cultural landmarks, making it a highly accessible and active urban location.

Existing Building

112 Flatbush Ave. Ext. is currently a commercial office building in Downtown Brooklyn, New York. It currently houses a mix of apartments, professional tenants, including design firms, construction and engineering companies, and other business offices, reflecting the area's role as a growing hub for creative corporate industries.

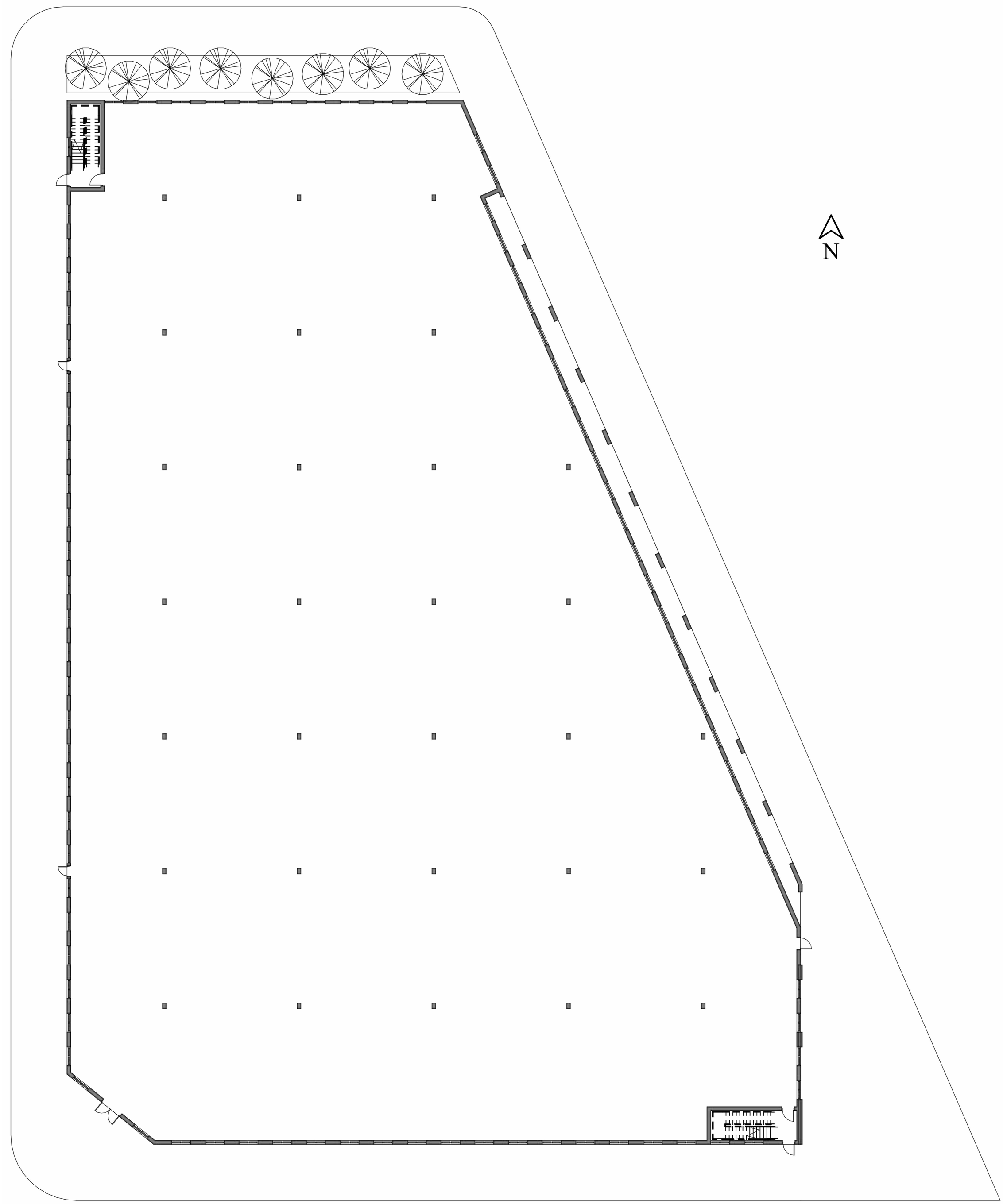


Materiality

The building's facade is primarily composed of brick masonry, reflecting the early 20th century Brooklyn masonry construction. The facade is also accented with terracotta detailing seen in the trim, cornices and windows. The terracotta adds texture and visual richness. These materials work together to create a layered facade that balances durability with historical character, contributing to the building's presence along Flatbush Avenue.

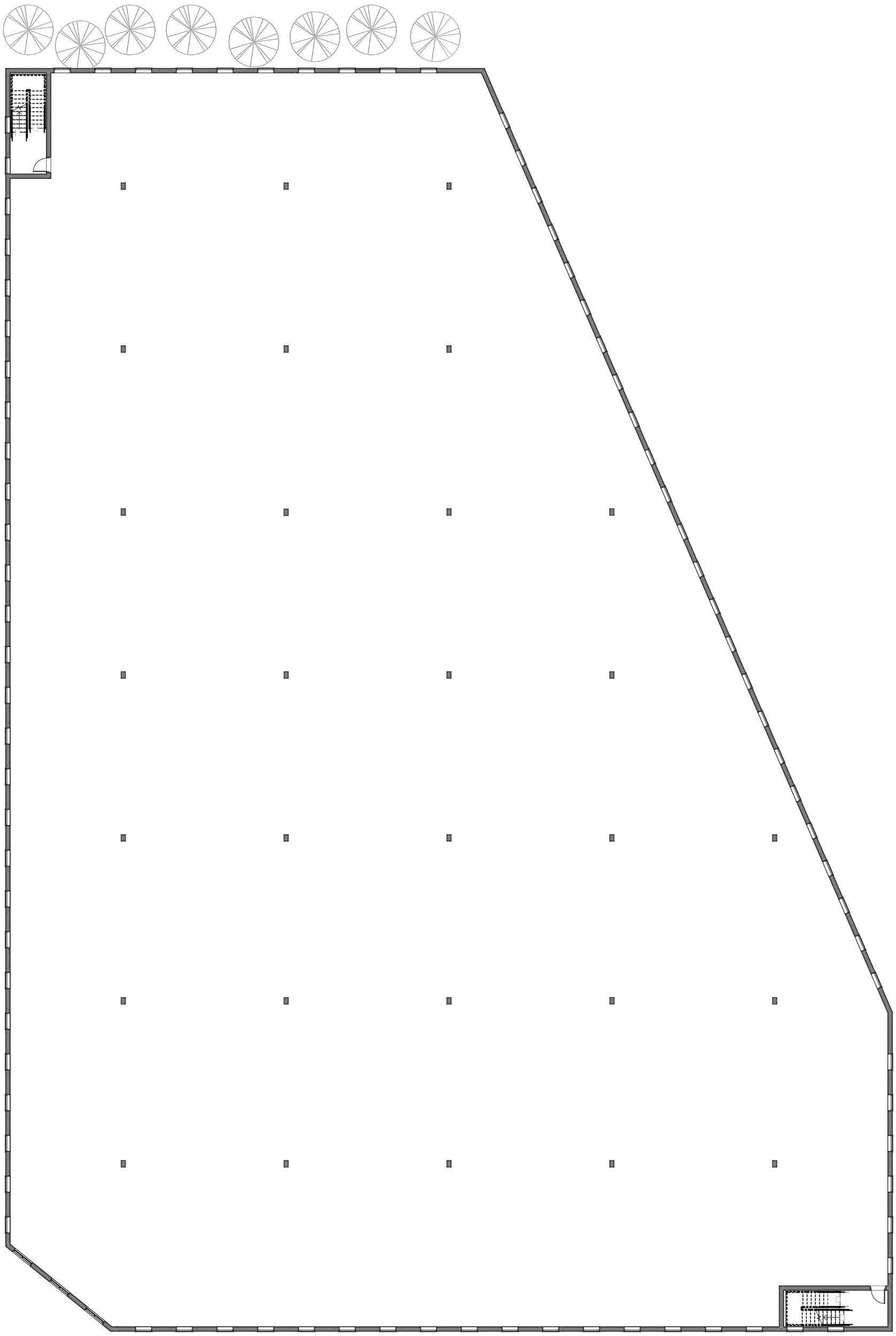
EXISTING FLOOR PLANS

Ground Floor



EXISTING FLOOR PLANS

Levels 2-4



SITE ANALYSIS

Site Pictures













CIRCULATION

Vehicle Traffic



CIRCULATION

Pedestrian Traffic



PARKING & PUBLIC TRANSPORTATION



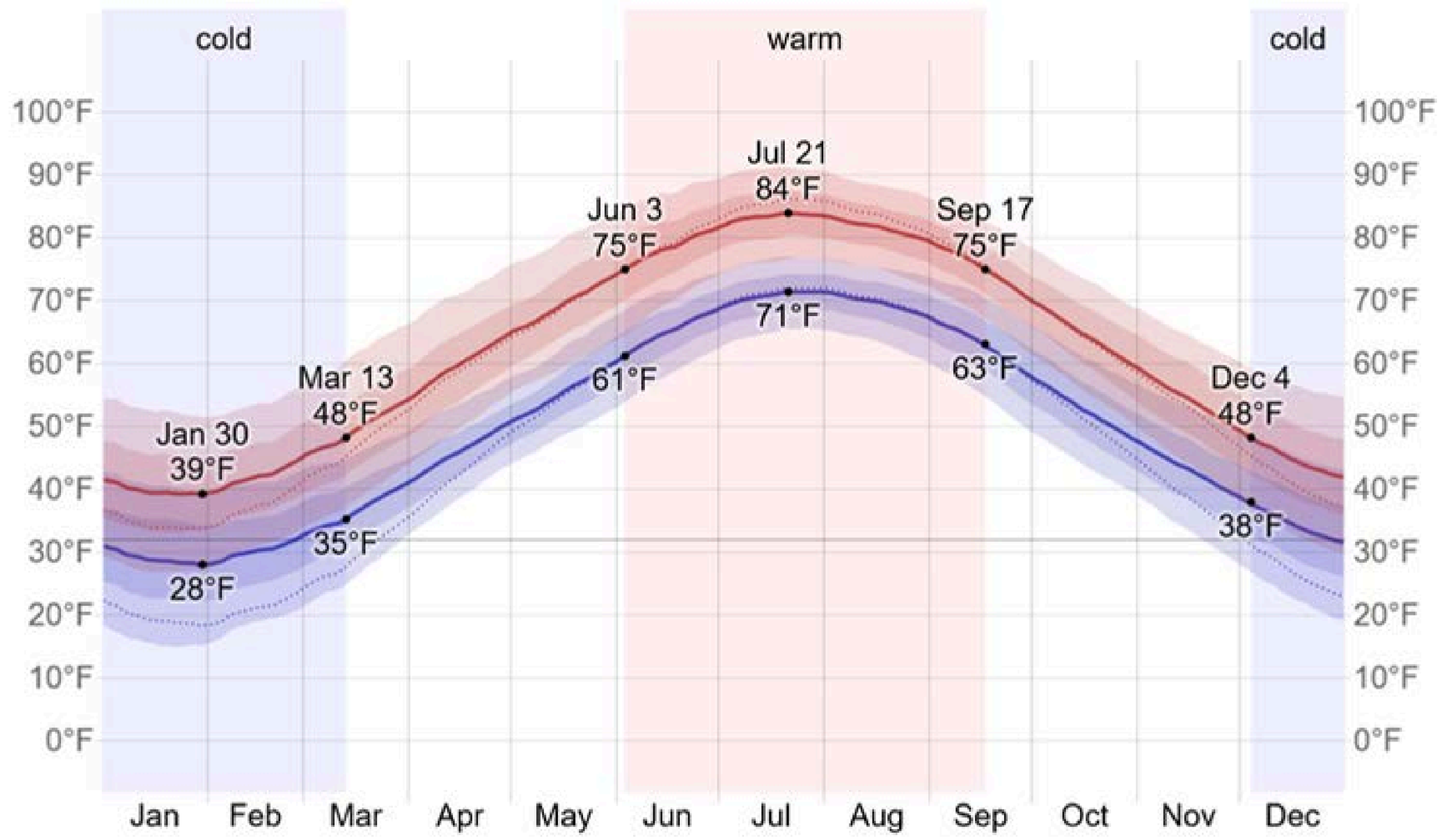
Site Parking Public Transportation

The parking is all located under buildings as parking garages. All parking displayed on the map is open to the public and is within a 10 minute walk from the site.

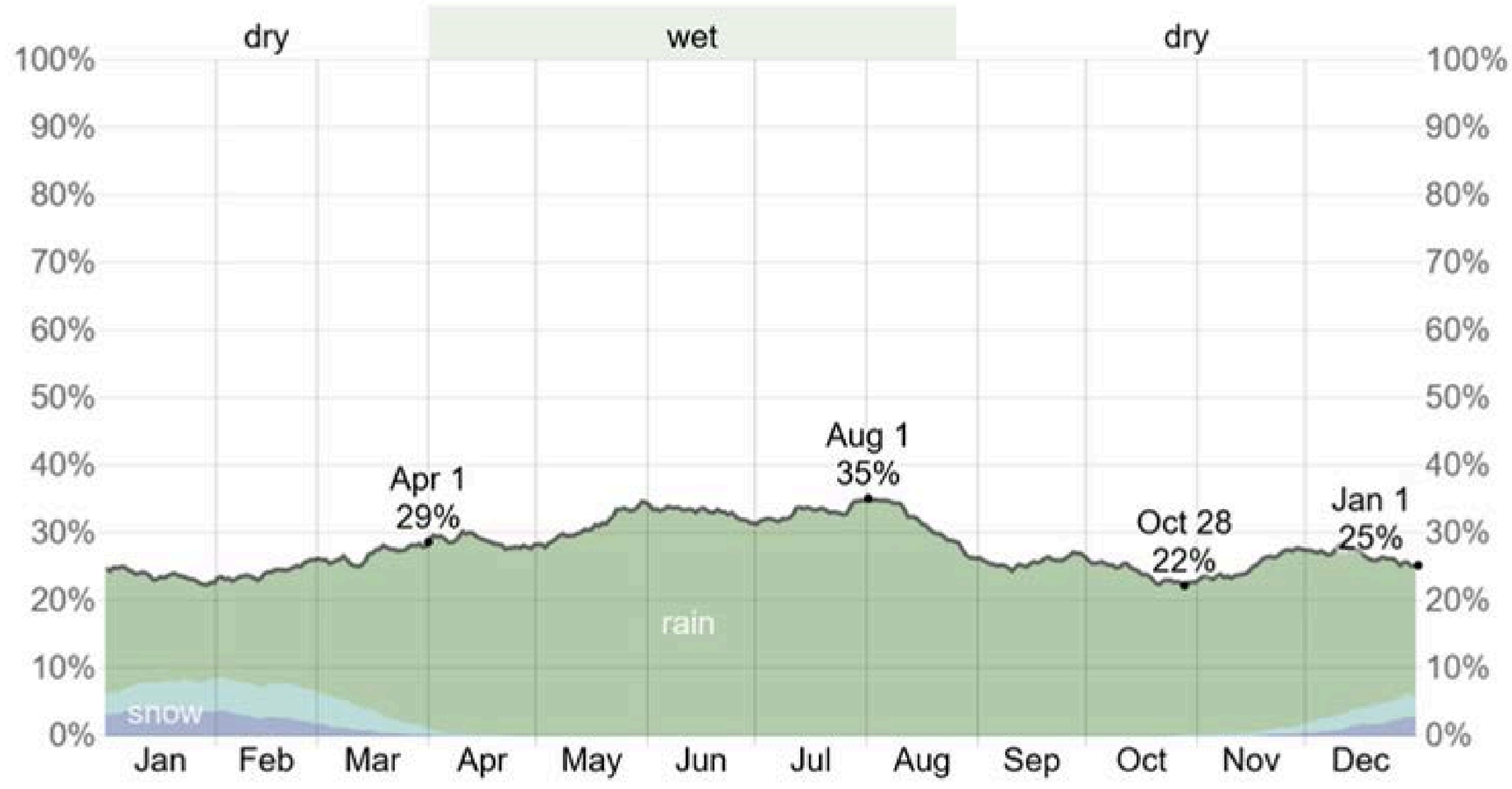
CLIMATE

Brooklyn, New York

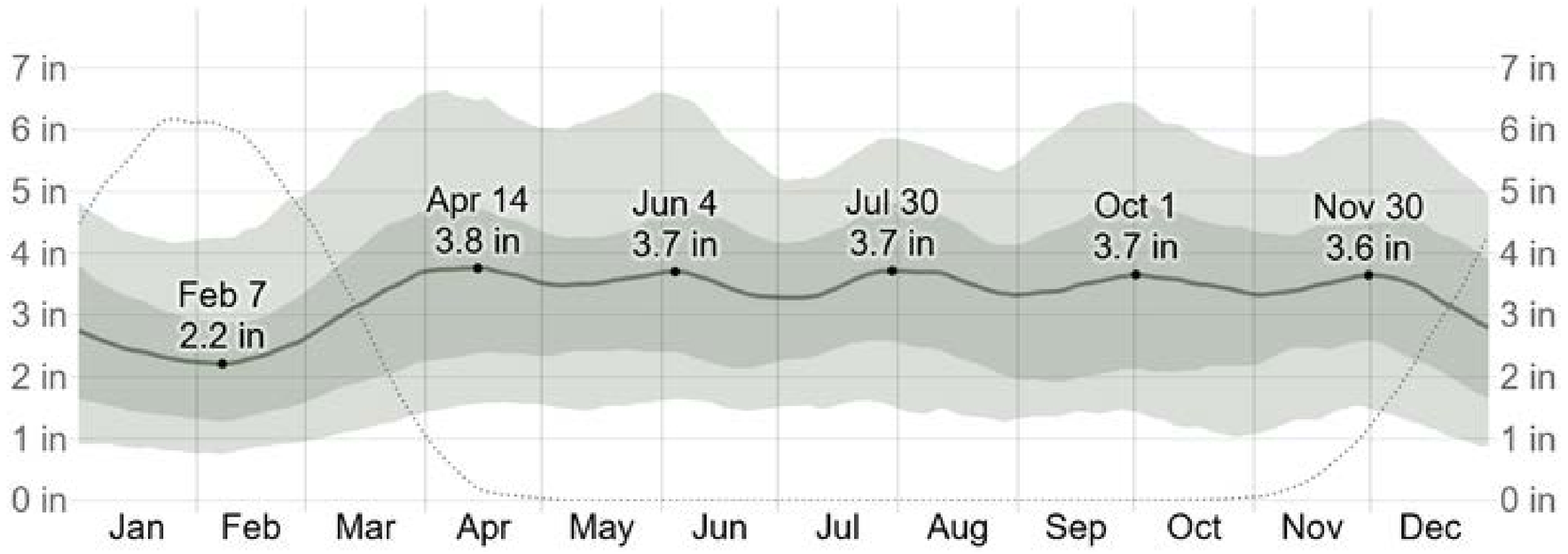
Average High and Low Temperature



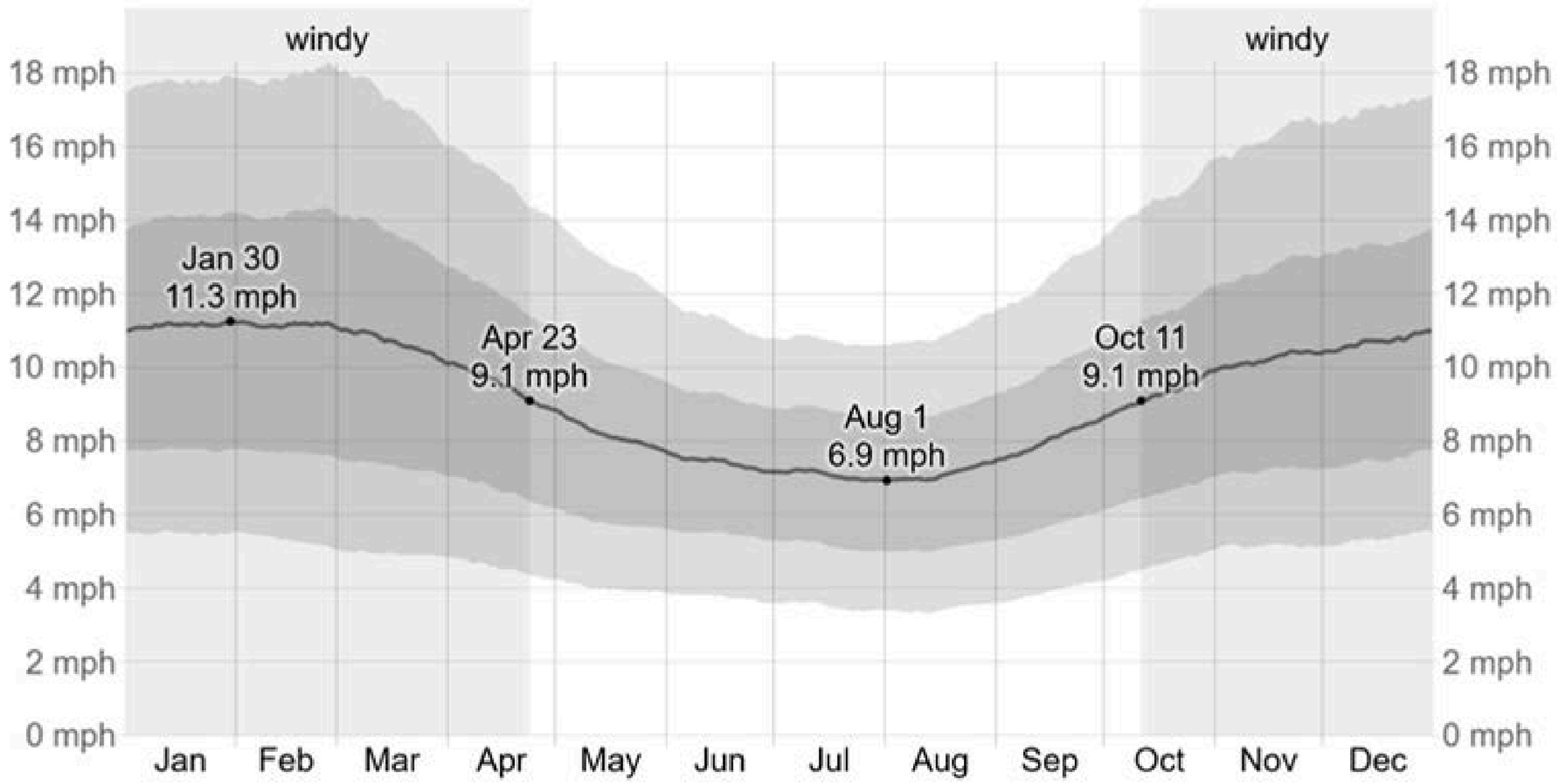
Chance of Precipitation



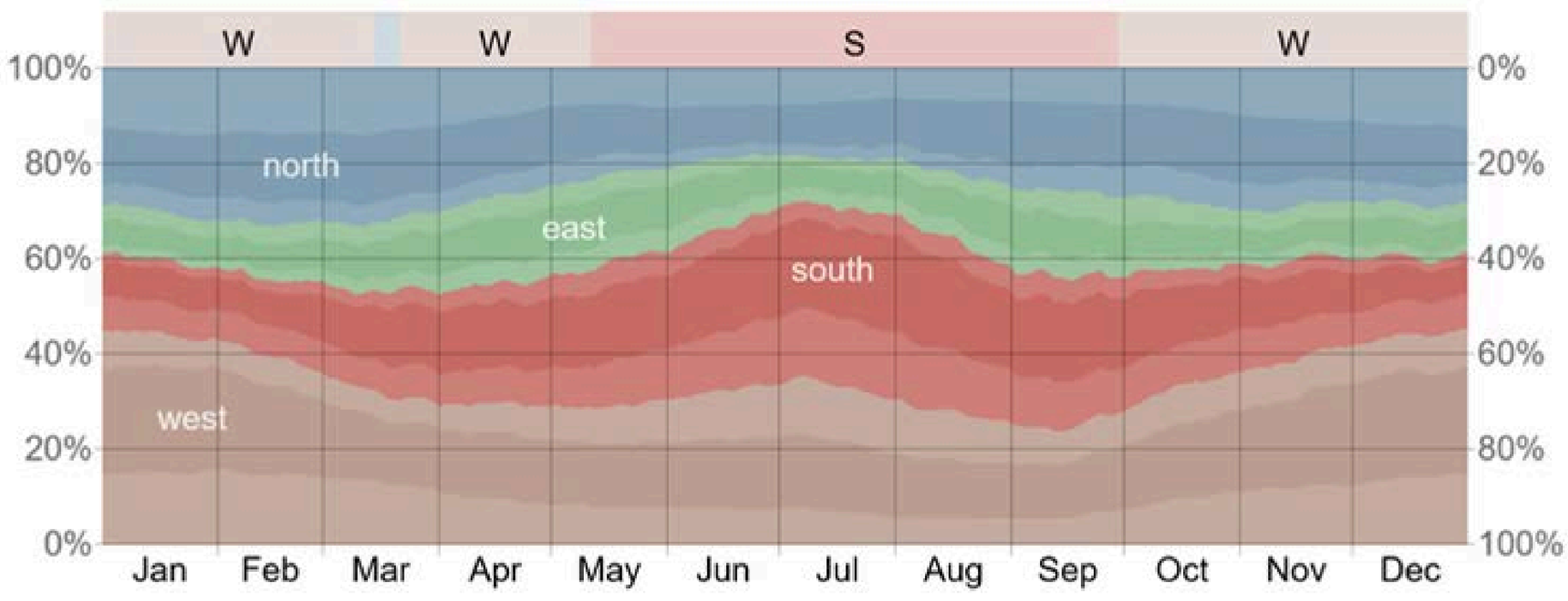
Average Monthly Rainfall



Average Wind Speed



Average Wind Direction



VIEWS









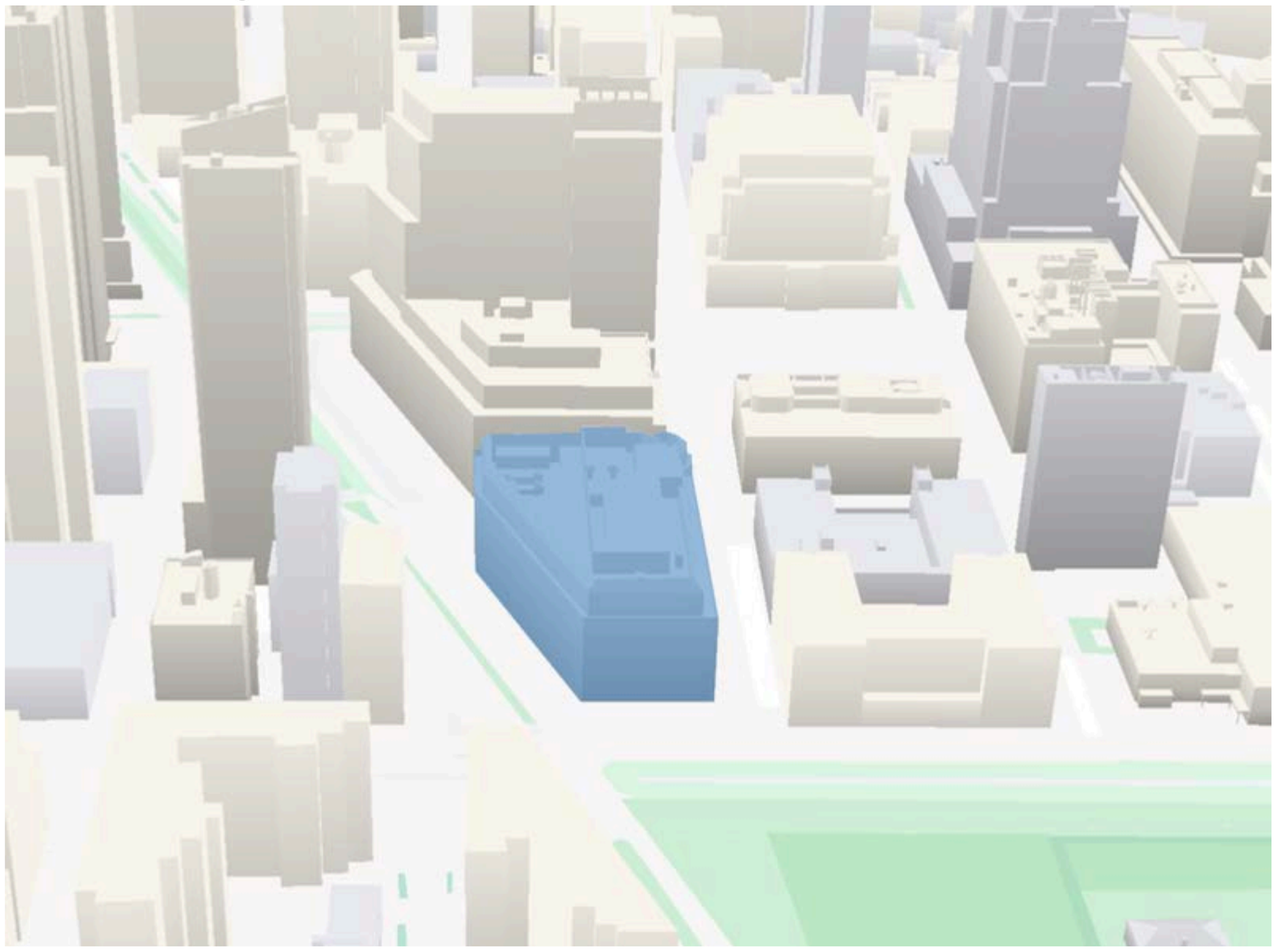


MASSING

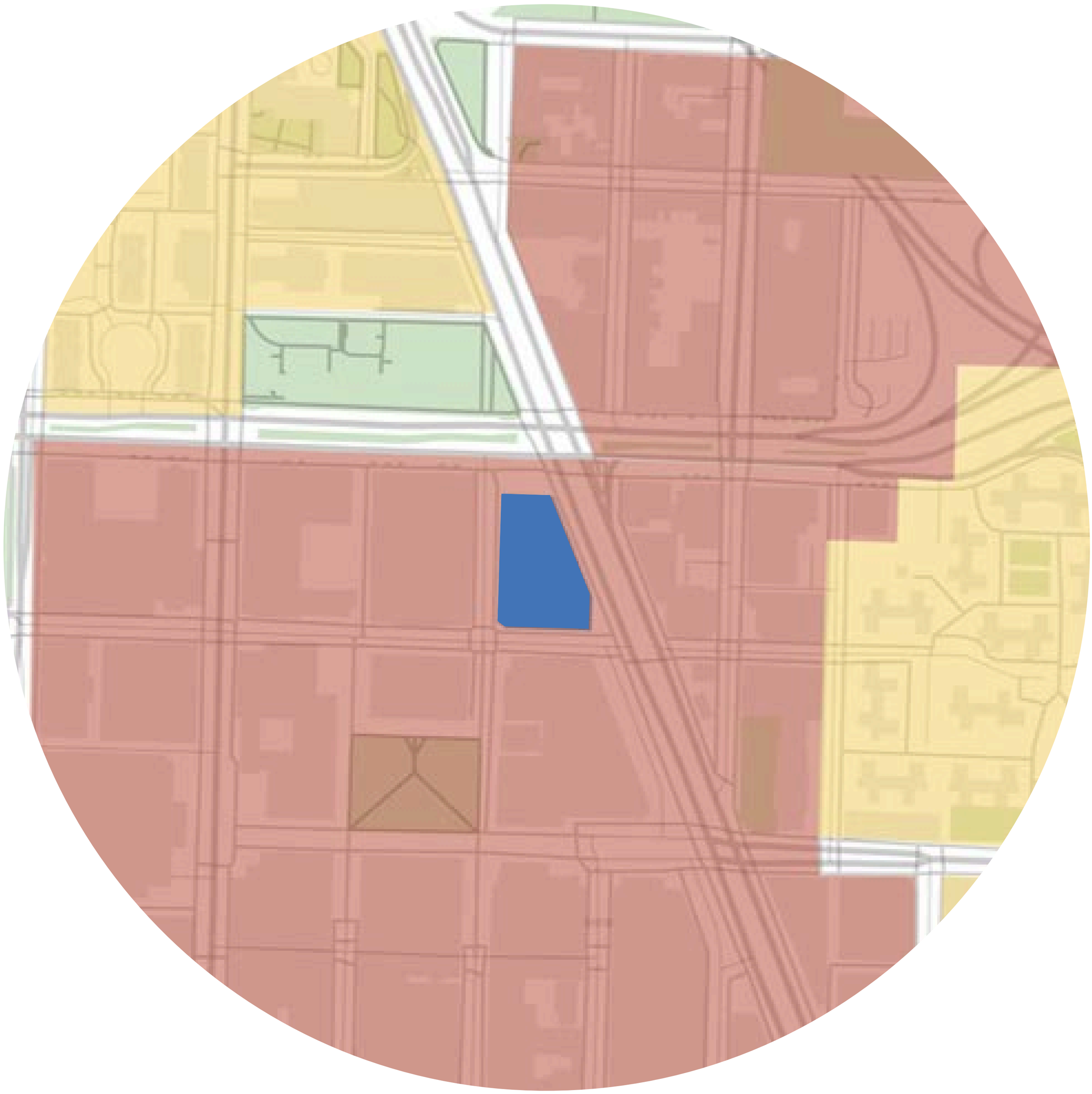
North Facing View



South Facing View



ZONING



The commercial zoning spaces are majority mixed used spaces. These buildings combine professional office space, above restaurants, cafes, and service oriented businesses at street level.

TREES & VEGETATION



LIGHT & SHADOW

Spring Equinox, March 20, 2026

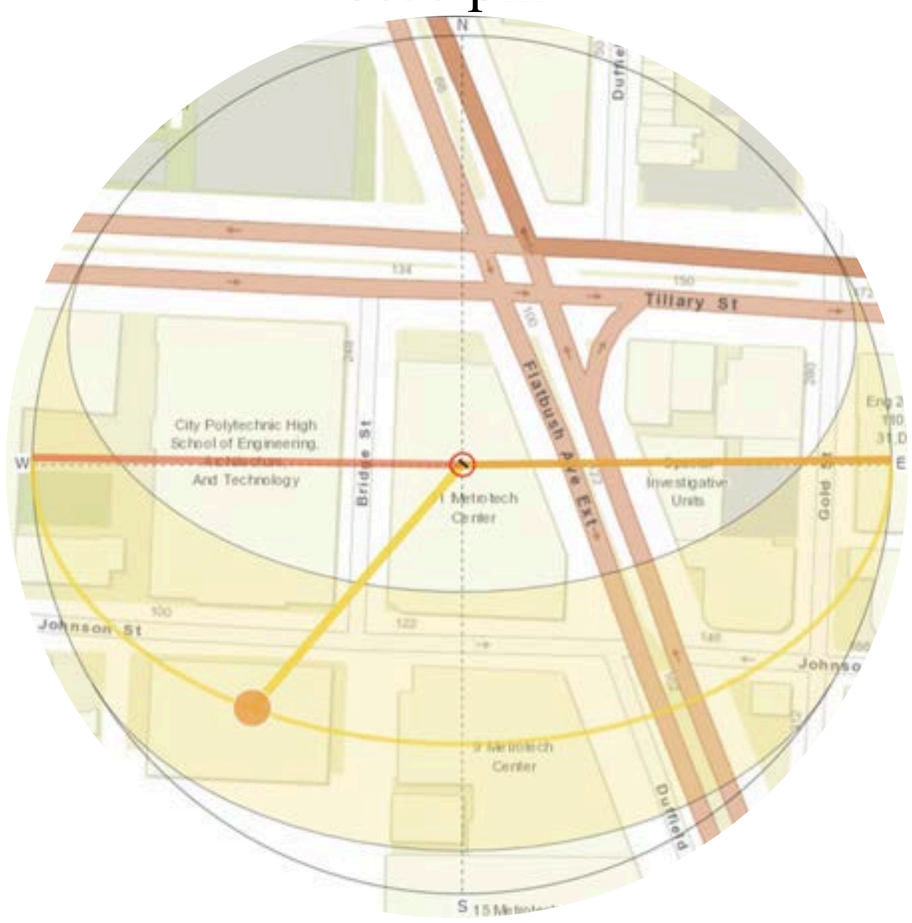
9:00 am



12:00 pm



3:00 pm



6:00 pm



LIGHT & SHADOW

Summer Solstice, June 21, 2026

9:00 am



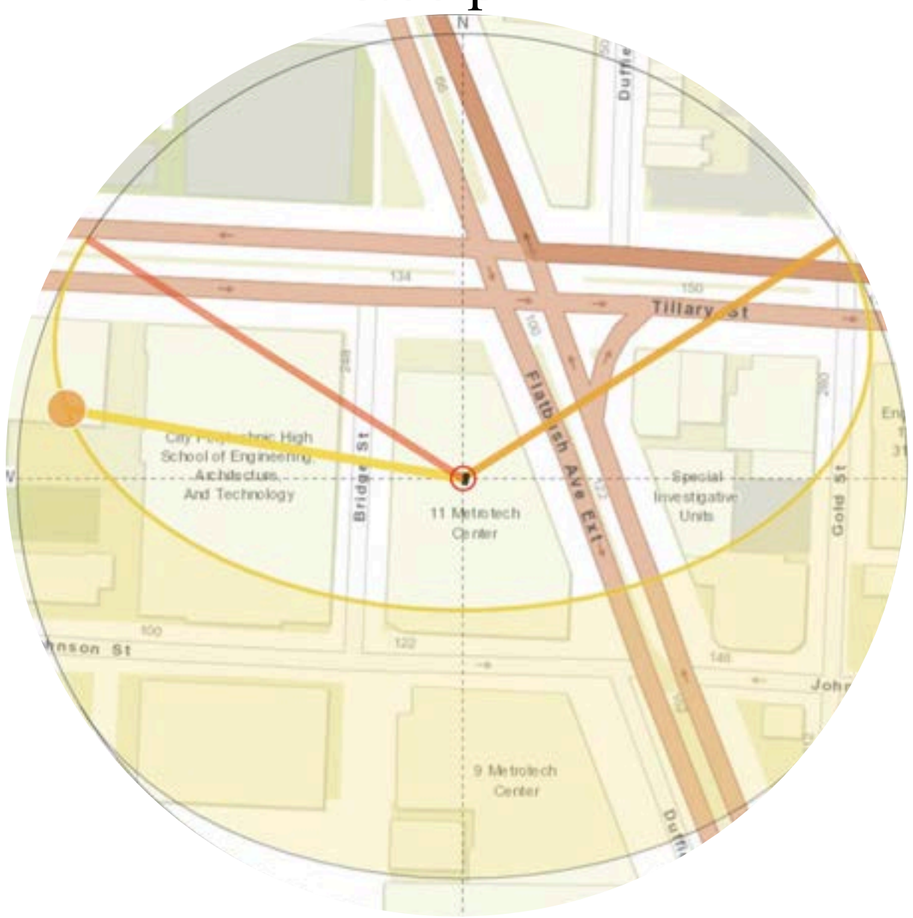
12:00 pm



3:00 pm



6:00 pm



LIGHT & SHADOW

Fall Equinox, September 22, 2026

9:00 am



12:00 pm



3:00 pm



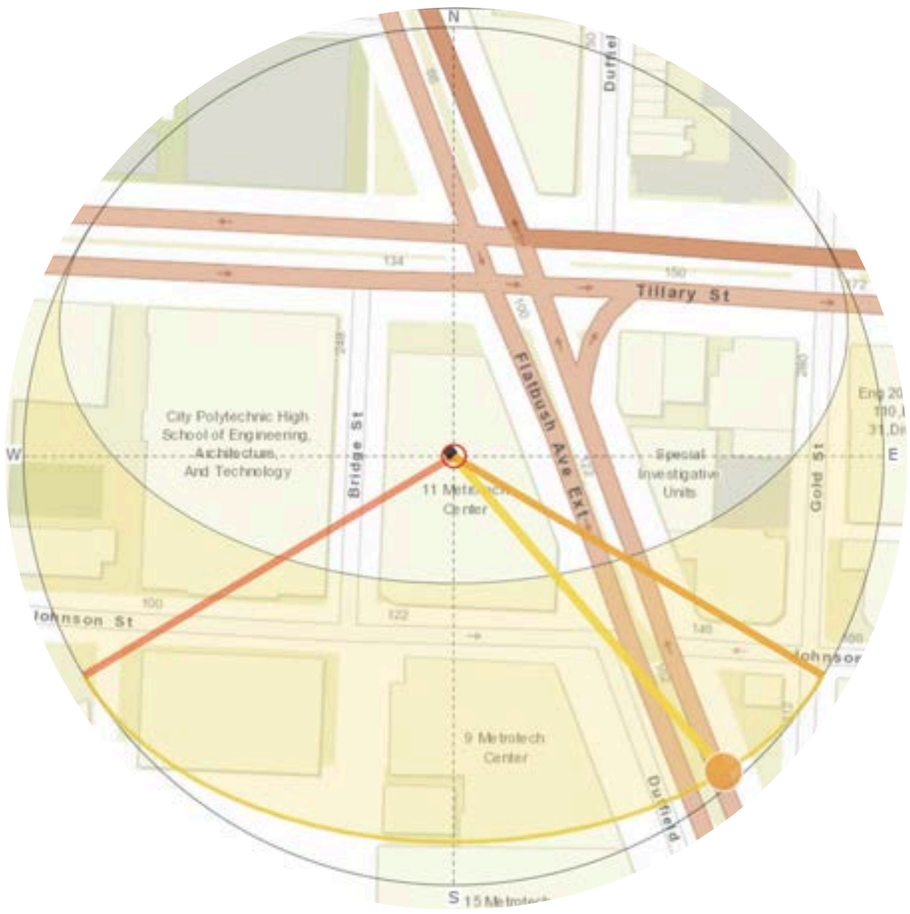
6:00 pm



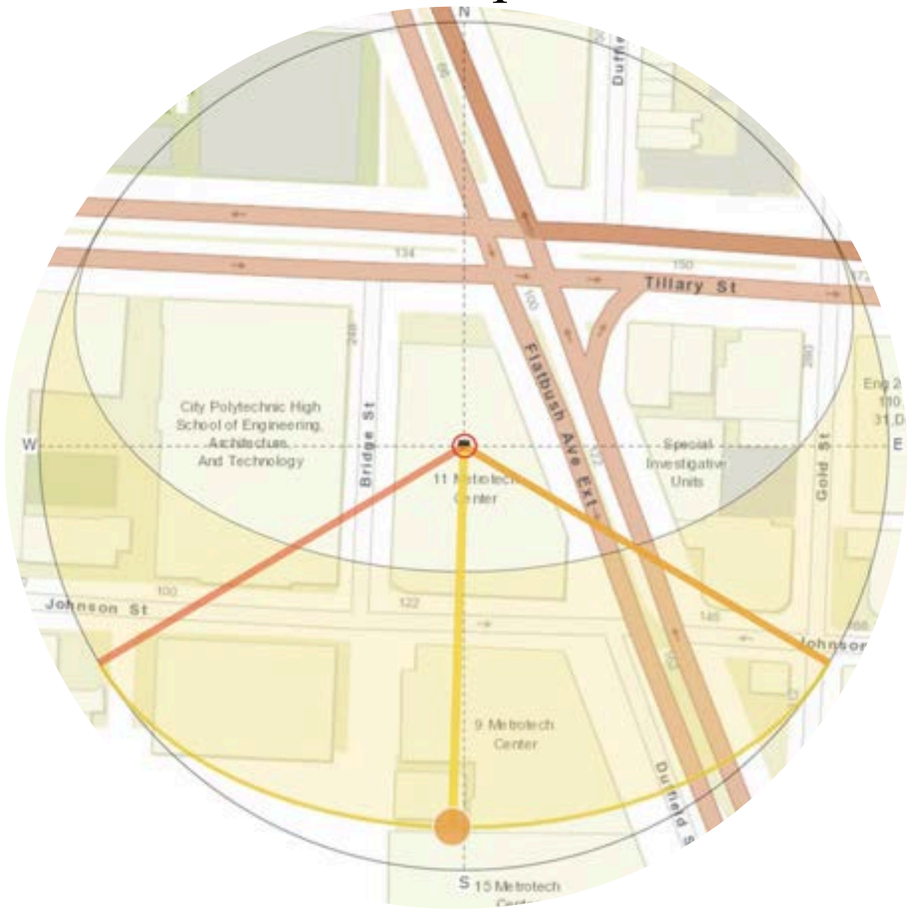
LIGHT & SHADOW

Winter Solstice, December 21, 2026

9:00 am



12:00 pm



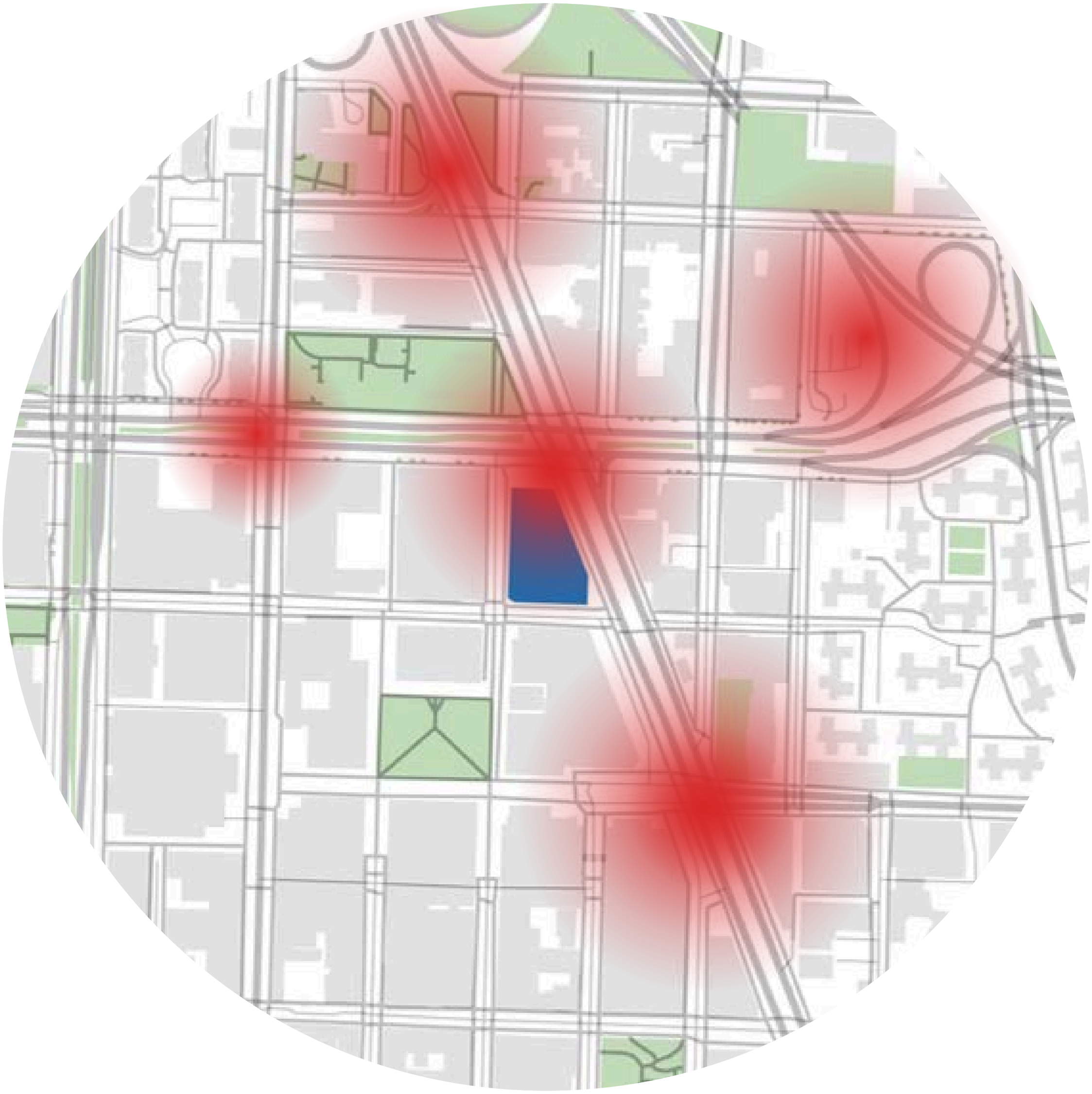
3:00 pm



6:00 pm



Sound



A majority of the noise areas around the site come from heavy traffic roads and intersections.