

# 111 montgomery

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The complete offering terms are available in an offering plan from sponsor. File No. CD18-0265. Sponsor: 109 Montgomery Owner LLC, 2329 Nostrand Avenue - 3rd Floor, Brooklyn, NY 11210. Equal Housing Opportunity. Plans and dimensions may contain variations from floor to floor. Square Footage exceeds the usable floor area. The unit layout, square footage, and dimensions are approximate and subject to normal construction variances and tolerances. Sponsor reserves the right to make changes in accordance with the Offering Plan. The artist's representations of interior decorations, finishes, appliances, and furnishings are provided for illustrative purposes only and do not constitute a representation of any aspect of the final product. Licensed as Compass.

## REJUVENATE

Few residences offer access to so much, so close. The spirit of the neighborhood is an invigorating one. Yoga in the park, biking along the historic promenade of Eastern Parkway and sampling farm-direct delicacies at Brooklyn's flagship Grand Army Plaza Green Market contribute to the perfect, meditative outdoor lifestyle.



## PLAY

This is an active neighborhood at play. From cycling the Prospect Park bike loop to kayaking the lake, there is an activity for every season. Ice hockey. Figure skating. Curling. Jogging. Fishing. Horseback riding.



## RELAX

Escape the daily grind. Beloved destinations known for their Zen moments are right outside the door. The cherry blossoms at the Brooklyn Botanic Garden are the definition of spring in New York. Local community gardens and the majestic, 562-acre Prospect Park offer fresh air and a great, green refuge.



## DINE

Sample an epicurean melting pot with refined and eclectic dining adventures. Foodies get their fix in a hub of global specialties at well-respected restaurants, tiny culinary hideouts with their own unique menus and, according to locals, the best pizza in the city.



## EXPERIENCE

Every street holds a new discovery. Indie shops full of vintage, vinyl and the works of local artisans. Open-air concerts at the Prospect Park Bandshell and movies under the stars. Centuries of art and artifacts at one of the world's greatest cultural institutions, the Brooklyn Museum. Classes of every kind, from Chinese tea ceremonies to business incubator programs at the Brooklyn Library. Crown Heights is home base for the curious and the adventurous.



## SOCIALIZE

Manhattan is a 20-minute subway ride away, but there are endless reasons to stay local. Sophisticated cocktail lounges, breweries and a boisterous music and dance scene on the plaza at the Brooklyn Library, for starters. For world-renowned entertainment, head crosstown to Barclays Center.







DISCOVER  
CROWN HEIGHTS



FOOD & DRINK

- |                     |                            |                          |                     |                           |
|---------------------|----------------------------|--------------------------|---------------------|---------------------------|
| 1. Aita Trattoria   | 7. Mayfield                | 13. Olmsted              | 19. Gen             | 25. Butter & Scotch       |
| 2. Barboncino Pizza | 8. Berg'n                  | 14. Ample Hills Creamery | 20. The Islands     | 26. Gueros                |
| 3. Gladys           | 9. Mighty Quinn's Barbeque | 15. Faun                 | 21. Tom's           | 27. CATFISH               |
| 4. Franklin Park    | 10. Covenhoven             | 16. Milk Bar             | 22. Lincoln Station | 28. Blue Marble Ice Cream |
| 5. Chavela's        | 11. The Way Station        | 17. Mitchell's Soul Food | 23. Lowerline       |                           |
| 6. Domo Taco        | 12. Bearded Lady           | 18. Cheryl's Global Soul | 24. MeMe's Diner    |                           |

SHOPPING & CONVENIENCE

- |                                       |                         |
|---------------------------------------|-------------------------|
| 1. Capital One                        | 7. Peculiar Planet      |
| 2. Breukelen Coffee House             | 8. Park Delicatessen    |
| 3. Family Supermarket                 | 9. Marche Rue Dix       |
| 4. Starbucks                          | 10. Wino(t)             |
| 5. Koala Cafe                         | 11. 1 of a Find Vintage |
| 6. Chrysanthemum: Rare Teas & Flowers | 12. Shoestring Press    |

TRANSPORTATION

