

**163 Washington Ave
Brooklyn, NY 11205
718.636.5600
163WASH.com**

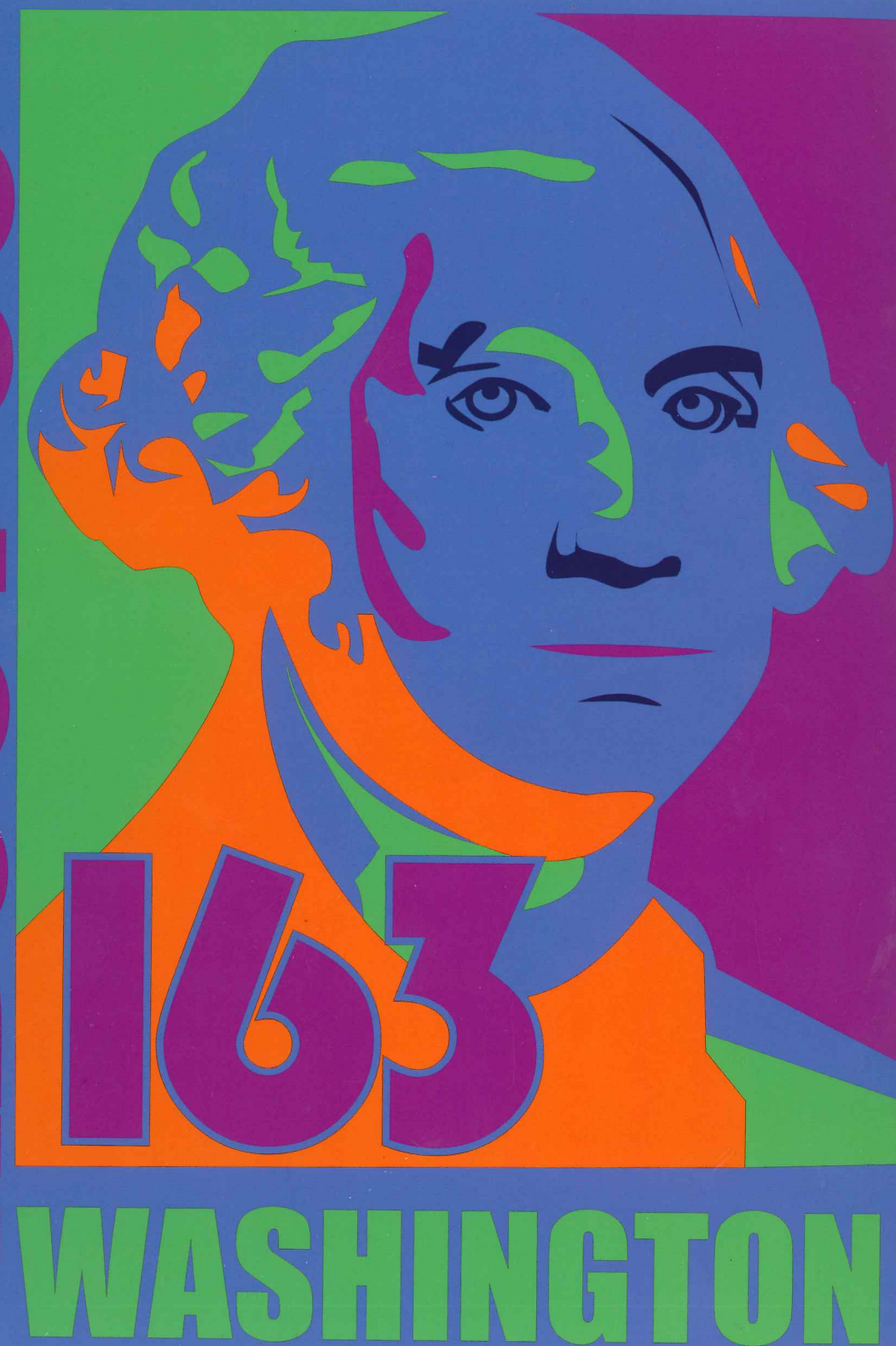
Exclusive Sales & Marketing by



DR 163 Washington Developers, LLC. This is not an offering. The complete offering terms are available in an Offering Plan available from the Sponsor. File No. CD09-0156. Equal Housing Opportunity.



ABOUT US





163 WASHINGTON

163 Washington is a 16 story luxury condominium in the heart of Clinton Hill. It is made up of 49 residences enclosed in a sharp glass design. In the midst of beautiful residential brownstones, the building displays panoramic views of the neighborhood and Downtown Brooklyn as well as the Manhattan skyline. The building also features over 5,000 square feet of amazing outdoor amenities.



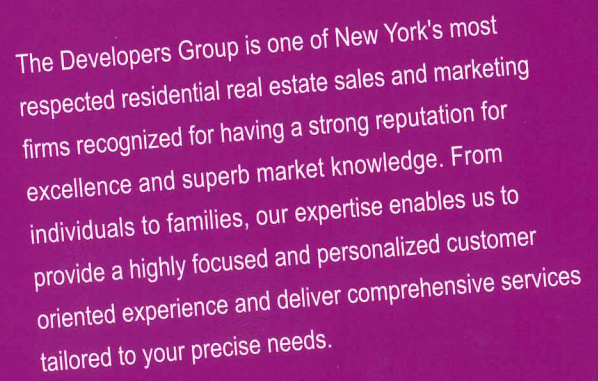
GLC GROUP

The GLC Group was founded in 1996 by Principals Mark Caller and Pinny Loketch. The company is expert in the design, development and management of residential properties, most notably Nforth at 161 North 4th Street Brooklyn and Parc West Condominiums in New Jersey. A luxury condominium in the heart of Williamsburg, Nforth was built with impressive amenities and space. Additionally, Parc West is an upscale building surrounded by 80 acres of land and open meadows in an exceptional natural setting. The latest addition to their outstanding portfolio is 163 Washington Avenue.



KARL FISCHER ARCHITECT

Karl Fischer Architect specializes in new building design, condominium conversions, single - and multiple - family housing units, and commercial projects. The company provides its clients with a full range of services, including personalized design, interior design, site planning, economic feasibility studies, budget preparation and specification and construction services.

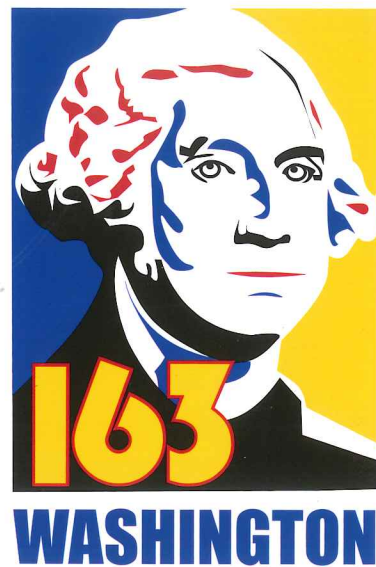


Manhattan Office
115 East 23rd St., Flr 2
New York, NY 10010
212.475.9000

Brooklyn Office
165 Bedford Avenue
Brooklyn, NY 11211
718.222.1545

This brochure was inspired by Keith Haring who was an artist and social activist whose work responded to the New York City street culture of the 1980s.

source - wikipedia



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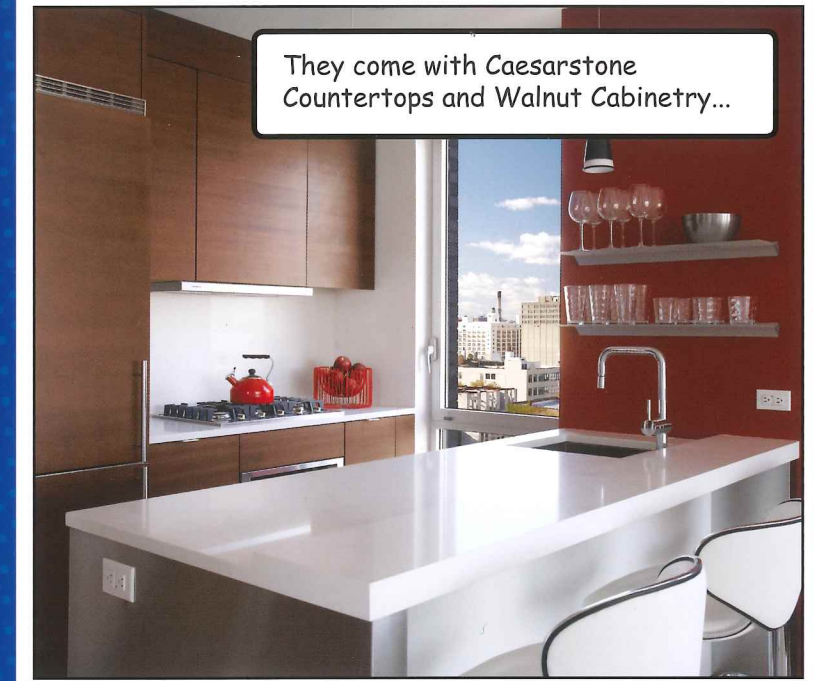
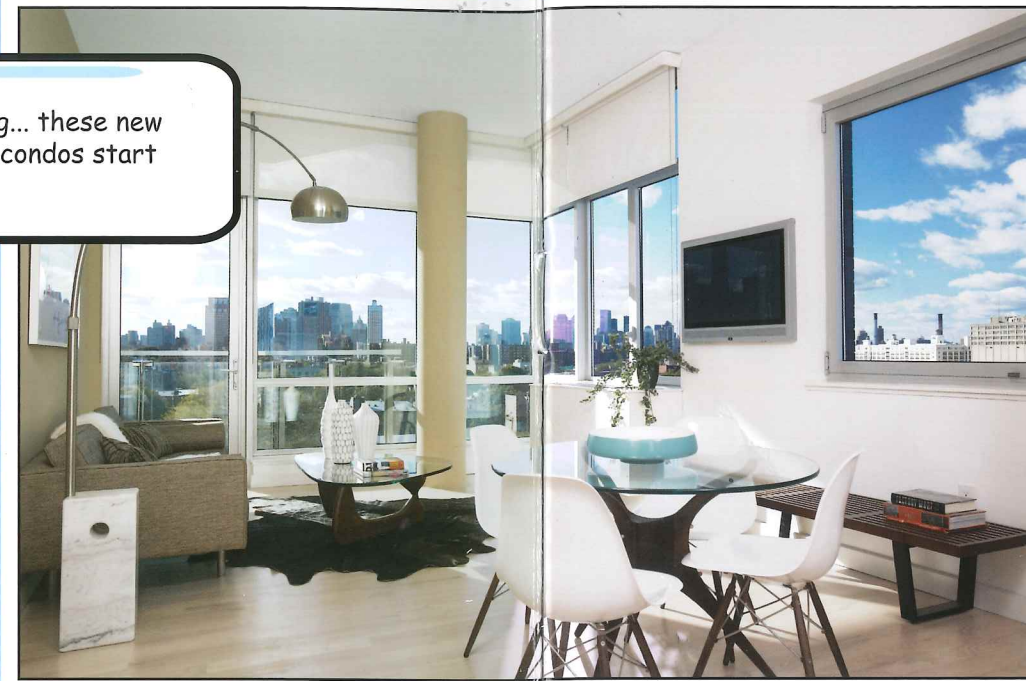


INTERIORS

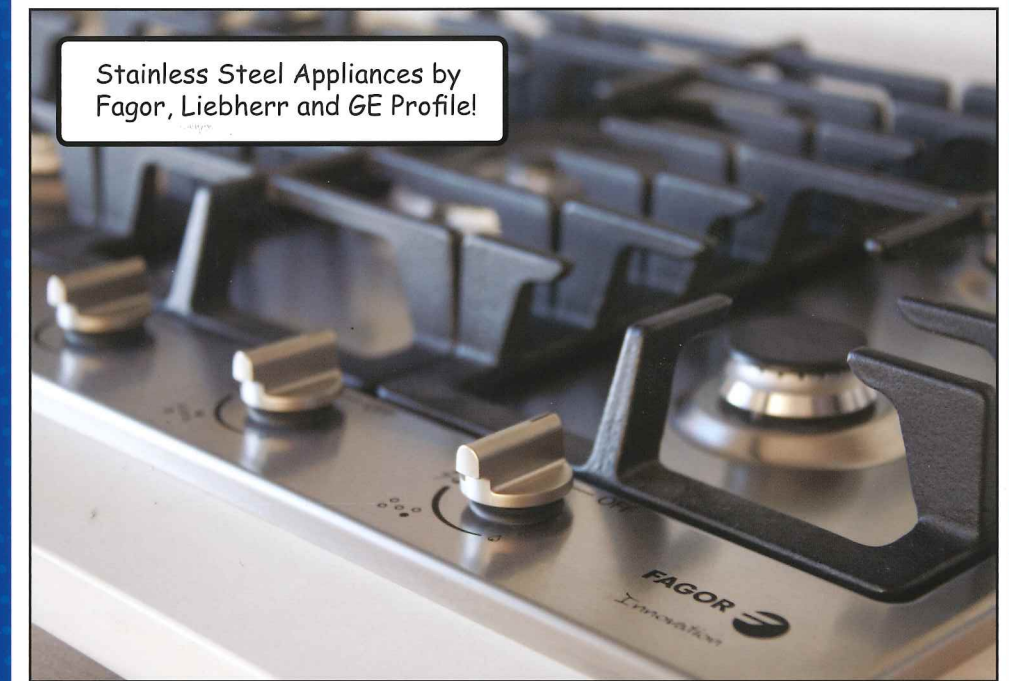




Roger, darling... these new development condos start at 250k!



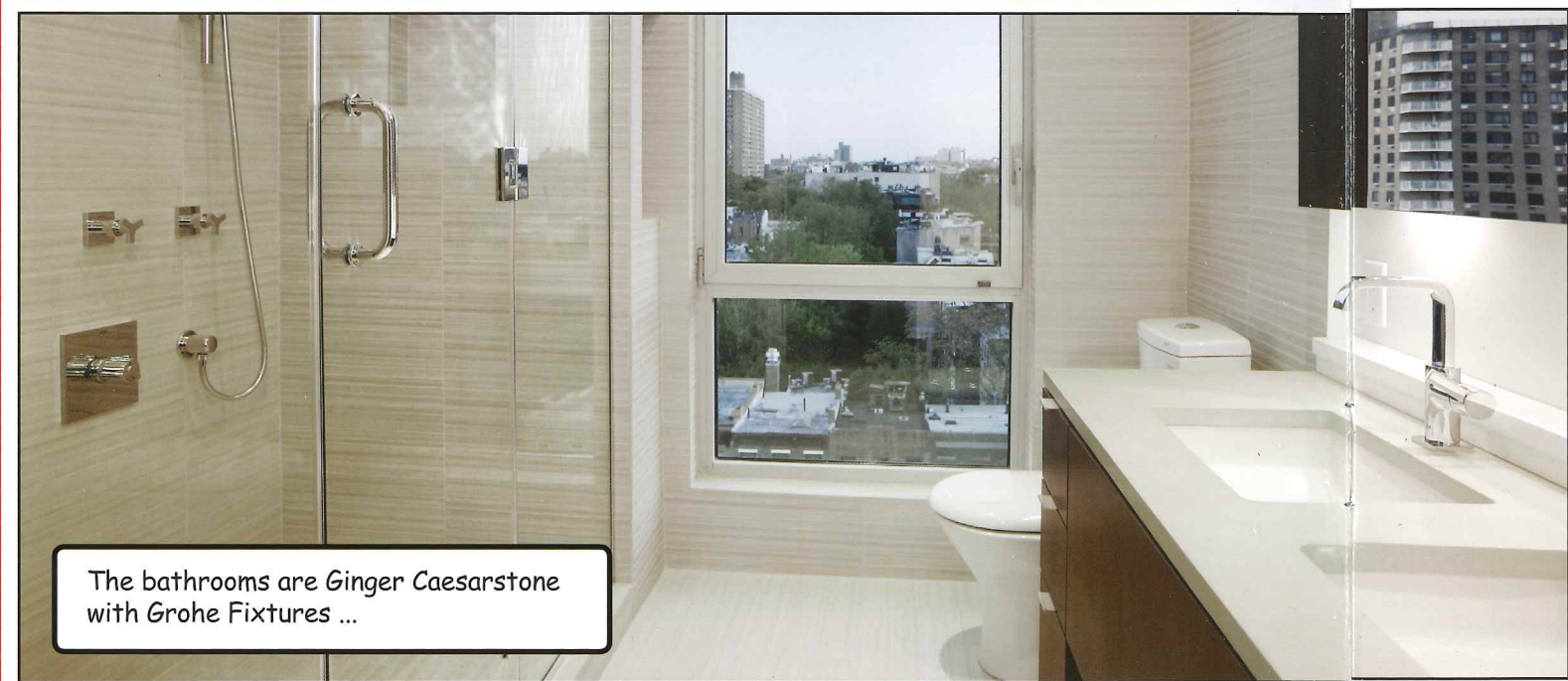
They come with Caesarstone Countertops and Walnut Cabinetry...



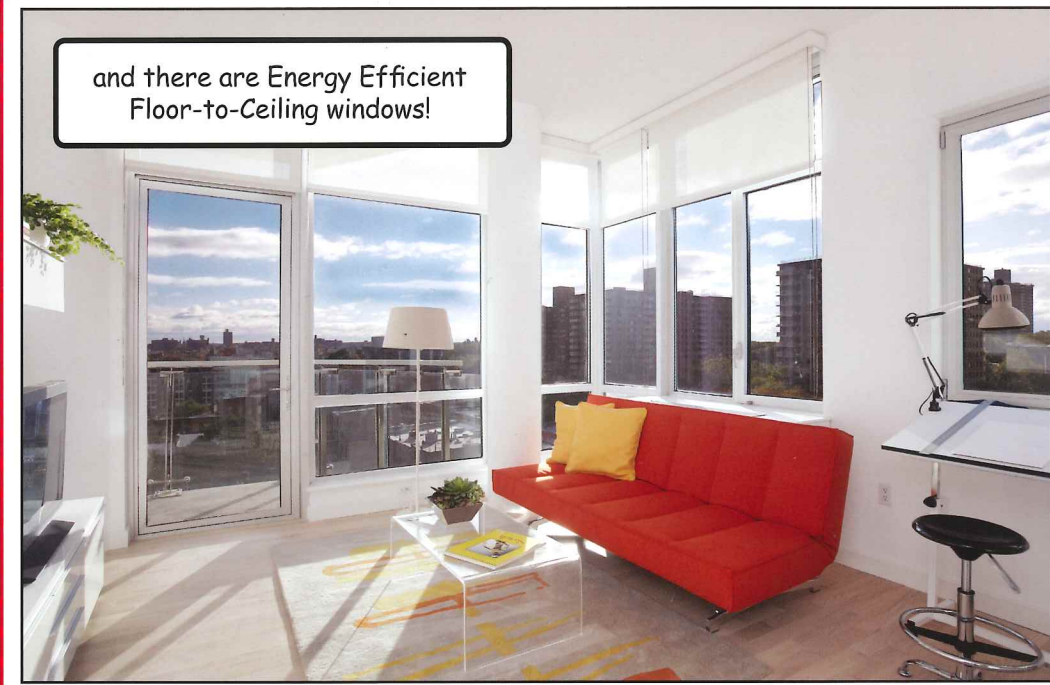
Stainless Steel Appliances by Fagor, Liebherr and GE Profile!



Did I mention it is pre-wired
for phone, cable, and data?



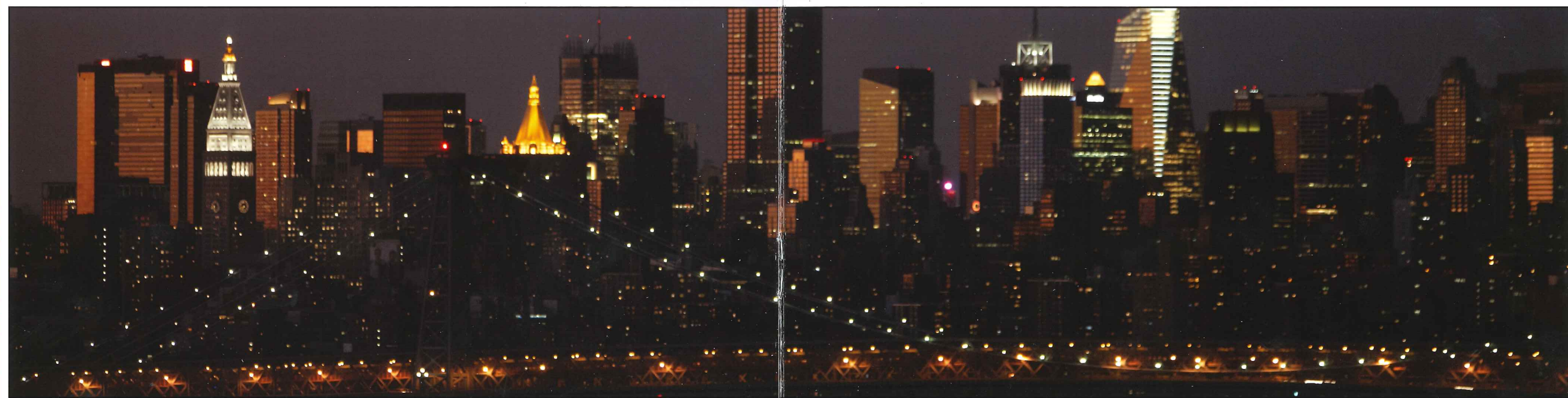
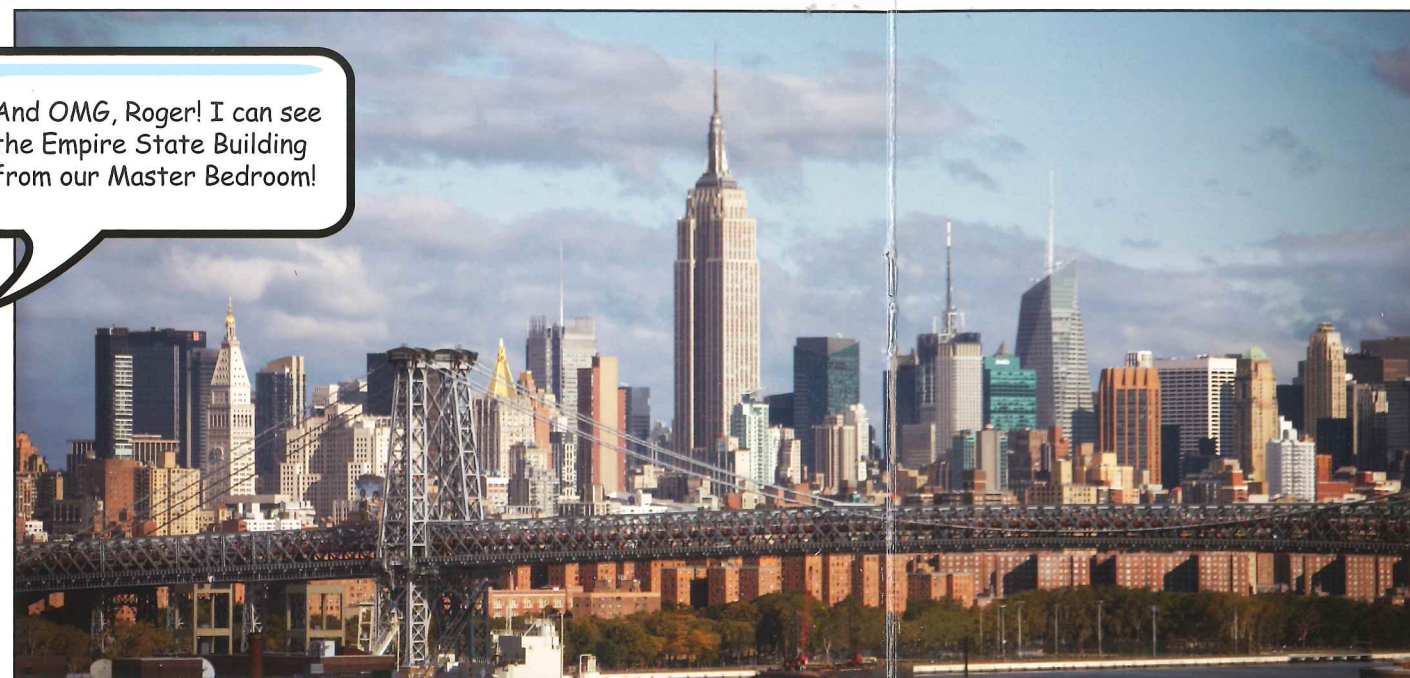
The bathrooms are Ginger Caesarstone
with Grohe Fixtures ...



and there are Energy Efficient
Floor-to-Ceiling windows!

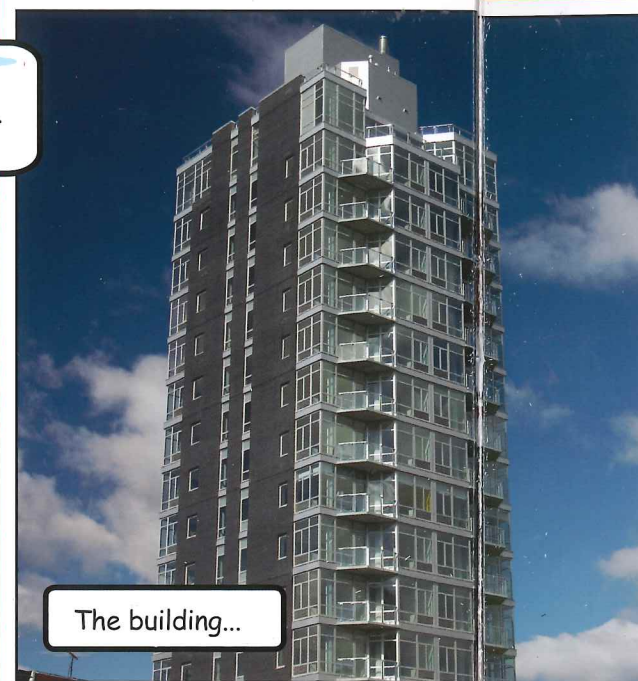


And OMG, Roger! I can see
the Empire State Building
from our Master Bedroom!





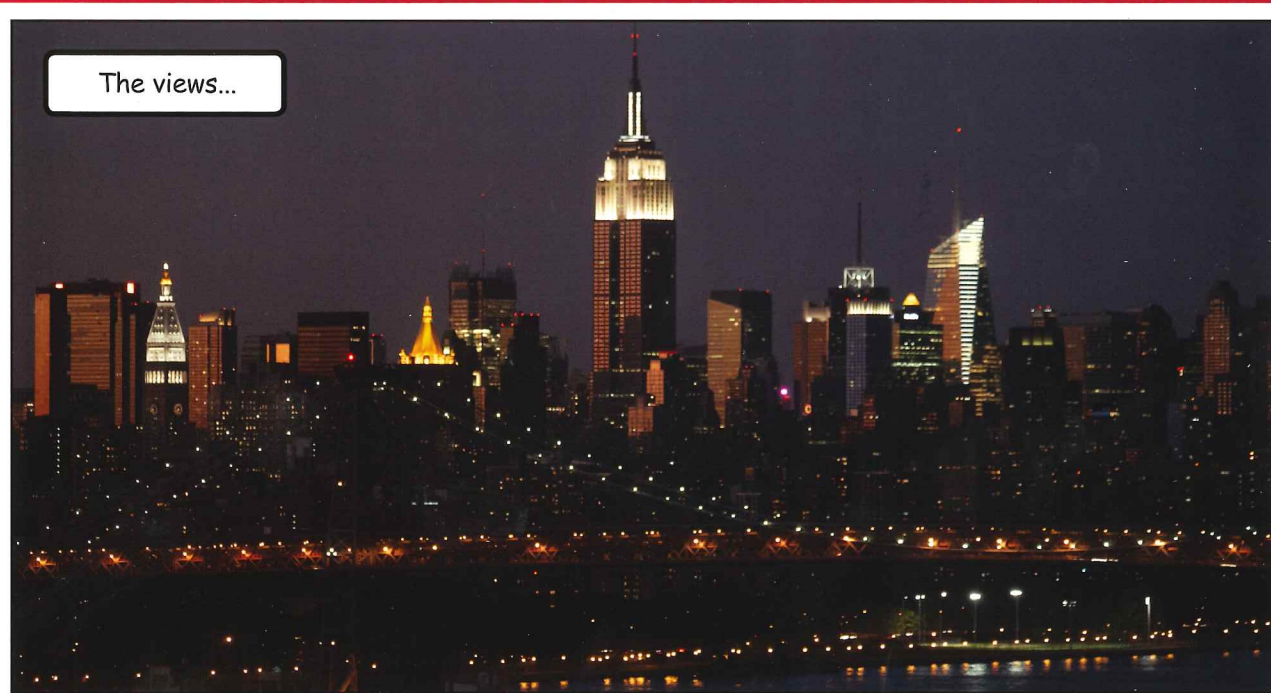
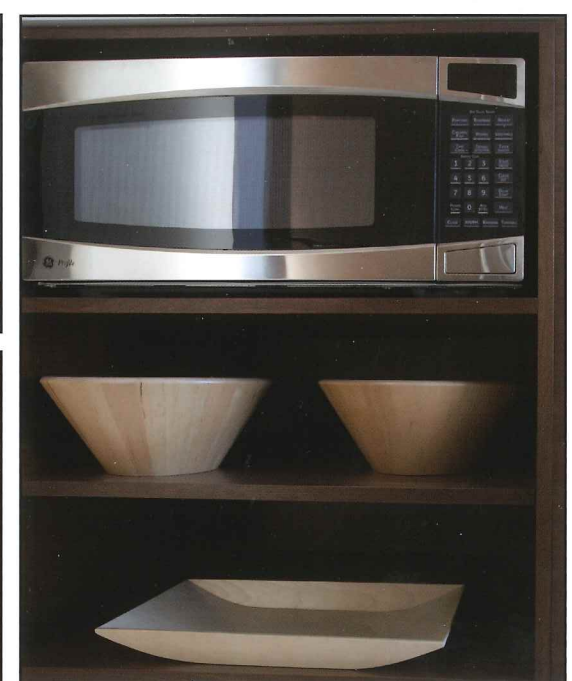
Oh Roger, I want it...



The building...



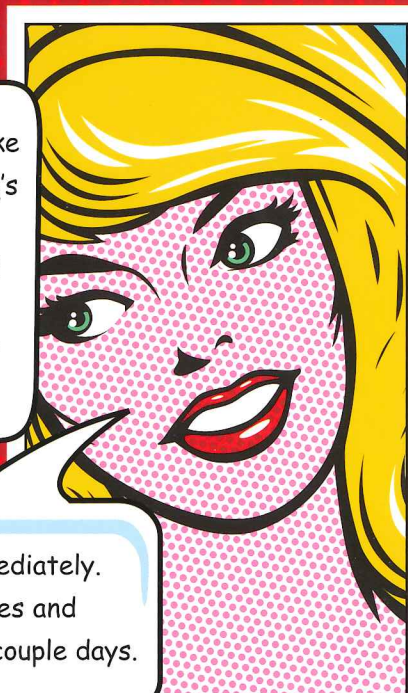
The finishes...



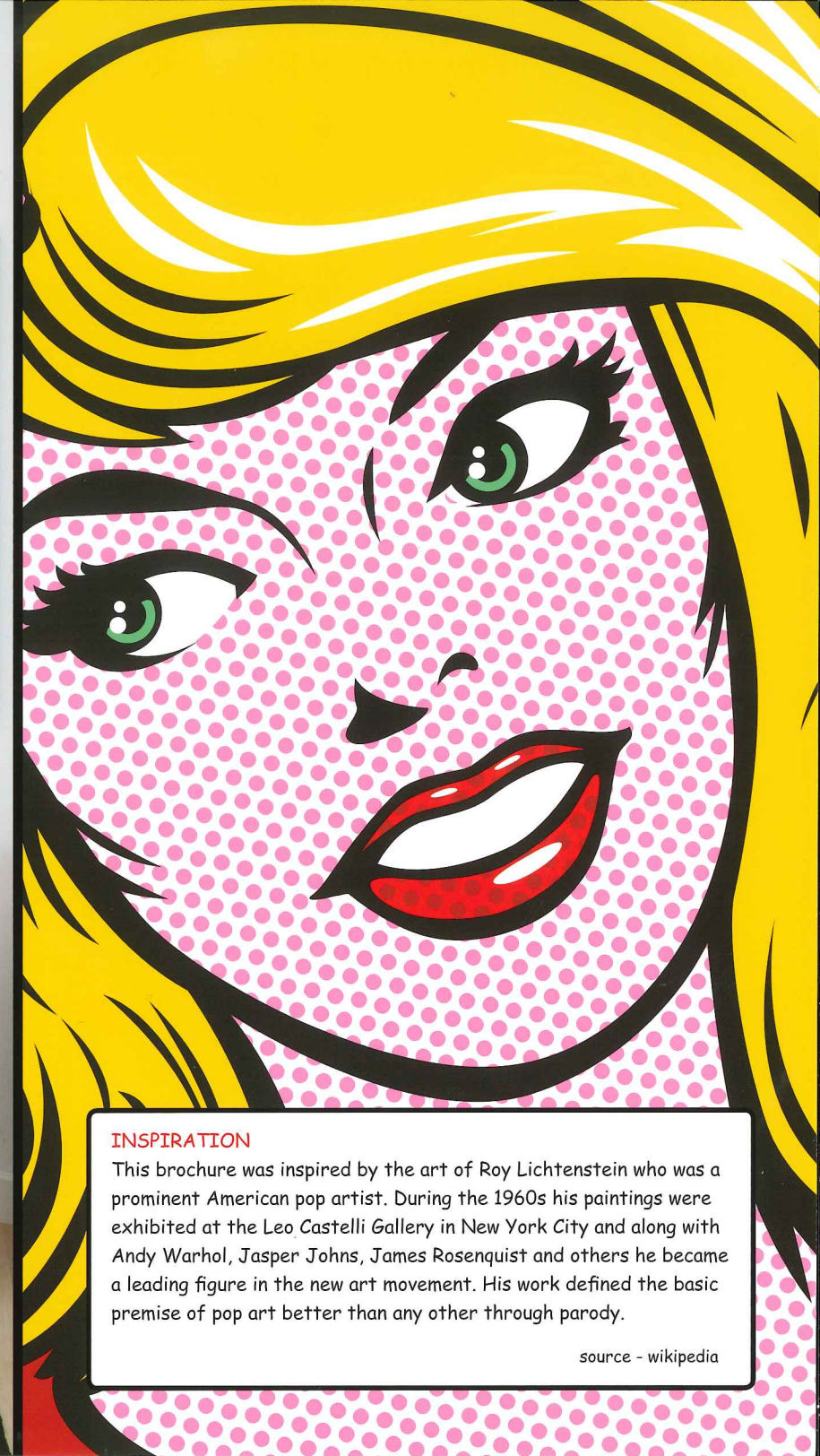
The views...



Joan, calm yourself my dear. What I like is the covered parking for my car, BBQ's in the outdoor amenity space, the gym to keep my manly physique in shape and the outdoor media lounge to watch my sports. Not to mention the balcony and terrace space...



Oh Roger, let's move in immediately. On second thought, my shoes and handbags alone may take a couple days.



INSPIRATION

This brochure was inspired by the art of Roy Lichtenstein who was a prominent American pop artist. During the 1960s his paintings were exhibited at the Leo Castelli Gallery in New York City and along with Andy Warhol, Jasper Johns, James Rosenquist and others he became a leading figure in the new art movement. His work defined the basic premise of pop art better than any other through parody.

source - wikipedia



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CULTURE



NEIGHBORHOOD

Located in the heart of Clinton Hill bordering Fort Greene, you will experience history, art, music and culture. Only steps away you will enjoy boutique shops, charming restaurants, bustling cafes and shows at the Brooklyn Academy of Music. Come enjoy the historical tree lined streets or take a Saturday morning stroll through Fort Greene Park's farmers market. This neighborhood is one of the most sought-after with its wide variety of entertainment and is also conveniently located and reachable by subway, bus or car.



EVERYDAY

- 1 Associated Supermarket
- 2 Bank of America
- 3 CitiBank
- 4 Chase Bank
- 5 Clinton Hill Hardware
- 6 Cure Beauty Bar
- 7 Duncan's Fish Market
- 8 Joseph Tyler Salon
- 9 Karen's Body Beautiful
- 10 Lucky Lotus Yoga
- 11 Move With Grace
- 12 NYC Pets
- 13 Yes Cleaners
- 14 Walgreens
- 15 Wash Cycle Laundromat

NIGHTLIFE & ENTERTAINMENT

- 16 Brooklyn Public House
- 17 Fuego Lounge & Grill
- 18 Jelani Lounge
- 19 Mirrors On Grand
- 20 The Hideout

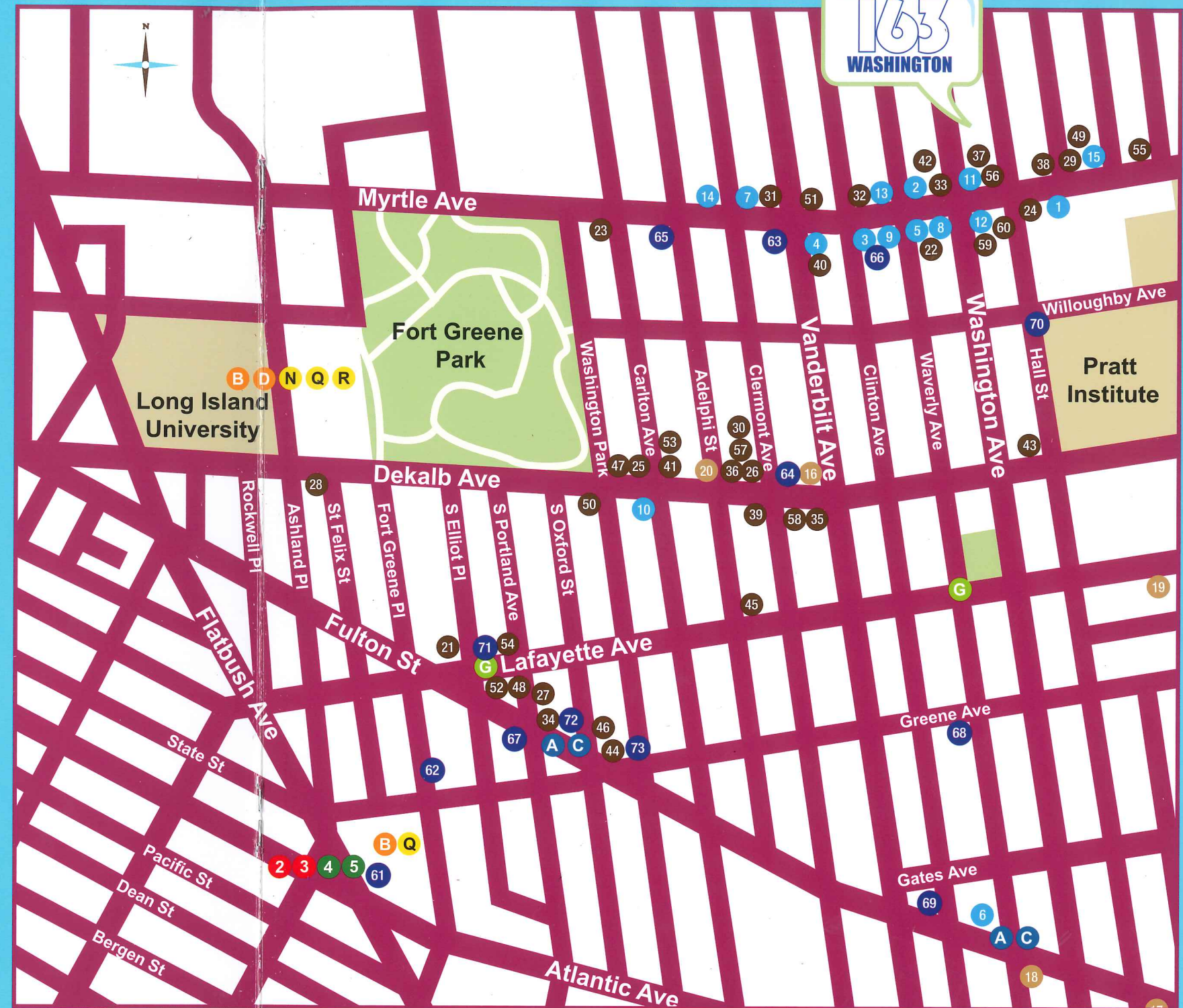
RESTAURANTS & CAFÉS

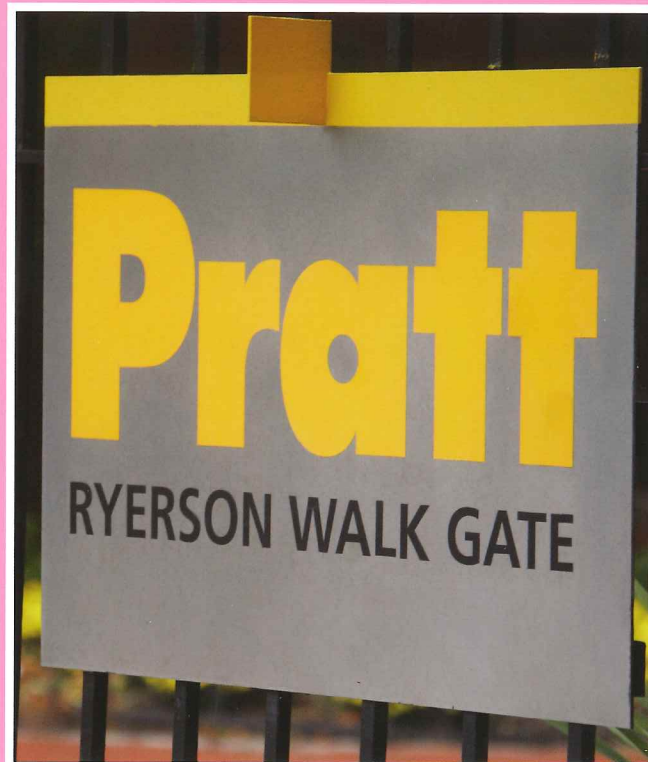
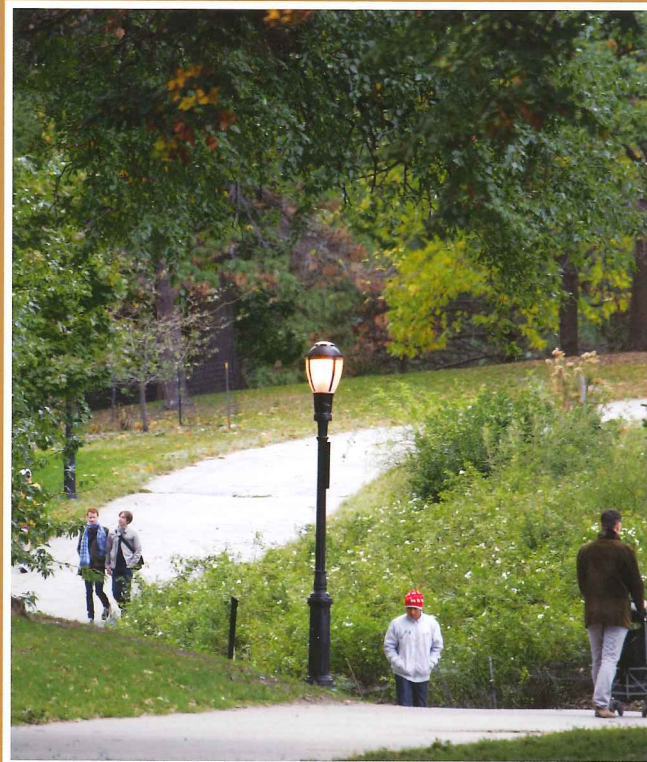
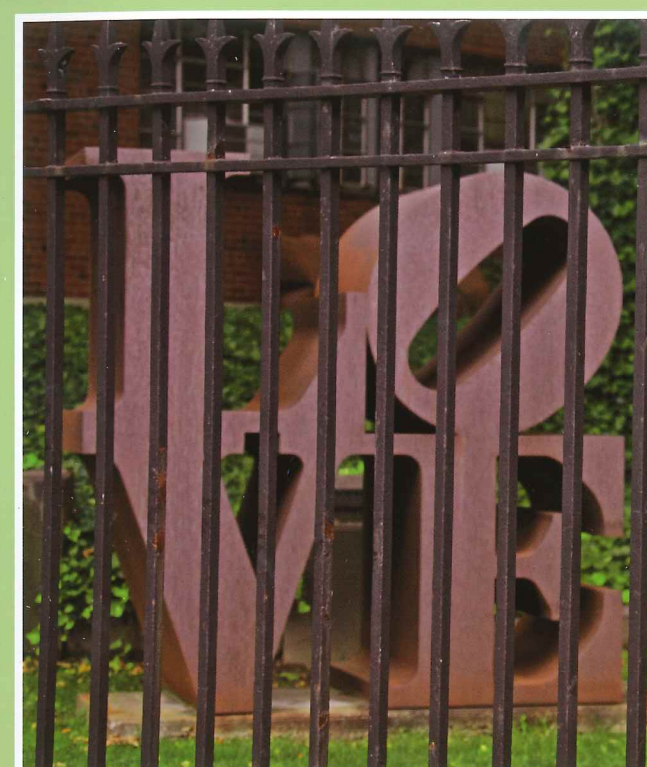
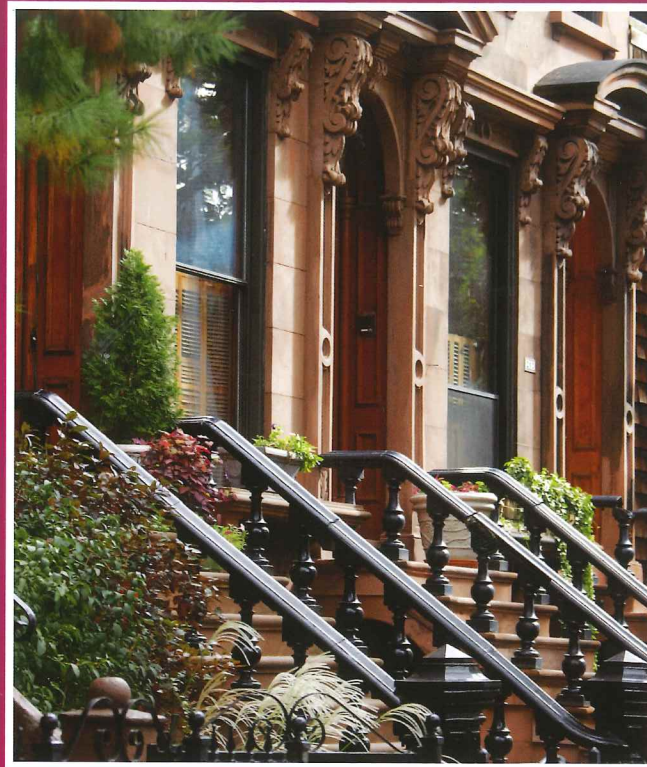
- 21 67 Burger
- 22 Anima Italian Bistro
- 23 A Bistro
- 24 Bergen Bagels
- 25 Bittersweet
- 26 Black Iris
- 27 Café Lafayette
- 28 Caffè e Vino
- 29 Castro's
- 30 Chez Oskar
- 31 Chez Lola
- 32 Connecticut Muffin
- 33 Five Spot Soul Food
- 34 Habana Outpost
- 35 iCi Restaurant
- 36 Kif Restaurant

- 37 Kum Kau Chinese
- 38 La Stalla
- 39 Loulou
- 40 Luz Restaurant
- 41 Madiba Restaurant
- 42 Maggie Brown
- 43 Mike's Coffee Shop
- 44 No. 7
- 45 Olea Restaurant
- 46 One Greene Sushi
- 47 Picnic
- 48 Pequena
- 49 Pillow Café Lounge
- 50 Rice
- 51 Rope
- 52 Smoke Joint
- 53 Smooch
- 54 Stonehome Wine Bar
- 55 Tamboril
- 56 Thai 101 Restaurant
- 57 The General Greene
- 58 Tillie's of Brooklyn
- 59 Yamashiro Japanese Cuisine
- 60 Zaytoons

SHOPS & GALLERIES

- 61 Target Atlantic Terminal
- 62 Cloth
- 63 Clinton Hill Simply Art Gallery
- 64 Dossier
- 65 Gnarly Vines
- 66 Green in BKLYN
- 67 Green Light Bookstore
- 68 Meridith McNeal Gallery
- 69 Olivino
- 70 Pratt Sculpture Garden
- 71 Stewart & Wright
- 72 The Greene Grape
- 73 Yu Interiors



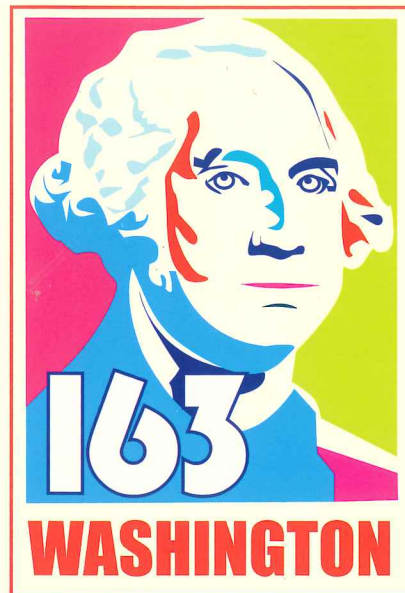


INSPIRATION

This brochure was inspired by the art of Andrew Warhola, also known as Andy Warhol who was an American painter, printmaker, and filmmaker who was a leading figure in the visual art movement known as pop art. After a successful career as a commercial illustrator, Warhol became famous worldwide for his work as a painter, avant-garde filmmaker, record producer, author, and member of highly diverse social circles that included bohemian street people, distinguished intellectuals, Hollywood celebrities and wealthy patrons.

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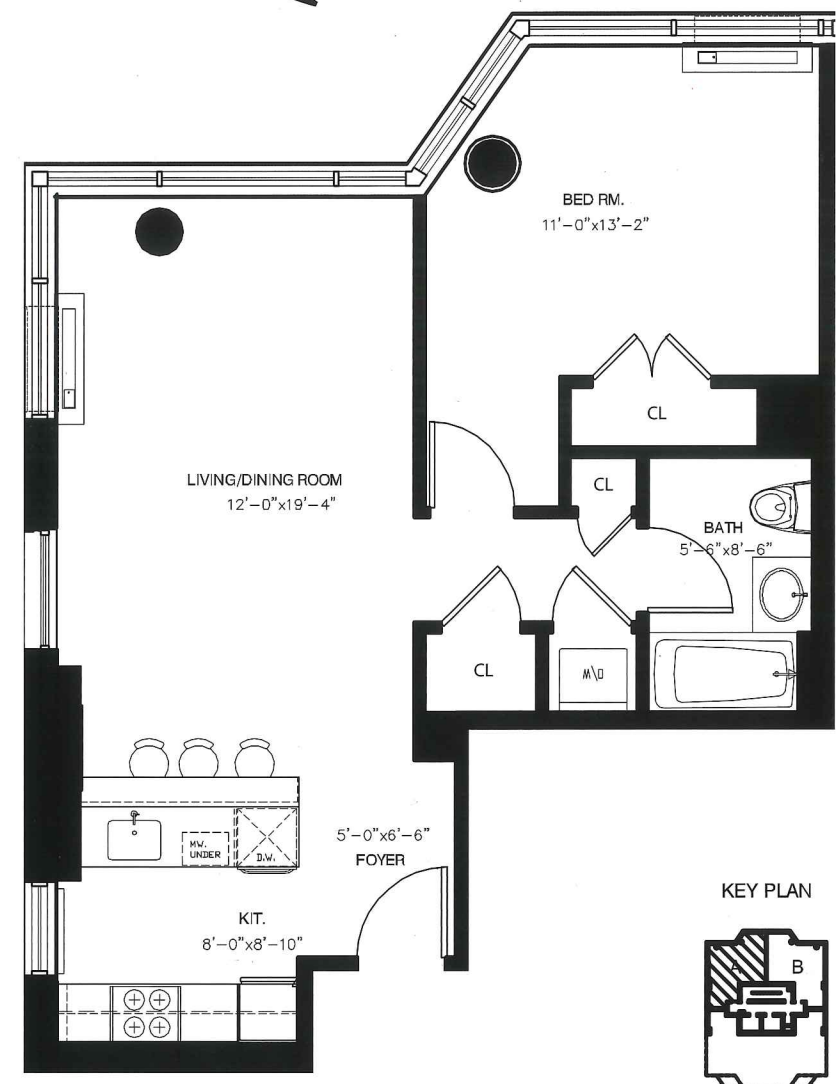
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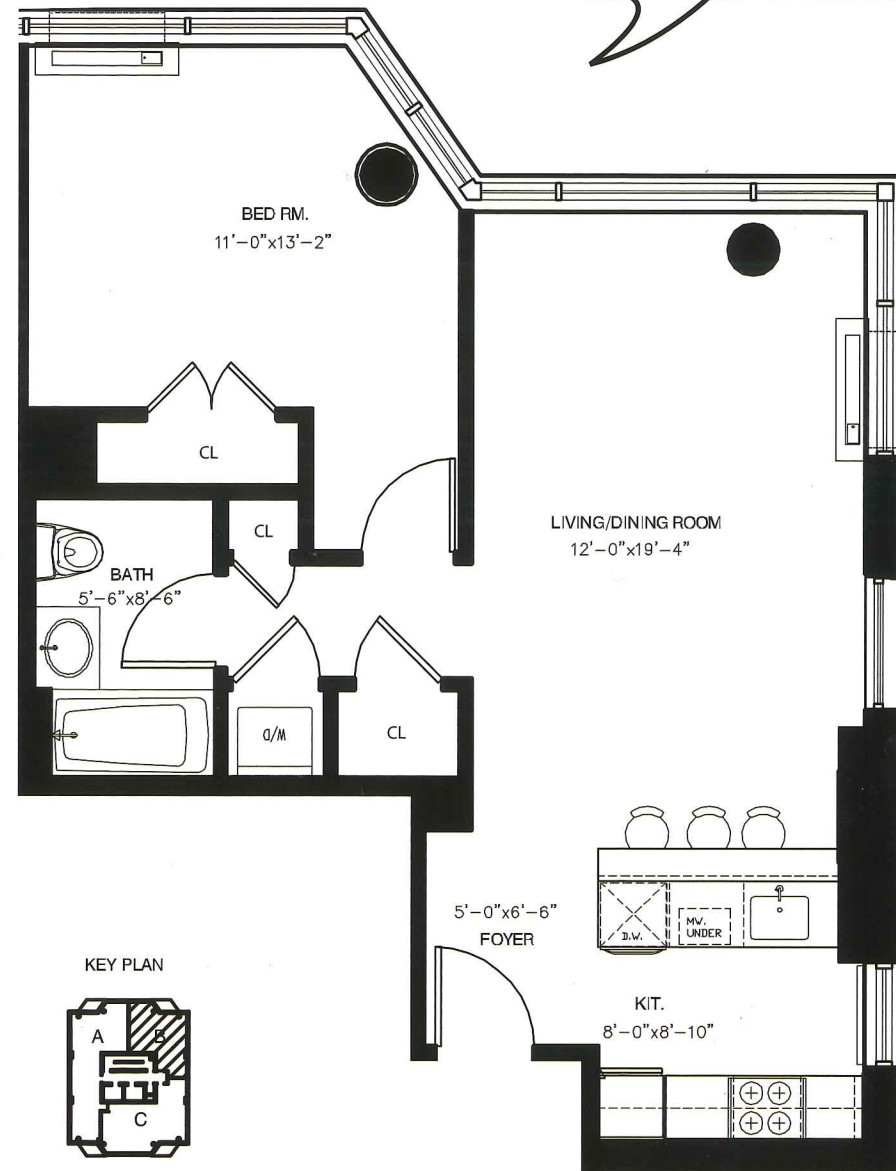
FLOORPLANS



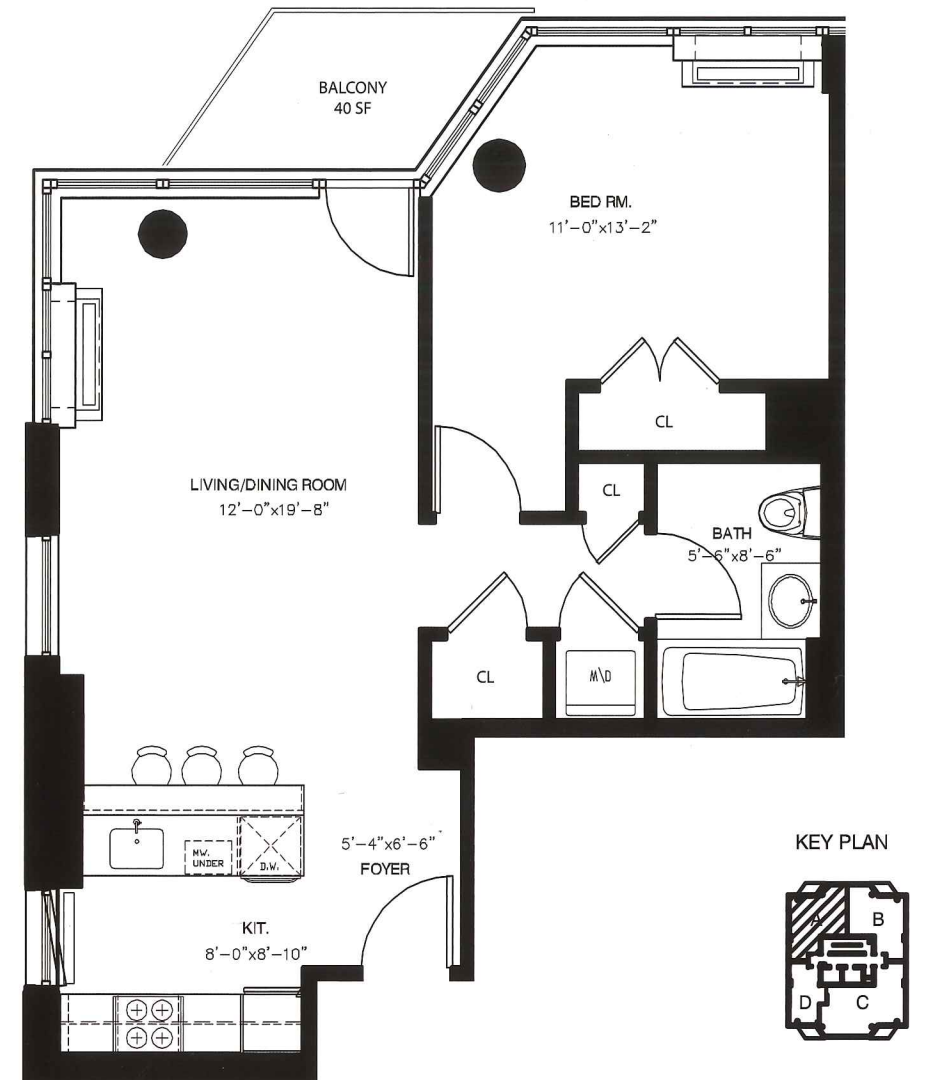
2A
1 BED / 1 BATH
709 SF INTERIOR



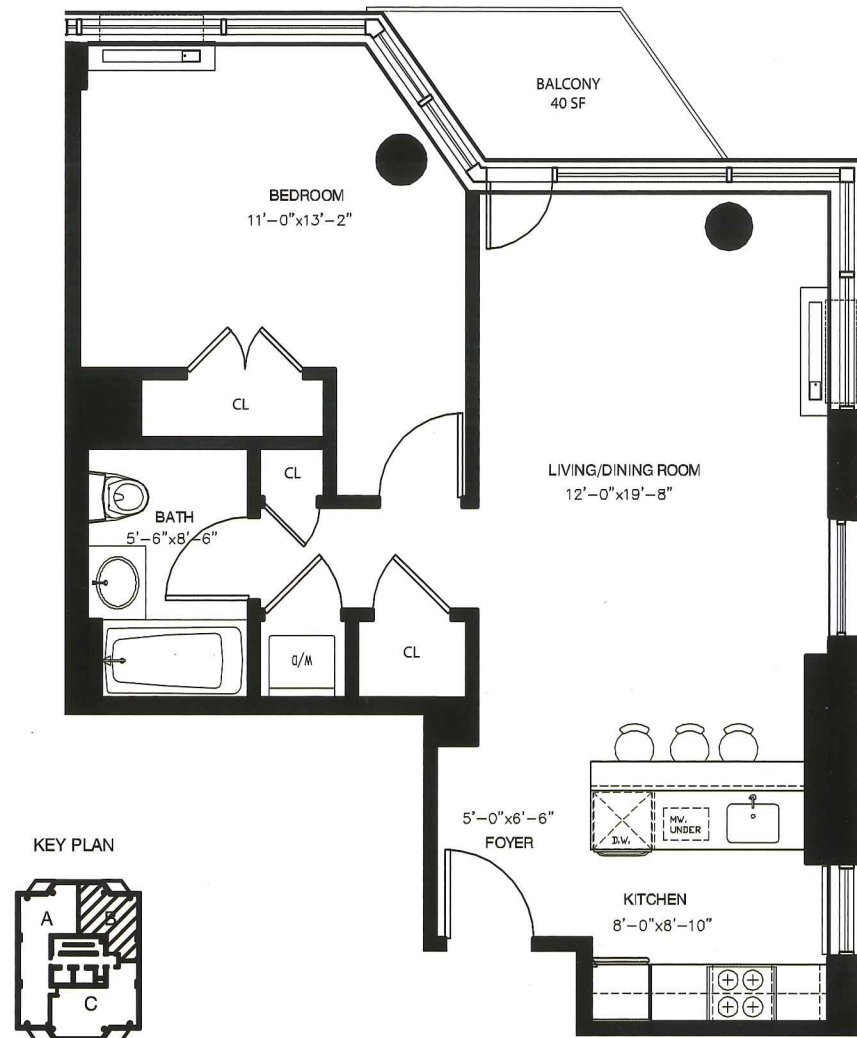
2B
1 BED / 1 BATH
709 SF INTERIOR



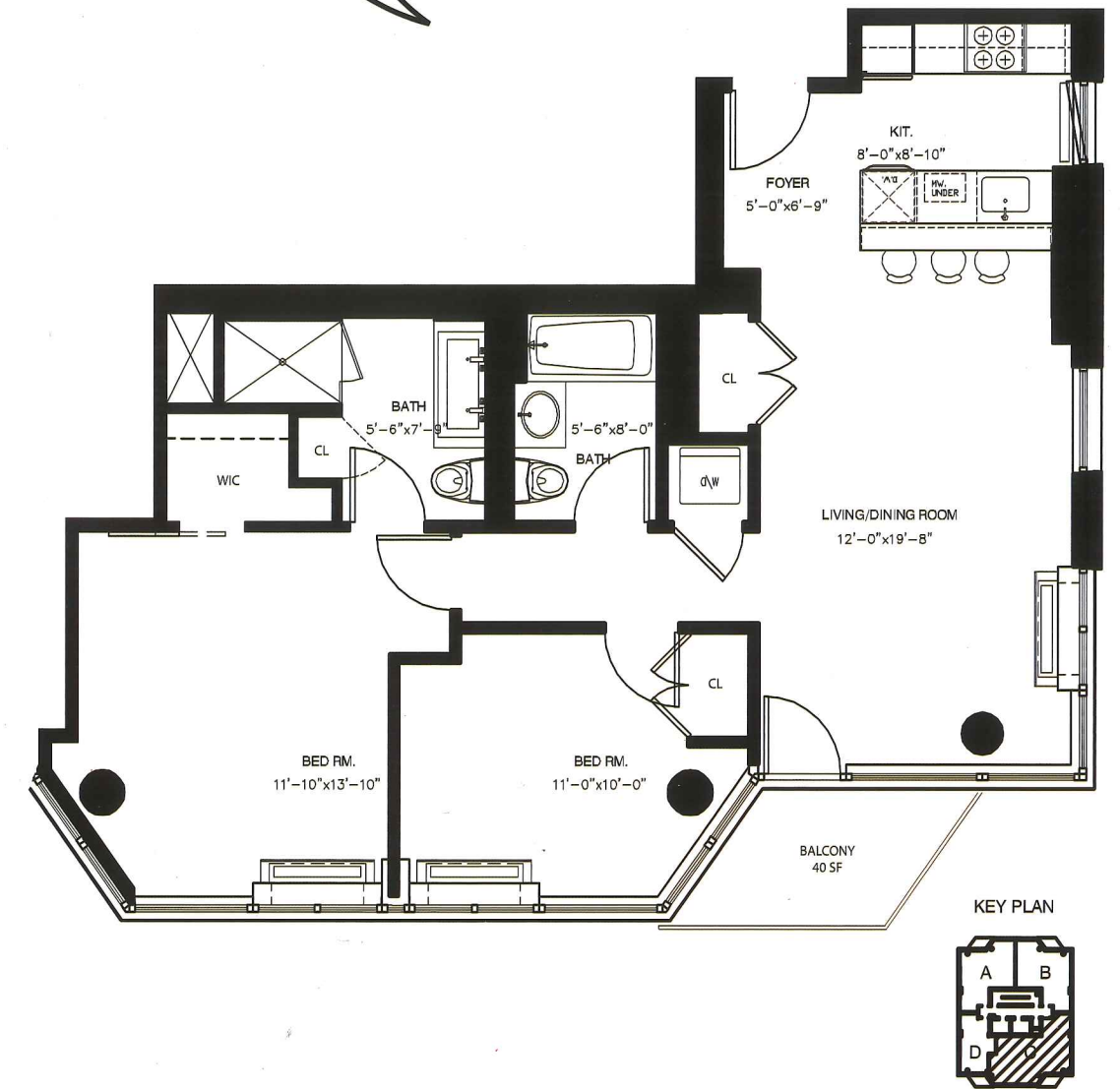
3A - 8A
1 BED / 1 BATH + BALCONY
701 SF INTERIOR
40 SF EXTERIOR



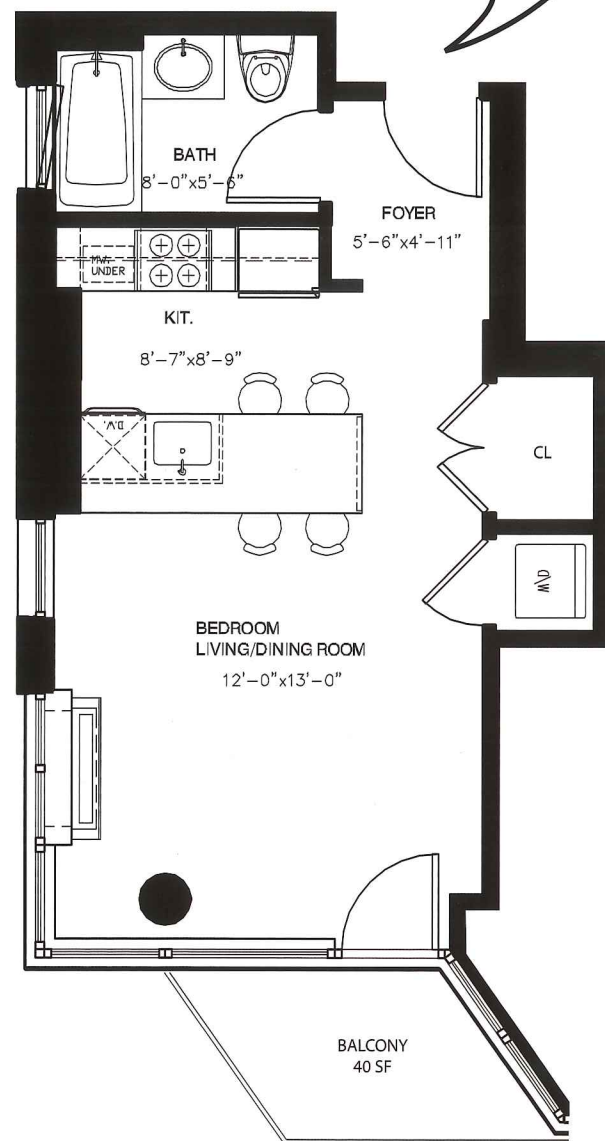
3B - 15B
1 BED / 1 BATH + BALCONY
701 SF INTERIOR
40 SF EXTERIOR



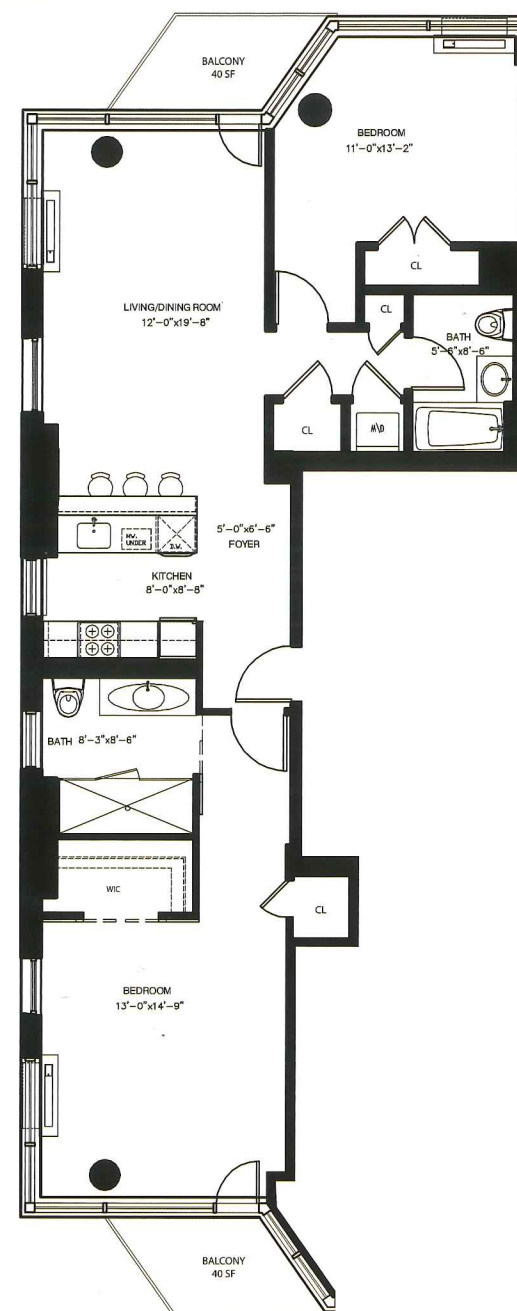
3C - 8C
2 BED / 2 BATH + BALCONY
966 SF INTERIOR
40 SF EXTERIOR



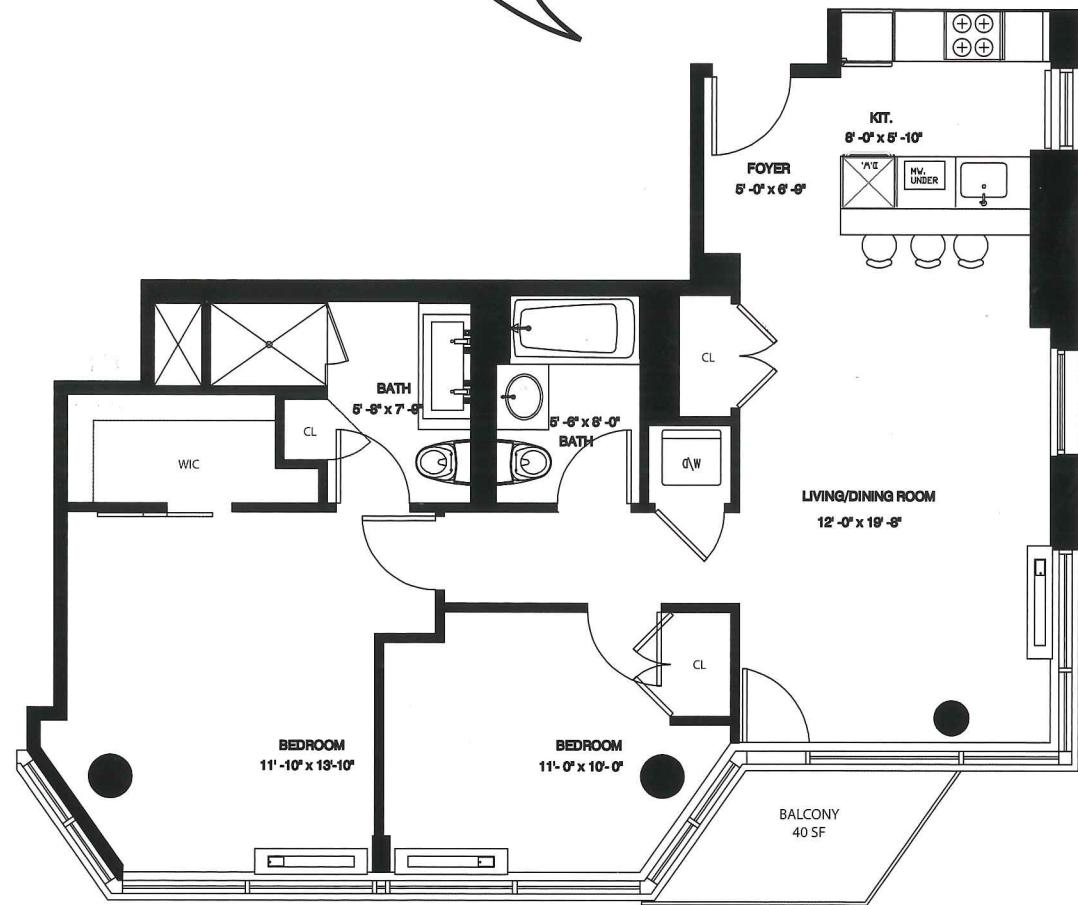
3D - 8D
STUDIO / 1 BATH + BALCONY
440 SF INTERIOR
40 SF EXTERIOR



9A - 15A
2 BED / 2 BATH + 2 BALCONIES
1154 SF INTERIOR
80 SF EXTERIOR



9C - 15C
2 BED / 2 BATH + BALCONY
982 SF INTERIOR
40 SF EXTERIOR



KEY PLAN

