

THIS IS BROOKLYN.

Let's stroll around without an agenda, from morning to night, wandering in and out of places.

Let's live in the moment. Let's get carried away. Let's wake up to a new day.















LET'S FIND
INSPIRATION
AT THE
CROSSROADS
OF BOERUM
HILL,
FORT GREENE
AND BROOKLYN
HEIGHTS.





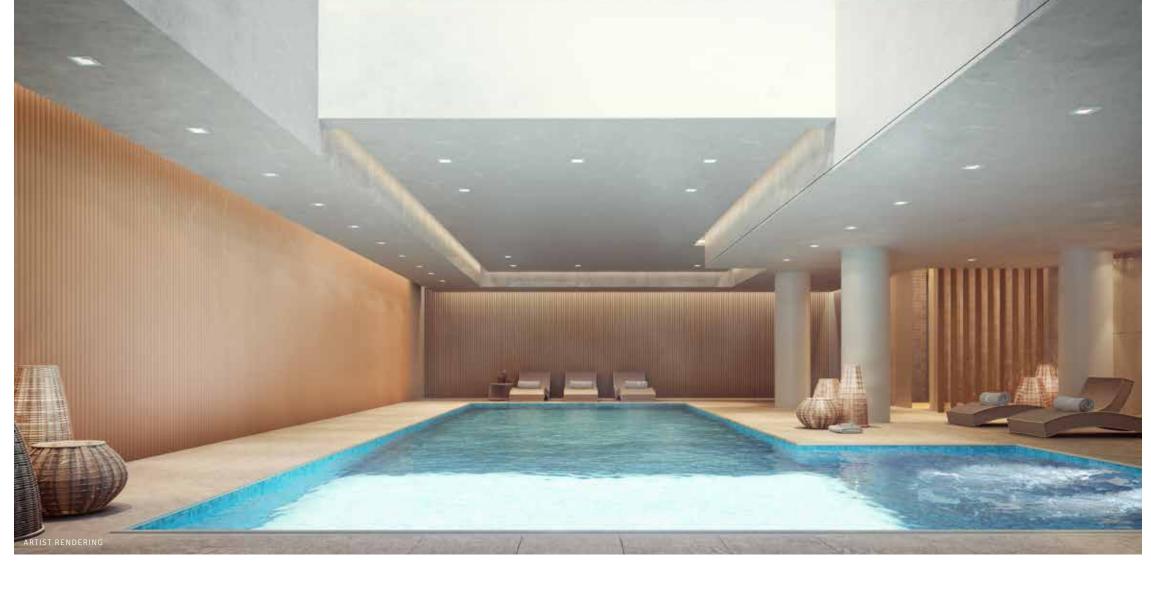




THE SUN COMES UP ON THE BROOKLYN GROVE AND WITH IT THE DAY BEGINS.

Echoing the diversity outside its doors, the homes and amenities of the Grove feature a subtle mingling of organic materials and lush textures, giving the building a rich sense of character.





REFRESH AND REVIVE WITH LAPS IN THE LUMINESCENT, ORGANICALLY INSPIRED INDOOR POOL.

The 40-foot, grotto-like pool is illuminated by natural light through a large skylight, forging a connection between the pool and the world above.



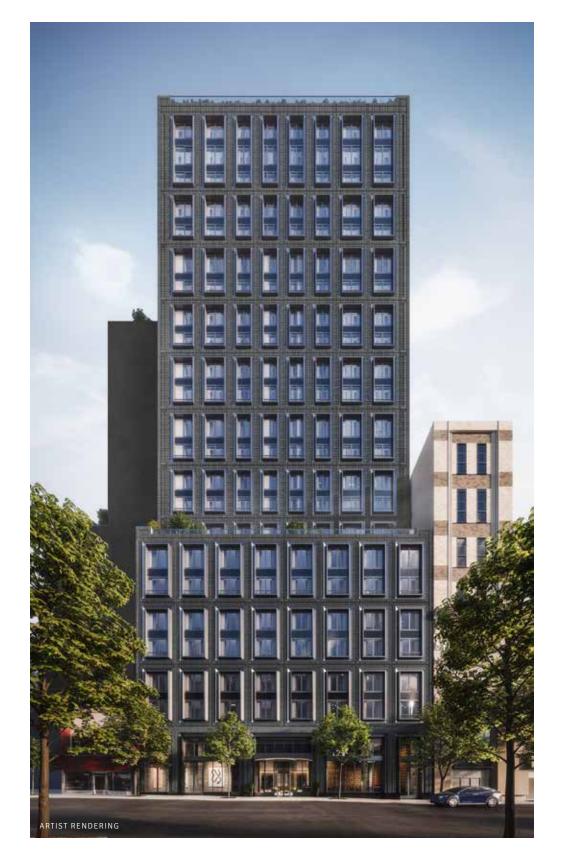
FROM A SWIM IN THE POOL TO THE SERENITY OF THE MASTER BATH.

The Master Bath is an ideal space in which to begin one's day. Two types of marble and stone plus porcelain mingle to create a neutral palette that lets the world fall away.

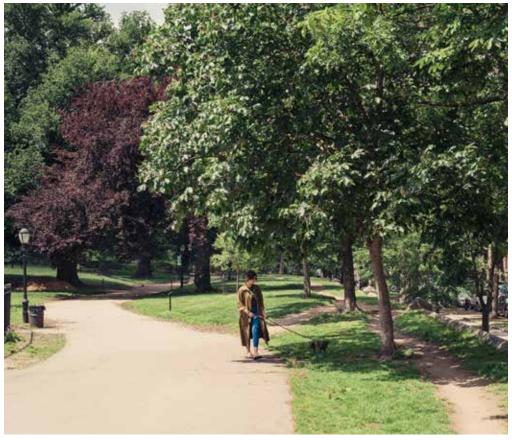
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READY TO BEGIN
THE DAY, STEP
OUT OF THE
BUILDING AND
INTO THE ENERGY
OF BROOKLYN
STREETS.

The Grove makes a statement on bustling Nevins Street. Its façade features glazed brick and distinctive windows framed by custom metal surrounds that draw the eye upwards. The design creates a sense of depth and drama that lives comfortably amongst the neighboring brownstones.

















EAT

BUILDING ON BOND

112 Bond St, Brooklyn, NY 11217

Boerum Hill's answer to "Cheers," where authors, actors, artists and neighborhood folk come for conversation, cocktails and reliable American fare. Situated on a picturesque Boerum Hill corner and featuring an industrial modern interior, Building on Bond offers food and drink at all hours of the day in an intimate, energizing scene. Regulars recommend BoB's Veggie Burger and Cobb Salad microbrews, cocktails, Balthazar pastries and a fantastic brunch keep them coming back for more than the free Wifi.

buildingonbond.com







CAFÉ PAULETTE

1 S Elliott Pl, Brooklyn, NY 11217

Located on a charming corner across from Fort Greene Park, Café Paulette is a Parisian bistro with a Brooklyn vibe. The scene inside is cool, cozy and colorful; the food is typically French, with classics such as Oeufs Benedicte, Escargots and Coq Au Vin mingling alongside crowd-pleasers such as Avocado Toast, Kale Salad and a delicious burger.

cafepaulette.com



BOOKS ARE MAGIC

225 Smith St, Brooklyn, NY 11231

In 2016, when author Emma Straub and her graphic designer husband Michael Fusco-Straub learned that their favorite bookstore, BookCourt (where Emma had once been an employee) was closing, they briefly mourned, then sprang into action. The fruit of their labor, Books Are Magic, is a magical space that reflects the passions of the couple. Everything here feels handpicked and personal, from the "millennial pink" walls to the Books Are Magic neon signage to the sweet reading nook in the Kids' section. Best of all, the couple's literary friends from around the globe make the bookstore a mustvisit destination on their book tours.

booksaremagic.net





BEAUTIFY



GRDN

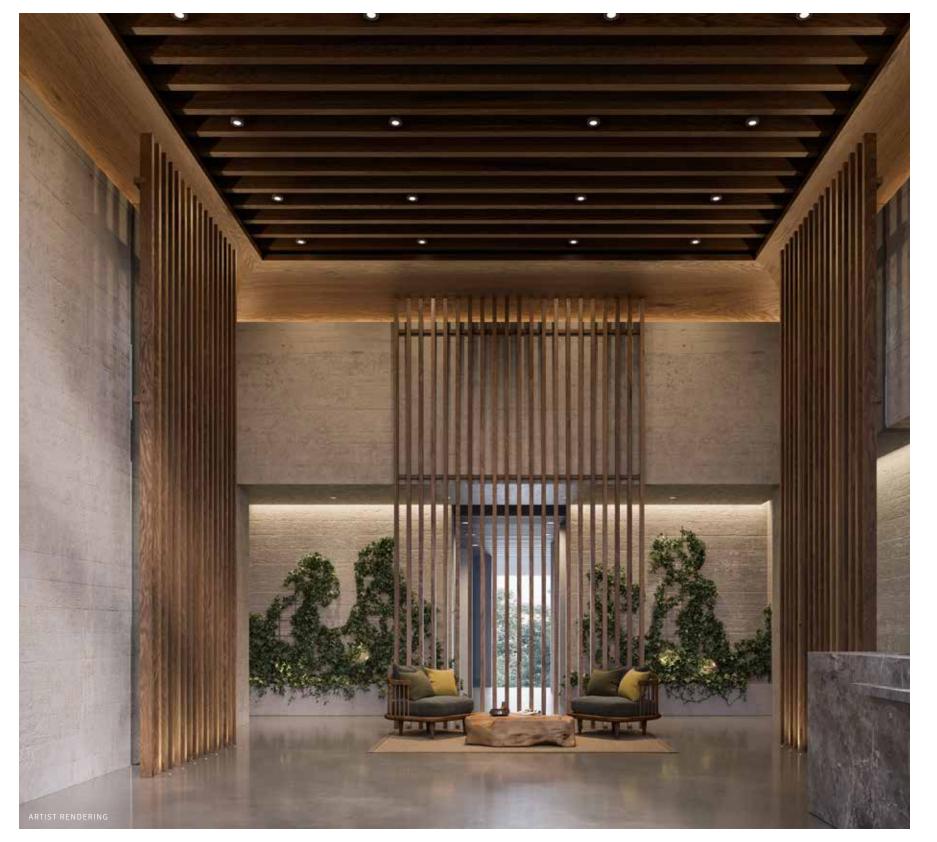
103 Hoyt St, Brooklyn, NY 11217

If you've ever seen a beautiful floral arrangement inside a coveted Boerum Hill brownstone, chances are it came from GRDN. This small Hoyt Street floral boutique is the place to go for fiddle leaf fig trees, seasonal plants, handmade ceramics and wonderfully unique floral arrangements made by owner Suzanne Kongoy herself.

grdnbklyn.com







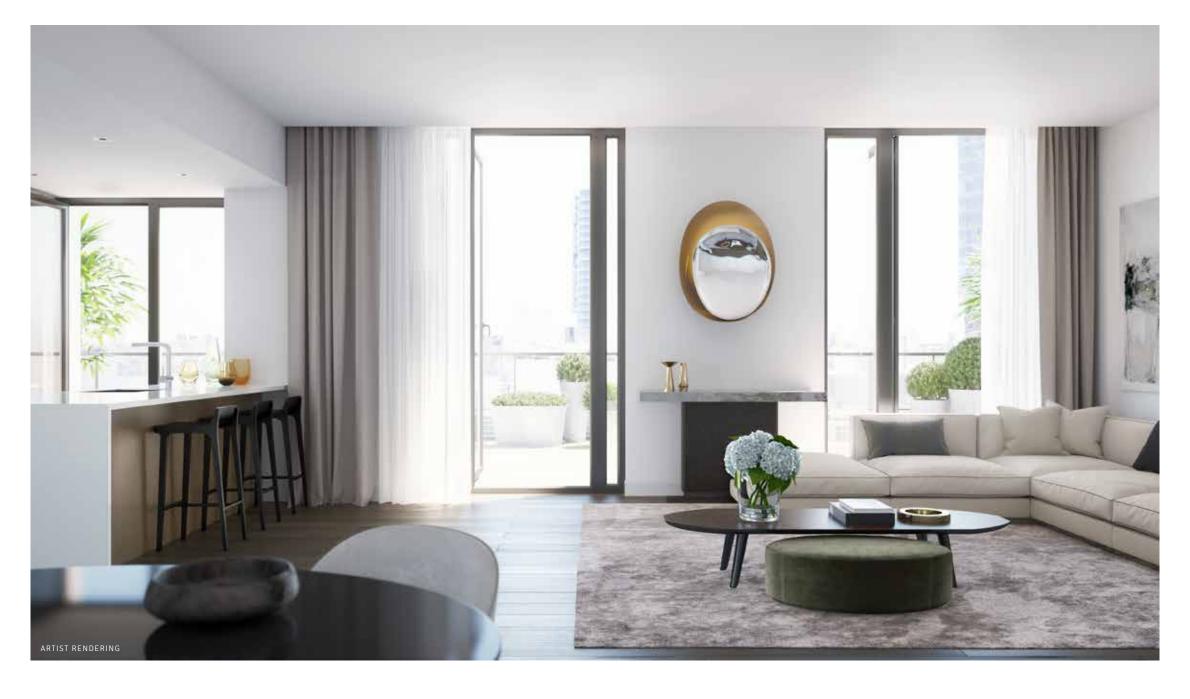
RETURNING
TO THE LOBBY
AFTER
A RELAXING
MORNING,
BE ENVELOPED
BY A ZEN-LIKE
SENSE
OF CALM.

Reminiscent of an ancient Japanese temple, this soaring space is rich in thoughtful materiality, with sightlines to Grove Place and beyond.



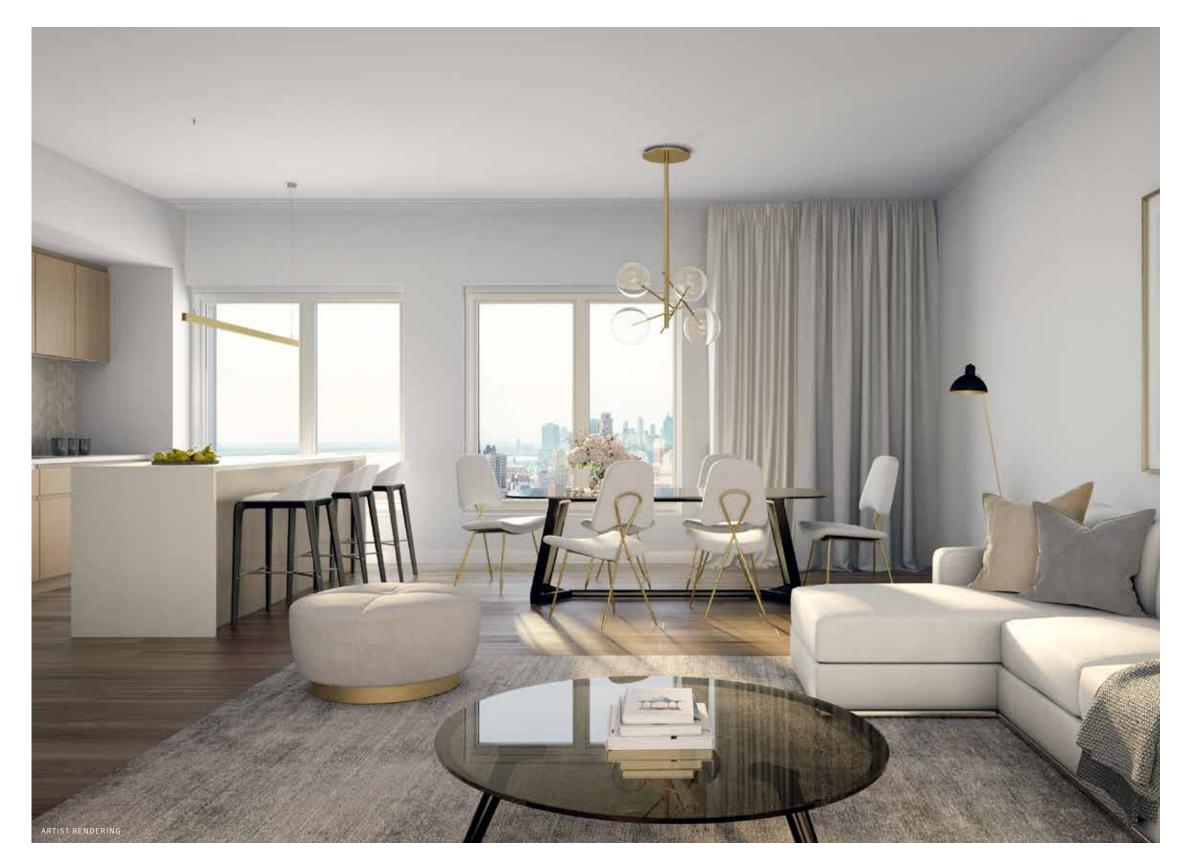
FILLED WITH
A SENSE OF
SERENITY,
ENJOY A CUP
OF MATCHA AS
YOU RELAX AT
THE TIMELESS,
UNDERSTATED
KITCHEN
ISLAND.

The organic feel of the building extends to the residences. In the Kitchen, custom rift oak cabinetry strikes a distinct contrast against the concretehued Caesarstone countertops and island.



STEPS AWAY, RELAX IN THE LIGHT-FILLED LIVING ROOM WITH THE LATEST ISSUE OF KINFOLK BEFORE EMBARKING ON MORE ADVENTURES.

Inspired by natural textures, this serene room is made for introspection or intimate conversation, depending on your mood.



TRADER JOE'S

TRADER JOE'S

445 Gold St, Brooklyn, NY 11201 & 130 Court St, Brooklyn, NY 11201

These Trader Joe's outposts - in the heart of Cobble Hill and City Point, the area's newest entertainment, food, and shopping center - is a best-kept secret. There are rarely lines, it's easy to shop, the staff is super-friendly, and you can pop in here before catching a movie at Alamo Drafthouse or enjoying lunch at Dekalb Market.

traderjoes.com



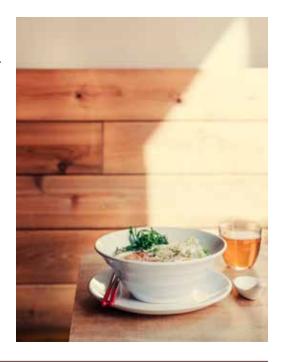
EAT

GANSO RAMEN

25 Bond St, Brooklyn, NY 11201

In a space decorated in natural woods and vintage Japanese posters, Ganso Ramen is singularly responsible for giving the workforce in Fulton Mall their fill of authentic ramen soups, crispy Gyoza and original bento plates. The restaurant has a wide range of Japanese beers. Extremely kidfriendly, Ganso's lunch special is a neighborhood favorite.

gansonyc.com



DEKALB MARKET

445 Albee Square W, Brooklyn, NY 11201

Located in the basement of City Point, Dekalb Market Hall is a permanent Smorgasburg-style food court featuring 40+ vendors who represent the cultural and ethnic diversity of Brooklyn and beyond. Katz's Deli, Fletcher's Barbeque, Bunker, Foragers Market and Ample Hills Ice Cream are just a few of the culinary delights you'll find in this basement space, the perfect stop before or after a visit to Target nearby.

dekalbmarkethall.com



NEST

MUD AUSTRALIA

402 Atlantic Ave, Brooklyn, NY 11217

The latest edition to Atlantic Avenue's "design district," Mud Australia's Boerum Hill store features pastel-colored tableware handcrafted by Sydney-based artisans. Each piece is made from Limoges porcelain sourced from France and evolved through shape and color. The brand's soft curves and organic lines are informed by nature.

mudaustralia.com



SHOP

BIRD BROOKLYN

220 Smith St, Brooklyn, NY 11201

The store responsible for putting clogs on every Brooklyn woman, Bird added a Fort Greene location in 2016, joining sibling stores in Williamsburg, Cobble Hill and Park Slope. In the space formerly occupied by French Garment Cleaners, Jen Mankins has curated a collection that embodies Brooklyn's down-to-earth style, featuring designers including Ulla Johnson, No. 6, Isabel Marant, Apiece Apart, Tsumori Chisato and Rachel Comey.







BARNEYS NEWYORK

BARNEYS

194 Atlantic Ave, Brooklyn, NY 11201

Barneys New York's cooler Brooklyn sister, this 10,000-square-foot luxury retail outlet enjoys a prime location on Atlantic Avenue, right across from renowned Middle Eastern food emporium Sahadi's. It has less crowds than the Manhattan flagship, but all the same high-end brands you know and love, as well as an impressive makeup department.

barneys.com



RAG & BONE

160 Court St, Brooklyn, NY 11201

Famous for its crafted mix of heritage British tailoring and urban NY cool, Rag & Bone's Court Street location brings the high-end fashion label to Cobble Hill.

This corner spot is Rag & Bone's first Brooklyn store and the walls are covered in beer stickers in honor of the location's previous tenant-Downtown Bar & Grill.

rag-bone.com



STEVEN ALAN

347 Atlantic Ave, Brooklyn, NY 11217

The original arbiter of downtown urban chic, Steven Alan is known for its carefully curated collection and streamlined namesake line for men and women. At the Atlantic Avenue corner location, you'll find beloved brands such as Clare V., No. 6, Rachel Comey and Grace Lee jewelry alongside Steven Alan's feminine and functional blouses, dresses and accessories. Around the corner is Steven Alan optical store; a few doors down is Menswear.

www.stevenalan.com







RUCOLA

190 Dean St, Brooklyn, NY 11217

When Boerum Hill locals want a night out, they head to the intimate, candlelit Rucola, nestled on the corner of a picturesque brownstone block. At this neighborhood favorite, restaurateurs Henry Rich and Julian Brizzi offer a creative, seasonal menu of rustic northern Italian fare that lets the quality of the ingredients speak for themselves. Don't miss the Chocolate Pudding for dessert!

rucolabrooklyn.com









INDULGE

VAN LEEUWEN

81 Bergen St, Brooklyn, NY 11201

The ice-cream truck turned multi-store artisanal empire serves their celebrated classic and vegan ice creams, milkshakes and sundaes at this always bustling Bergen Street location, just steps from the F train. With the philosophy of keeping it simple, Van Leeuwen's classic flavors are made with just a handful of raw ingredients, and keep children and their parents coming back.

vanleeuwenicecream.com

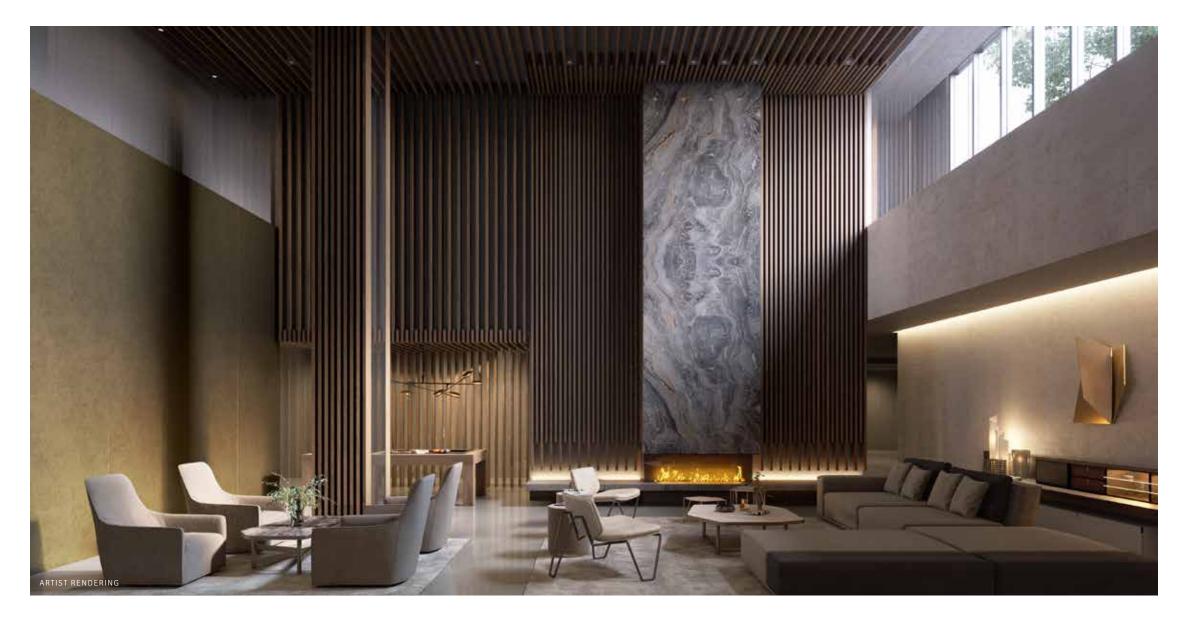






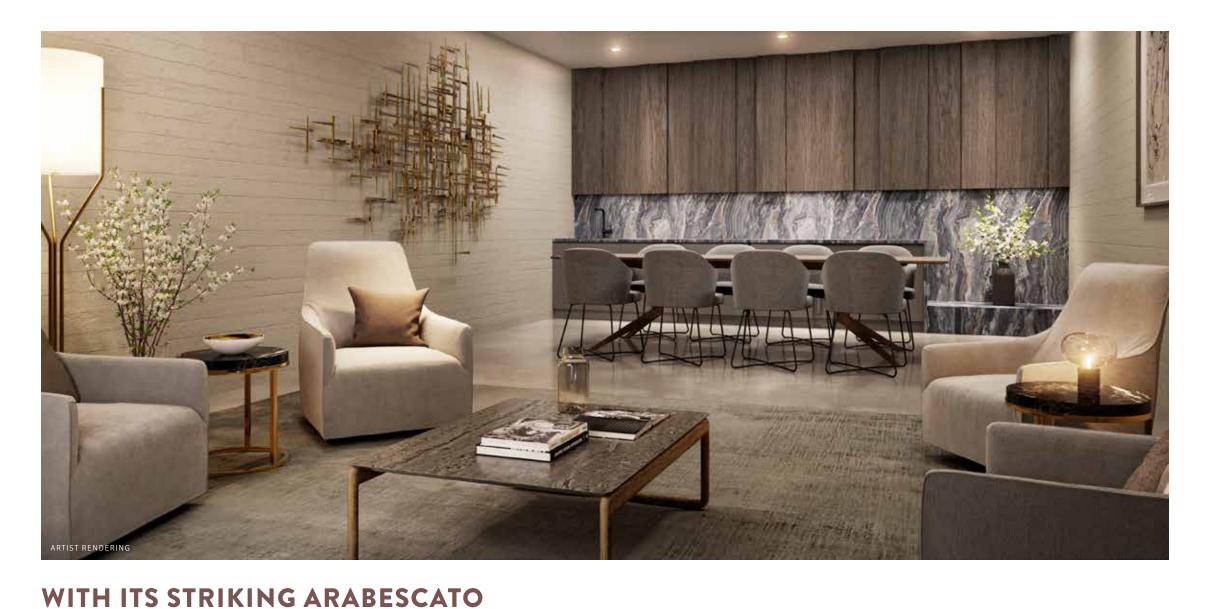


STROLL OR PEDAL TO THE GROVE
PLACE ENTRY AND DROP
YOUR FINDS FROM A FRUITFUL
BROOKLYN AFTERNOON.



THE DAY WINDS DOWN, MAKING IT THE PERFECT TIME FOR A GLASS OF WINE IN THE DRAMATIC RESIDENTS LOUNGE, WITH ITS SENSE OF GRANDEUR AND ABUNDANT LIGHT.

The Grove's multi-textured design story continues here, in a soaring space with 22-foot ceilings, a gas fireplace with floor-to-ceiling Arabescato Orobico marble surround, a pool table and screening area.



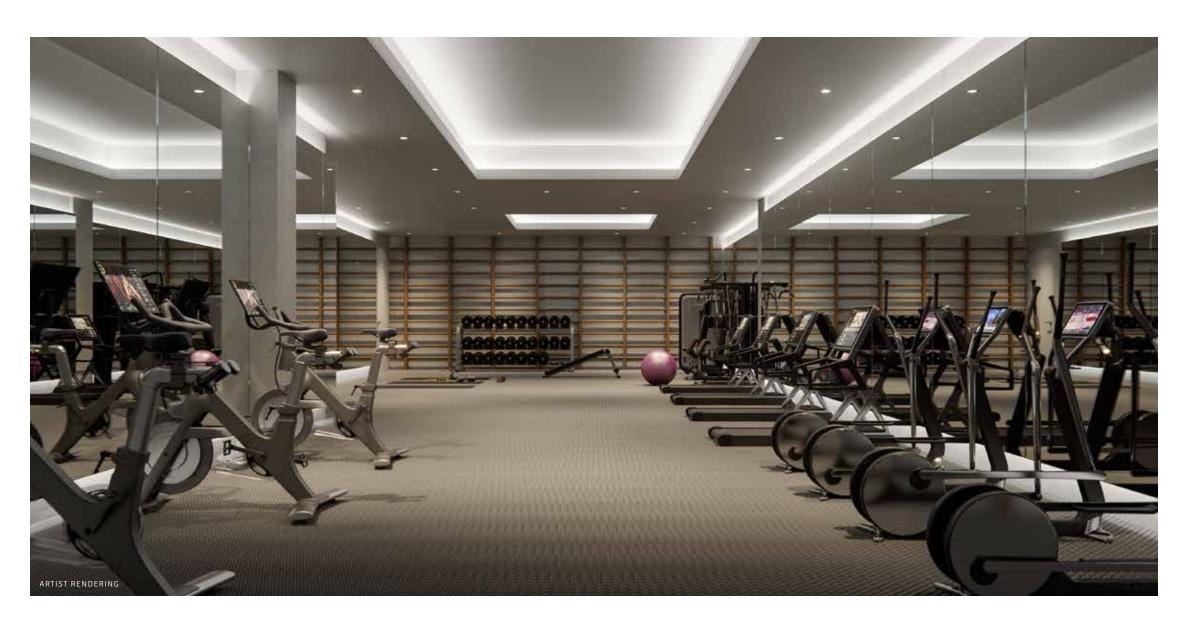
OROBICO MARBLE WALL, KITCHENETTE AND LOUNGE AREA, THE PRIVATE DINING ROOM IS A PLACE FOR FRIENDS TO COME TOGETHER FOR DINNERS, DRINKS, AND CONVERSATION.

THE GROVE'S YOUNGEST RESIDENTS WILL HAVE PLENTY OF FUN OF THEIR OWN IN THE WOODLANDTHEMED PLAYROOM.

A home away from home where children can let loose and let their imaginations wander, this space features forest-inspired wallpaper, geometric-shaped alcoves and cloud lighting that encourages kids to reach for the sky.



A SHOWCASE FOR STATE-OF-THE-ART WELLNESS EQUIPMENT, THE GROVE'S FITNESS CENTER ALLOWS RESIDENTS TO FIT IN RIGOROUS WORKOUTS WITHOUT LEAVING THE BUILDING.



PLAY

FORT GREENE PARK

Washington Park St, Brooklyn, NY 11205

Named for the Revolutionary War forts that once existed here, Fort Greene Park is rich with history and is a beacon of the neighborhood. The park, which consists of 30.2-acres of sloping hills and mature trees, features a basketball court, lively playgrounds and tennis courts, not to mention an abundance of cultural events, including jazz and literary festivals.

nycgovparks.org/parks/fort-greene-park







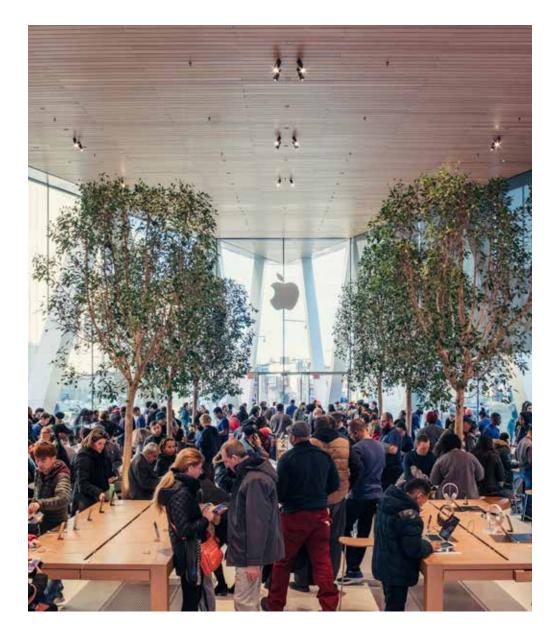




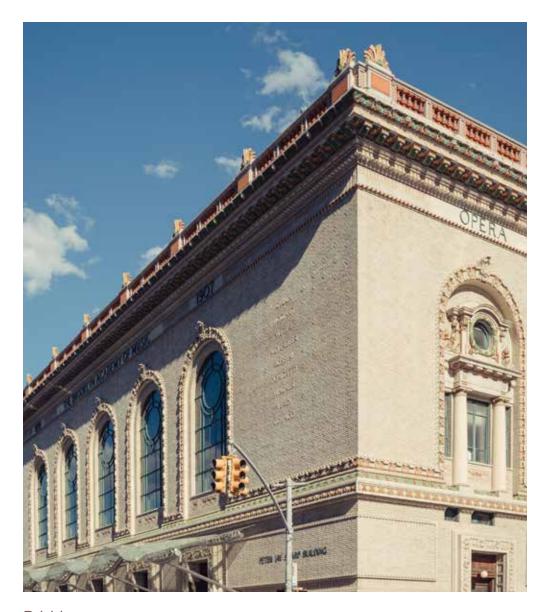


The tech giant has landed in Downtown Brooklyn, in a beautiful new space just steps away from BAM. The modern design features custom floors and ceilings that dampen street noise and cut down on vibrations from nearby Atlantic Terminal. Whether you are popping into the Genius Bar or getting your iPhone fixed, this is the ultimate amenity for Brooklyn residents, with a new Whole Foods 365 store right next door for all your grocery needs.

apple.com



CULTURE



BAM

30 Lafayette Ave, Brooklyn, NY 11217

The hub of cultural life in Downtown Brooklyn, the Brooklyn Academy of Music is a performing arts venue known for its progressive programming. Founded in 1861, this urban arts center focuses on both international arts presentation and local community needs. In its multiple buildings, including the Peter Jay Sharp Building and Harvey Theater, BAM hosts international film festivals, avant-garde music, theater and dance performances and the world-renowned Next Wave Festival.



IMBIBE



GRAND ARMY

336 State St, Brooklyn, NY 11217

The brainchild of Mile End's Noah Bernamoff, Rucola's Julian Brizzi and former Prime Meats bartender Damon Boelte, among others, Grand Army woos audiences from Boerum Hill and beyond with its inventive cocktails, impressive raw bar and art-filled interiors. But this is a spot without categorization, and foodies will find plenty on the menu to keep them smiling, such as an Heirloom Tomato Salad dotted with olives, sunflower seeds and shiso, Seared Scallops with beets, grapefruit and cardamom and a Cheese Plate complemented by smoked wildflower honey.

grandarmy.com







WALTER'S

166 Dekalb Ave, Brooklyn, NY 11217

Located right on Fort Greene Park, this sister restaurant to Walter Foods in Williamsburg is bathed in natural light during the day and a moody glow in the evenings. The brunch, lunch and dinner menus, inspired by Frenchbistros, feature a wide range of favorites including a delicious fisherman's stew, as well as a standout cocktail menu.

walterfoods.com





LIVINGSTON MANOR

42 Hoyt St, Brooklyn, NY 11201

Since it opened in 2015, Livingston Manor has been luring Brooklyn locals to its cozy space with out-of-this-world cocktails and a meat-inflected menu. Named for the upstate New York town, the brick-and-wood space is a welcome addition to the growing Downtown Brooklyn bar scene.

livingstonmanorbk.com









BE WELCOMED
HOME AFTER
A NIGHT OUT BY
THE ETHEREAL
GLOW OF
THE GROVE'S
INVITING
ARRIVAL.

The Grove's Entry merges practicality with design. Sightlines to Grove Place provide a soothing sense of calm upon the return home. Street-level retail offers must-have conveniences to residents from morning to evening.

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THE ROOF DECK DELIVERS IDYLLIC VIEWS OF FORT GREENE PARK AND THE BROWNSTONES NEARBY, ESTABLISHING A SENSE OF URBAN TRANQUILITY THAT CAN ONLY BE FOUND IN BROOKLYN.

There is nothing quite like taking in Brooklyn from a perch in the sky. The Grove's Roof Deck enjoys spectacular views of the borough's nearby landmarks, such as the Brooklyn Academy of Music and Fort Greene Park's Prison Ship Martyr's Monument. For al fresco hangs, there is a pergola, an outdoor grill and dining area.





CUTTING-EDGE
CULTURE,
BOUTIQUE
SHOPPING,
THE BEST DINING
AND COOL
BAR-HOPPING,
ALL LOCATED
RIGHT OUTSIDE
THE BROOKLYN
GROVE'S DOORS.

Food & Drink

- 1. Walter's
- 2. Van Leeuwen
- 3. Ganso Ramen
- 4. Cafe Paulette

Arts and Culture

- 5. Mark Morris Dance Group
- 6. BAM
- 7. Barclays Center

Shopping

- 8. Rag & Bone
- 9. Urban Uncorked
- 10. Apple
- 11. Whole Foods 365

Leisure

12. Court 16



TAKE A CLOSER **LOOK AT WHAT MAKES** THE GROVE'S RESIDENCES UNIQUE, DEFINED BY ODA'S **DISTINCTIVE MIX** OF TEXTURE AND MATERIALS.



The Living Room In the Living Room, views are framed by perfectly centered windows delivering a sense of modernity and depth. Brilliant light illuminates the 7.5"-wide oak floors, custom





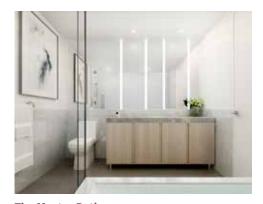


The Kitchen

An immersive space, the Kitchen has an earthy, elegant feel. The white rift oak stained custom cabinetry with brass inlay appears like furniture. Caesarstone countertops have the raw look of poured concrete. Overhead lighting warms the space.



The Secondary Bathroom With custom oak millwork, the secondary bath is far from an afterthought. Its neutral palette, rift oak vanity with marble countertop and Waterworks hardware establish a relaxed alchemy.



The Master Bathroom

An escape within an escape, the master bath is clad in soothing marbles and stones. Fior de Bosco marble tops off the rift oak vanity with double sink, and plays against Santa Marina stone tile walls and Pietra Piasentina-like porcelain tile flooring. Transparency meets serenity in the glass-enclosed shower.

THROUGH

AN ORGANIC

ALCHEMY RUNS

THE GROVE'S **AMENITIES** SPACES. **ORIGINAL AND BEAUTIFULLY** DESIGNED, **EACH ROOM DELIVERS A CONSISTENTLY WARM AND** NATURAL **AESTHETIC.**



The Fitness Center

In the Fitness Center, state-of-the-art equipment finds a comfortable home, surrounded by design that echoes the unique vision found throughout the building.



The Children's Playroom

Designed to feel like a little community in the woods, the Children's Playroom is a sweet space for the Grove's youngest residents. Cloud lighting, cozy alcoves and a computer area make this a great place for kids to play post school, after dinner and on rainy days.



The Pool

Not many buildings in Downtown Brooklyn offer indoor swimming pools, and none are as beautifully designed as the one at Brooklyn Grove. This skylit, grotto-like space celebrates the connection between underground and above, with ethereal light that shimmers against the pool's blue glass mosaic tiles. A 3D tiled wall with triangulated sawtooth pattern and plaster-inspired ceilings and columns add lush texture.



The Lobby

The Lobby's character is derived from the materials themselves. Slatted wood details, textured plaster walls and furniture that takes inspiration from nature perpetuates the arboreal theme of the building. Sightlines from the Lobby to Grove Place provide a welcome glimpse of the outdoors.



The Lounge

The Grove's dramatic Lounge merges mid-century beauty with Scandinavian simplicity. Residents can be warmed by the striking Arabescato Orobico marble fireplace. Light floods in through street-level windows, illuminating a decorative brass wall panel.



The Private Dining Room

The lush materiality of the Lounge continues in the Private Dining area, with its Arabescato Orobico marble details, cove lighting, stucco walls and slatted wood accents. Carry in from one of the neighborhood's countless culinary offerings, or set up an intimate cocktail party for friends.

THE BROOKLYN GROVE - DOWNTOWN BROOKLY

DEVELOPMENT TEAM

Adam America Real Estate

Adam America Real Estate ("AARE") is currently Brooklyn's most active residential developer by number of projects, with over 20 value add renovation and development projects launched since 2009. The company focuses on both rental and condominium developments in prime New York City neighborhoods. AARE's current New York City development portfolio includes nearly 20 projects with over 1,200 apartments, and over 91,000 square feet of commercial space; totaling around 1.75 million square feet. To date, Adam America has completed more than 1,200 apartments and has approximately 1,600 additional units currently in construction or predevelopment phase. The firm has invested or committed to invest \$1.6 Billion in various stages of construction.

Slate Property Group

Slate Property Group is a vertically integrated owner, operator and developer of residential and commercial real estate in the New York metropolitan area. From adaptive reuse and repositioning of existing assets to ground-up development, the Slate team leverages proven expertise, a diverse set of capabilities, and a regimented approach to identify unique residential, mixed-use and retail real estate investment and development opportunities. The company is dedicated to creating innovative products that fulfill unmet market demand, delivering the highest quality real estate to its tenants, enhancing the long-term value of the assets, and improving local communities. During the last five years, the principals of Slate Property Group have purchased in excess of \$1 billion in real estate assets through various value-add and development strategies.

Vanke US

Based in New York and San Francisco, Vanke US is a trusted strategic partner to real estate developers on both residential and commercial projects. Its culture of collaboration and curiosity translates into dedicated partnerships that encompass financing, project management, design insight and other value-add services that leverage Vanke's diverse talent and deep corporate resources. Vanke US is the American affiliate of China Vanke Co., Ltd., #307 on the Fortune Global 500 and one of the world's largest real estate companies, with an annual revenue of over \$34 billion globally.

INTERIOR DESIGN

ODA New York

ODA designs signature spaces for each project in a manner similar to bespoke tailoring. ODA generates pragmatic design solutions inspired by the complexities of the urban environment. By integrating layers of meaning and embracing historical context, ODA redefines the present while making a statement about architecture and its social influences. Established in 2007 by Eran Chen, founder and executive director, along with principals, P. Christian Bailey and Ryoko Okada, ODA's portfolio reflects a wide range of diverse industry projects, including architecture and interior design services, ranging from hospitality and luxury residential, to cultural and commercial.

ARCHITECT OF RECORD

Stephen B. Jacobs Group

Stephen B. Jacobs Group is a full service architectural and interior design firm founded in 1967. Over the years they have completed a wide range of commissions, including high-rise condominiums, international hotels, boutique hotels, office buildings, and adaptive reuse and preservation projects. The work of the firm is published extensively, and has won numerous awards for its design excellence. A core belief of Stephen B. Jacobs Group is that design excellence, combined with the highest level of technical expertise, produces a unique level of architectural service that is not readily available.

THE BROOKLYN GROVE - DOWNTOWN BROOKLYN

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MARKETING & SALES

Halstead Property Development Marketing

Halstead Property Development Marketing (HPDM) is a leading real estate, sales and marketing firm dedicated to the craft of new development. The firm's mission is to create superior residential development experiences unique to the market. HPDM has driven billions in sales over the last decade, partnering with celebrated industry leaders to build some of the most unique offerings in the marketplace. With a foundation rooted in collaboration, every stage of the development process is approached with innovation, unparalleled market research and rigorous attention to detail. All properties receive comprehensive exposure through the unmatched Halstead global network.

The Aguayo Team

The Aguayo Team at HPDM is the preeminent new development consulting and brokerage team in the industry. Over the past eighteen years the team has consulted on over 350 development projects in New York City. Led by Brendan Aguayo, SVP and Managing Director at HPDM, the team offers guidance on navigating all stages of development; from acquisition. through the pre-development planning, marketing and sale or lease-up process. The team brings a proven expertise in new development marketing to every project, ensuring targeted communications reach desired audiences. By keeping abreast of constantly changing market and demographic trends, the team has gained a reputation for being an essential resource in their clients' efforts to maximize value, overcome obstacles, establish successful projects. and forge new markets.

BRANDING

The Seventh Art

The Seventh Art is a full-service brand agency specializing in the real estate and hospitality sectors. The team creates value for its clients by crafting brand experiences and narratives that are culturally and technologically relevant and completely unforgettable. The Seventh Art challenges conventions of brand development and marketing by bringing a global perspective to the branding process and mixing its expertise in architecture, fashion and lifestyle into its work.



317 Schermerhorn Street

Downtown Brooklyn

The Brooklyn Grove10 Nevins Street

Downtown Brooklyn

718.422.1410

Live@TheBrooklynGrove.com

TheBrooklynGrove.com

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