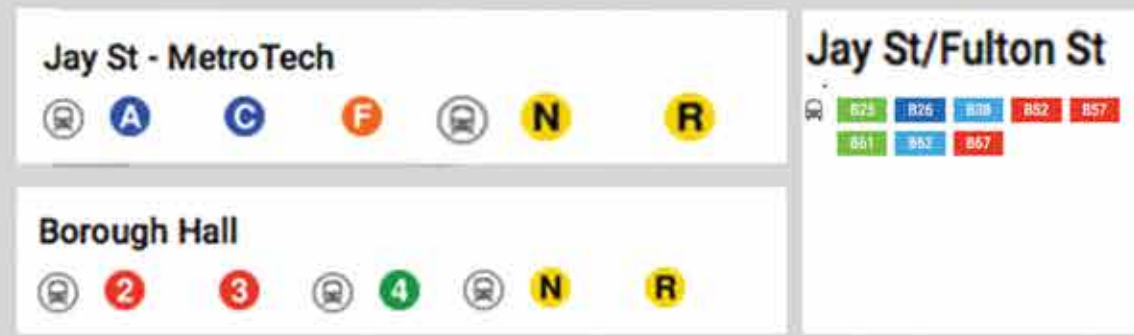
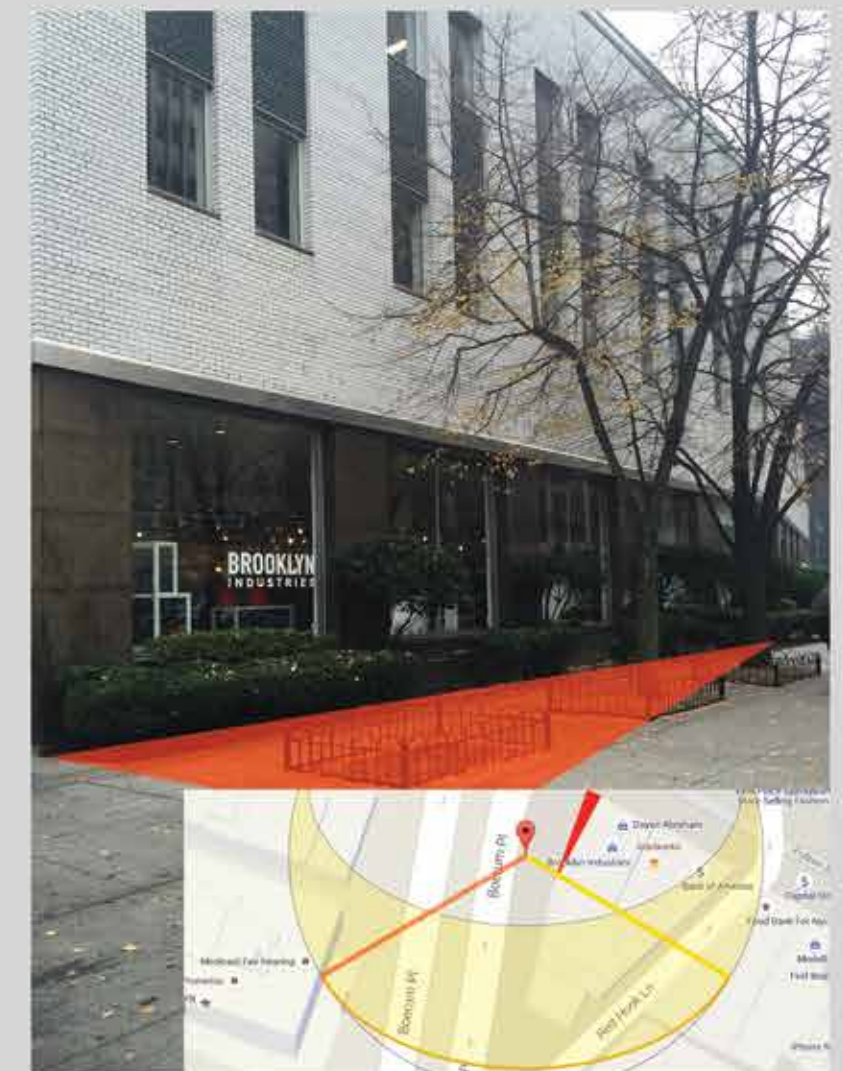


Site Analysis



Downtown Brooklyn Area
Consists of mostly residential, commercial, office and schools
Site Location: Fulton Street/ Adams Street
Fulton street all shopping, no cars allowed only busses





VAN LEEUWEN BOERUM HILL
 81 Bergen St, Brooklyn, NY 11201
 Tel. (347) 763-2979

HOURS: Monday- Thursday 7am-11pm, Friday 7am-Midnight, Saturday 9am-Midnight, Sunday 9am-11pm
 Serving a full menu of our vegan and classic ice creams, sundaes and milkshakes along with coffee by Toby's Estate, Organic teas by Rishi and fresh pastries daily from Balthazaar and Ovenly. Doughnut Plant on weekends!



COFFEE and ESPRESSO Beverages

Pour Over	BREWED COFFEE		Cold Brew 3.50
	SMALL 1.75 / MEDIUM 2.25 / LARGE 2.75		
ESPRESSO 2.75	LATTE 4.25		
AMERICANO 2.75	MOCHA 5.25		
CORTADO 3.50	NEW MEXICAN MOCHA 5.25		
MACHIATTO 3.25	HOT CHOCOLATE 4.50		
CAPPUCCINO 3.75	CHAI LATTE 4.00		
	HOT TEA 3.00		
AFFOGATO for 5.50		<i>Get it iced for an extra .50</i>	
<small>VANILLA ICE CREAM "DROWNED" IN ESPRESSO</small>		SUB ALMOND or SOY .25	
		EXTRA ESPRESSO SHOT 1.25	



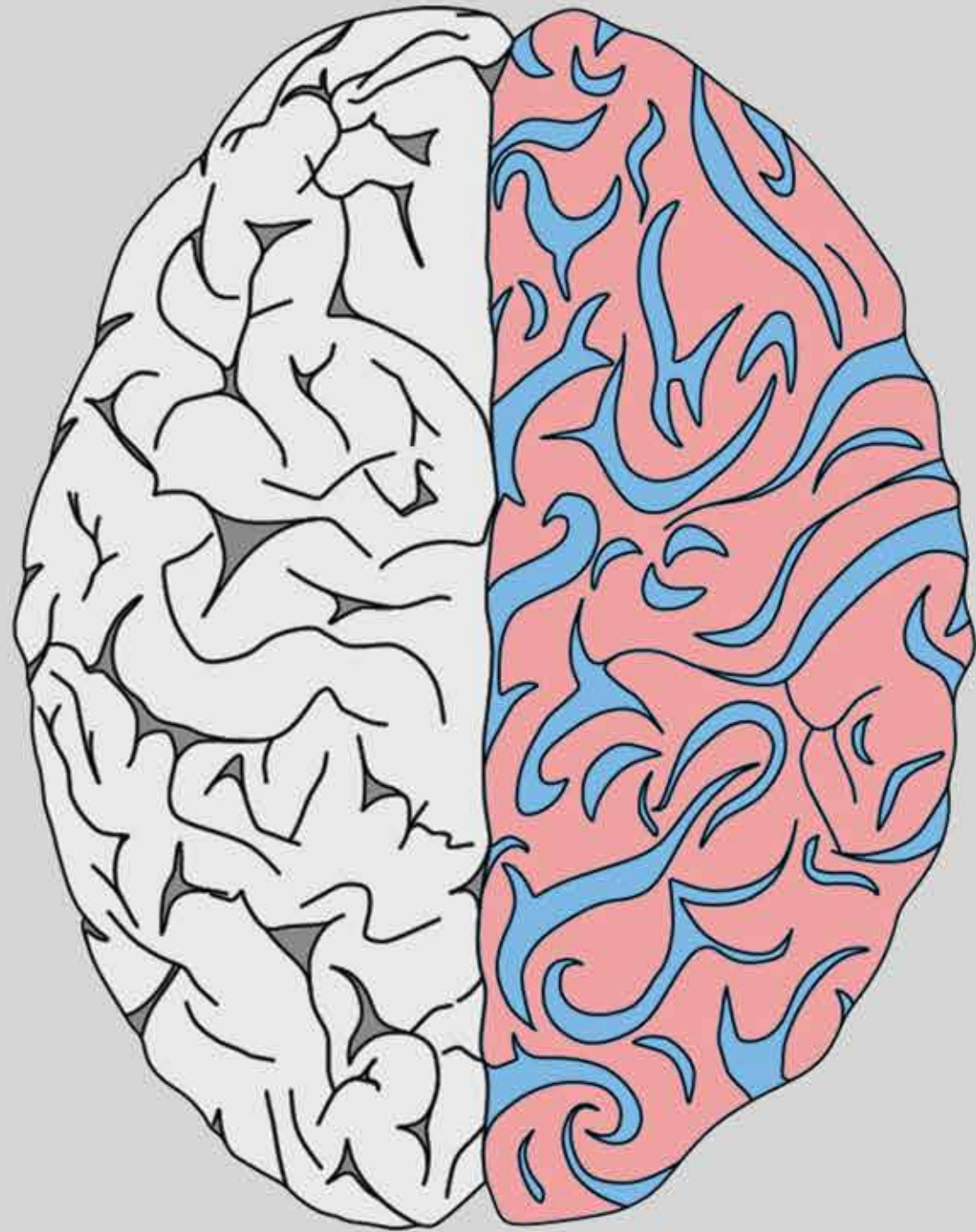
HOUSE SUNDAES

CLASSIC CHOCOLATE, STRAWBERRY, AND VANILLA ICE CREAM, FUDGE, WALNUTS, WHIPPED CREAM	CARAMEL CURRIED NUT VANILLA ICE CREAM, CANDIED CURRIED NUTS, CARAMEL SAUCE, WHIPPED CREAM
CONTINENTAL VANILLA ICE CREAM, SEASONAL FRUIT COMPOTE, FUDGE, MARCONA ALMONDS, WHIPPED CREAM	NEW YORKER ESPRESSO ICE CREAM, FUDGE, WHIPPED CREAM, CACAO NIBS
BANANA SPLIT TWO SCOOPS VANILLA ICE CREAM, FUDGE, WALNUTS, WHIPPED CREAM, MORELLO CHERRY	GINGER CARAMEL CRUNCH GINGER ICE CREAM, CRUSHED CONE, CARAMEL SAUCE, WHIPPED CREAM

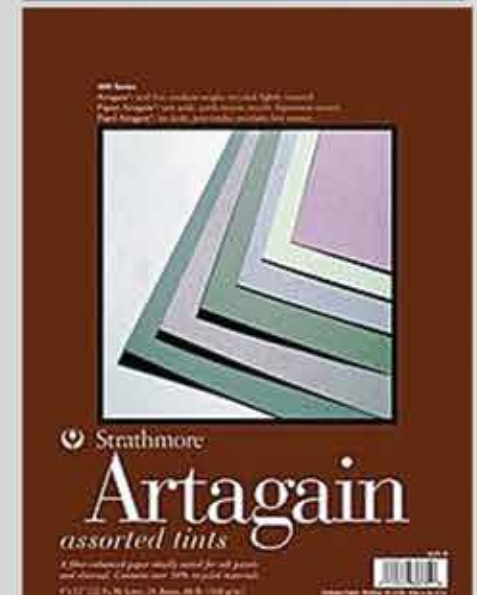
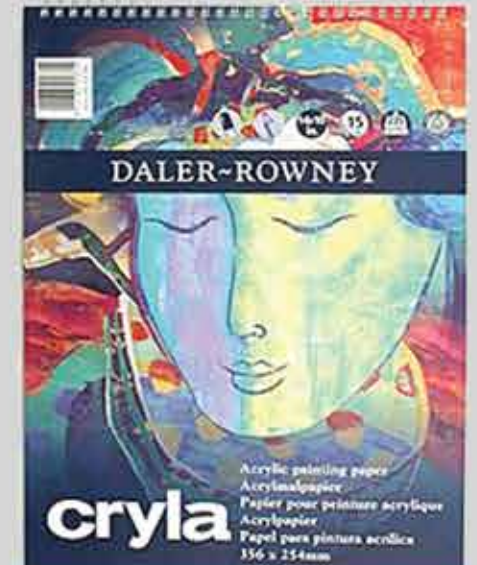


CLASSIC SCOOPS CHOCOLATE VANILLA STRAWBERRY EARL GREY TEA GIANDUJA MINT CHIP SALTED CARAMEL GINGER SICILIAN PISTACHIO <small>MADE WITH MILK, CREAM, CANE SUGAR, EGG YOLKS.</small>	VEGAN SCOOPS DARK CHOCOLATE SALTED CARAMEL SICILIAN PISTACHIO MINT CHIP COFFEE BEAN BANANA NUT PEANUT BUTTER CHOC CHIP <small>MADE WITH CASHEW MILK, COCONUT MILK, COCONUT OIL & COCOA BUTTER.</small>	RECENT SPECIALS (various locations while they last!) HONEYCOMB COOKIES + CREAM THE KITCHEN SINK VEGAN CHERRY w/ CACAO NIBS
---	---	---

Store Logo



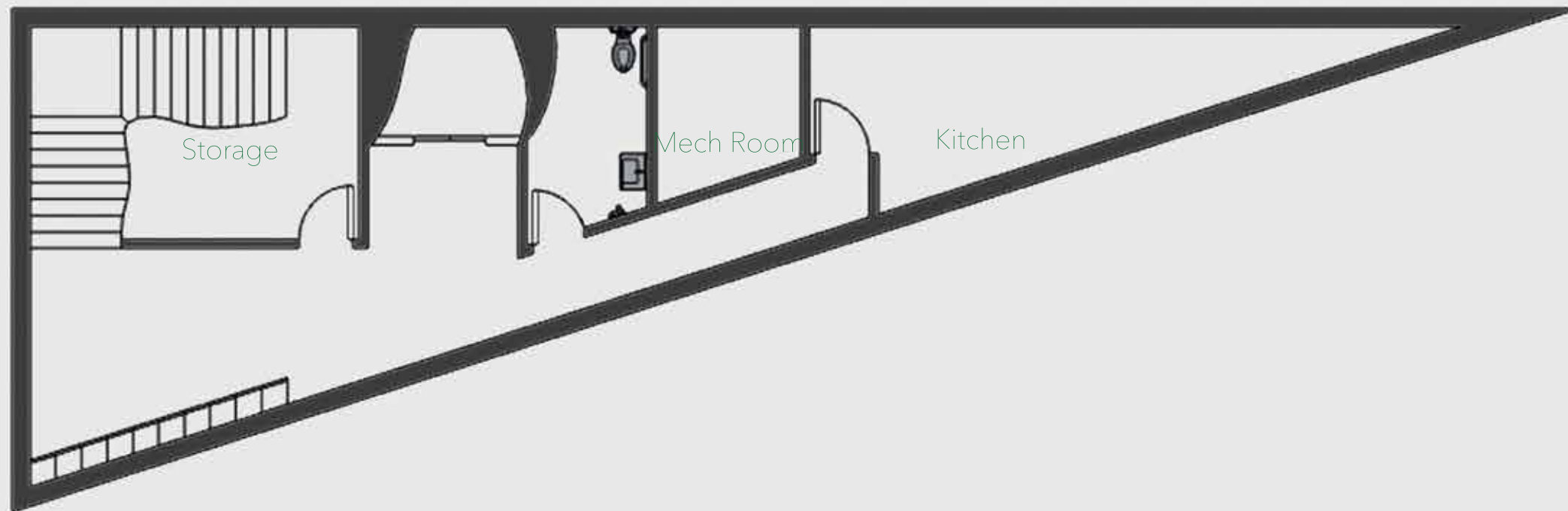
THE RIGHT BRAIN



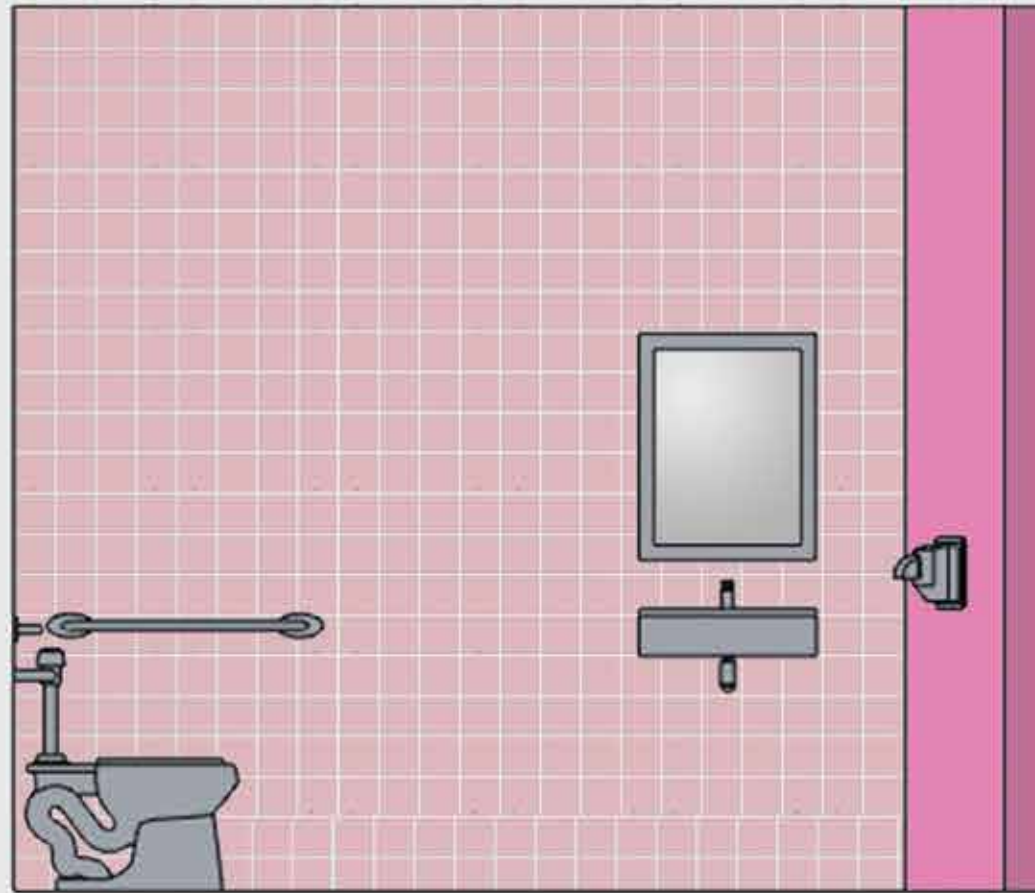
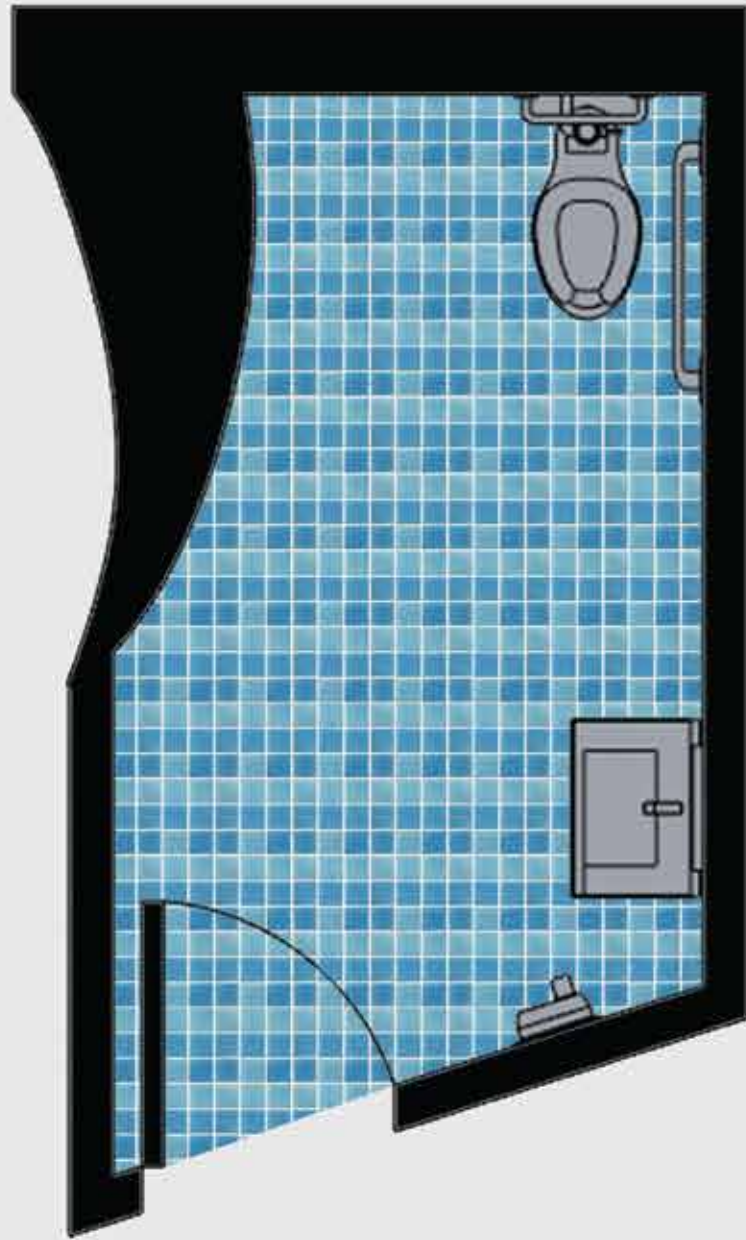
Study Models



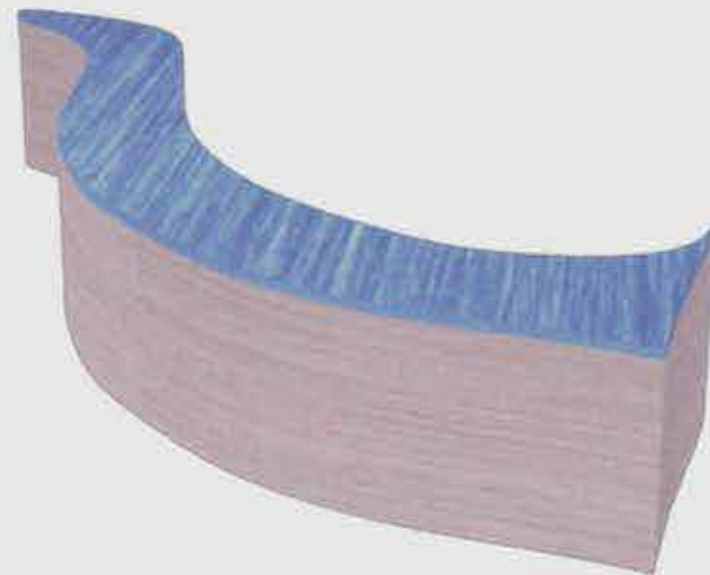
Cellar



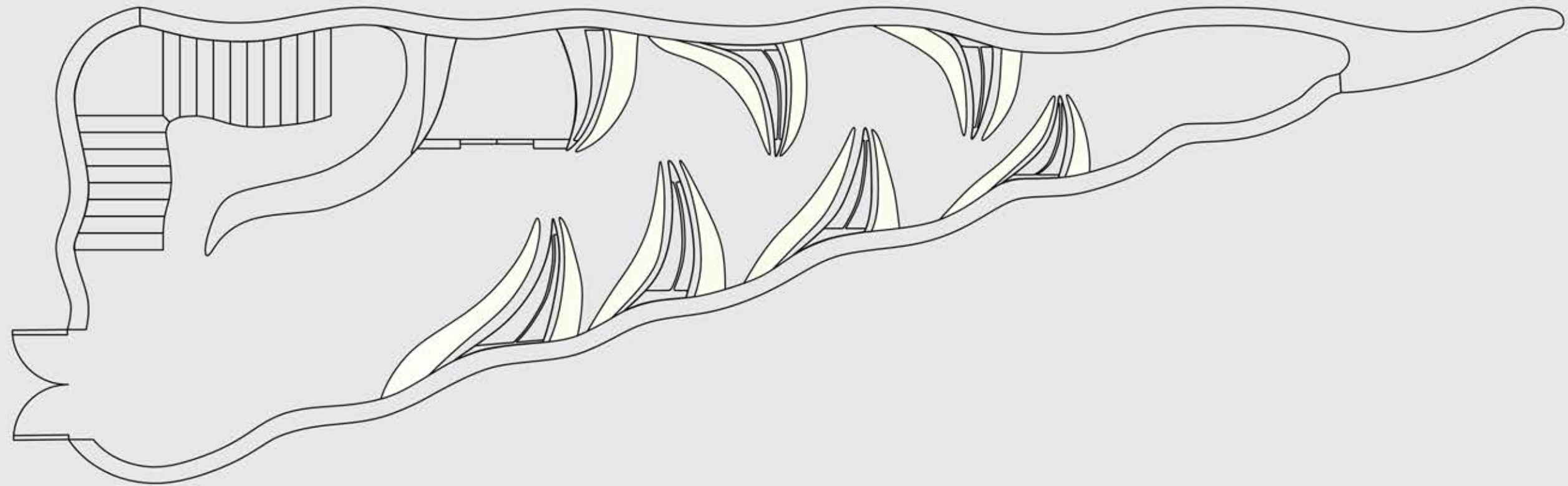
Bathroom



First Floor



First Floor RCP



LED Light

First Floor



Second Floor



Second Floor



Third Floor



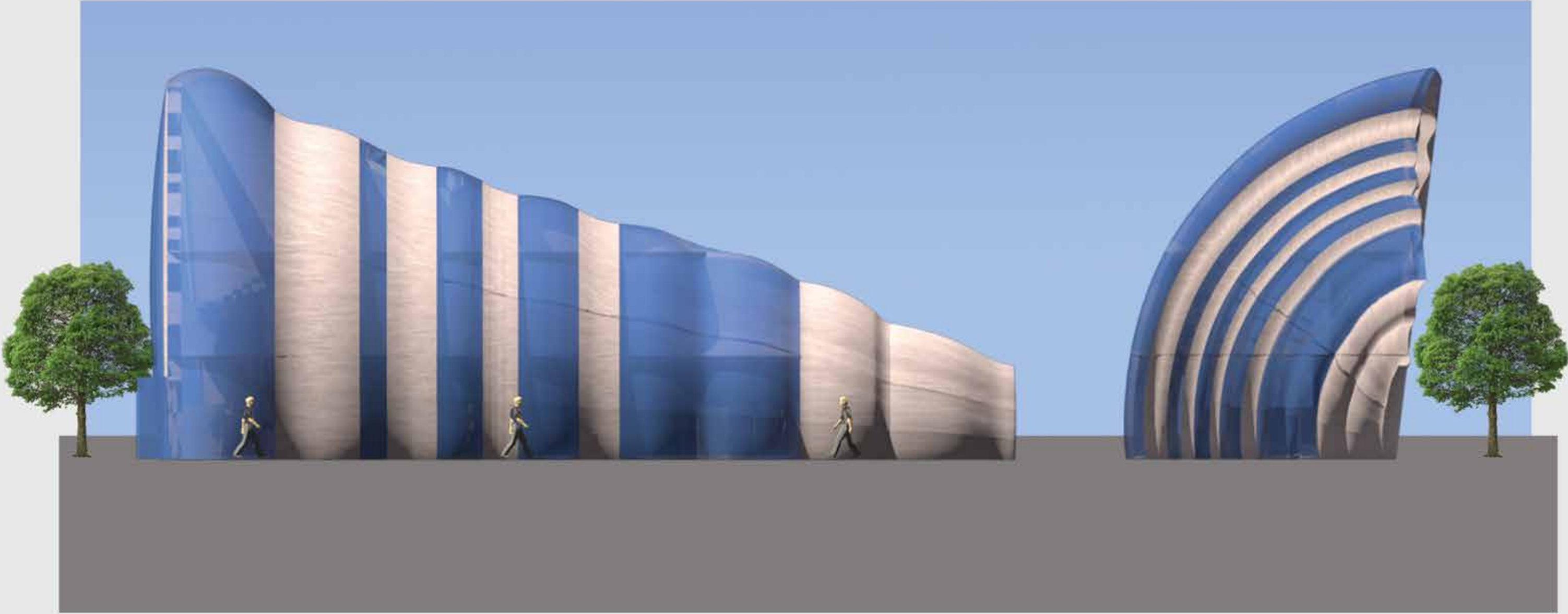
Third Floor



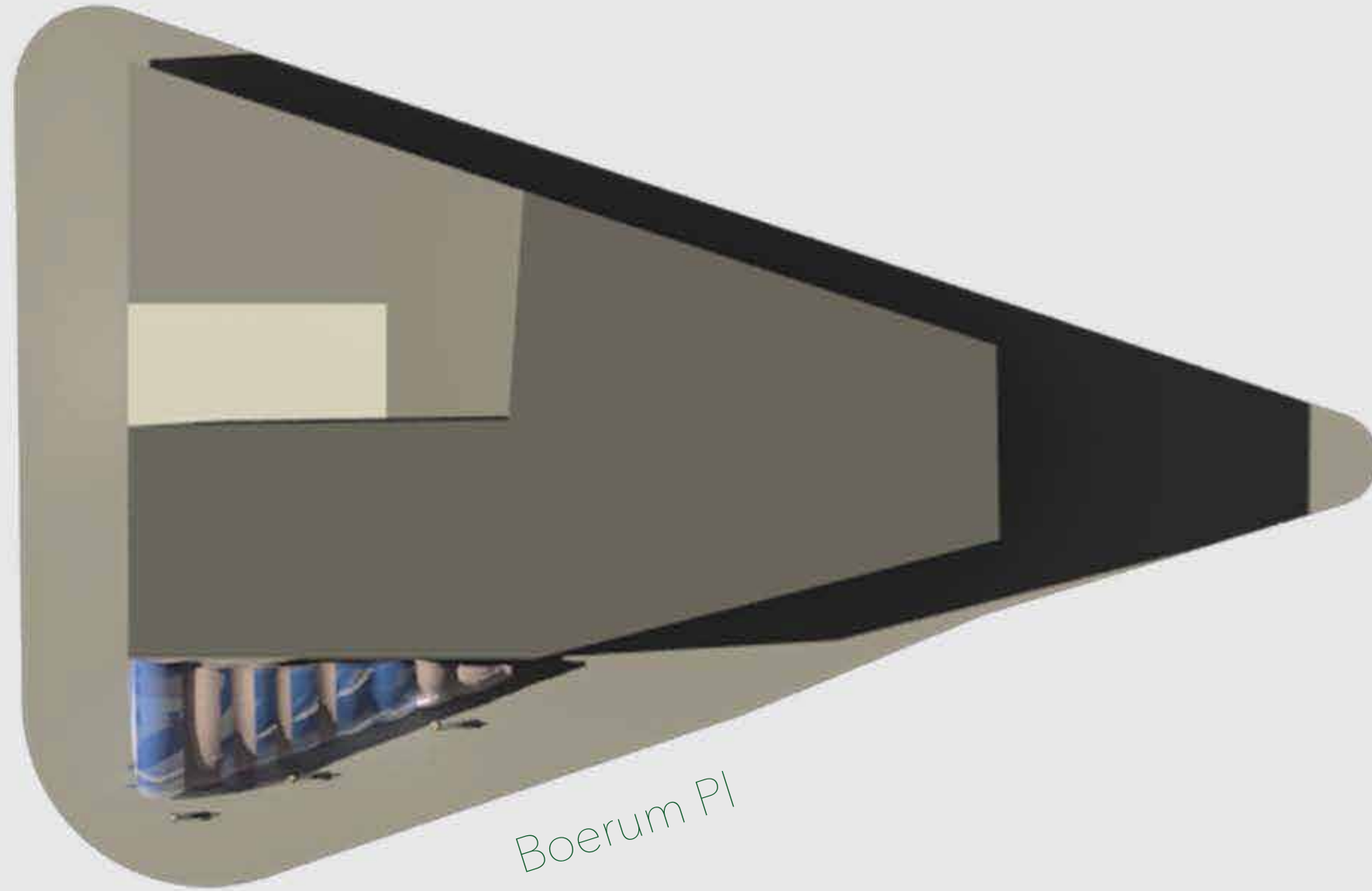
Sections



Elevations



Site Plan



Street Views

