



Avison Young develops extension and expansion for LEEP Dual Language Academy in Sunset Park

March 18, 2025 - Front Section



Brooklyn, NY Avison Young has arranged a new lease to facilitate the expansion of LEEP Dual Language Academy Charter School at 5323 5th Avenue in Sunset Park. The school opened its original 24,500 s/f facility in August 2019, becoming the first charter school in Sunset Park and the first dual language school in the borough.

Avison Young's Martin Cottingham, Michael Gottlieb, and Patrick Steffens represented LEEP in their original 2019 lease transaction and were once again tapped by the school to secure an additional 13,424 s/f of space. With this latest transaction, LEEP will now occupy a total of 37,924 s/f across the ground, first, third, and fourth floors.

"We are thrilled to once again work with LEEP Dual Language Academy as they continue to grow

and build upon the singular educational benefits they offer for the families of Sunset Park,” said Gottlieb.

LEEP’s Spanish- and English-dual language curriculum provides a unique whole-school educational model from kindergarten to fifth grade. The expanded space maintains a low teacher-to-student ratio in each classroom, as well as provides new multi-purpose spaces for the school’s art and music programs.

The property at 5323 5th Avenue was immediately available to build out and the school will move in following construction, with an expected opening in time for the 2025-26 academic school year. DBI Projects is the project manager shepherding the school’s build-out.

“Working with LEEP to identify and secure new growth opportunities in the neighborhood was critical for the school to begin serving a growing number of students and build out their new expanded facilities in a way that provides a whole school dual language experience for the school community,” said Cottingham.

Principal Johana Andujar was named school leader in November 2022 and has continued to expand the school’s founding mission. “We are grateful for the relationships with Martin Cottingham and the Avison Young team, for their good counsel and strategic support”, Andujar said.

Located on the corner of 54th St., 5323 5th Ave. is a former bank building dating back to 1926, which was built in the Classical Revival style. Landlord Sunset 5th, LLC, c/o Comjem Associates, Ltd was represented in-house in the transaction.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540