
335
BOND STREET
GOWANUS, BROOKLYN
MERIDIAN
RETAIL LEASING
MAISON
BOND

335
BOND STREET
GOWANUS, BROOKLYN

Corner of Bond & Carroll Streets

RESTAURANT/RETAIL FOR LEASE



PROPERTY INFORMATION

APPROXIMATE SIZE
Ground Floor: 4,227 SF
Lower Level: 13,467 SF (Divisible)

ASKING RENT
Ground Floor: $45,000/Month
Lower Level: $52 PSF

POSSESSION
Immediate

TERM
10-15 Years

FRONTAGE
120 FT on Bond St
129 FT on Carroll St

COMMENTS
- Prime retail space beneath Maison Bond, a new 14-story, 73-unit luxury rental building
- Dense residential area between Gowanus & Carroll Gardens, plus 6,100+ new units nearby
- Approved brewery license in place
- Ceilings: 15'5" ground floor, 10'5" lower level
- **TI or build-out available for qualified deal**

NEIGHBORS
Whole Foods • Threes Brewing • Littlefield • Dinosaur Bar-B-Que • Runner & Stone • Insa • Black Mountain Wine House

TRANSPORTATION
F G R

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MAISON BOND

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INTERIOR









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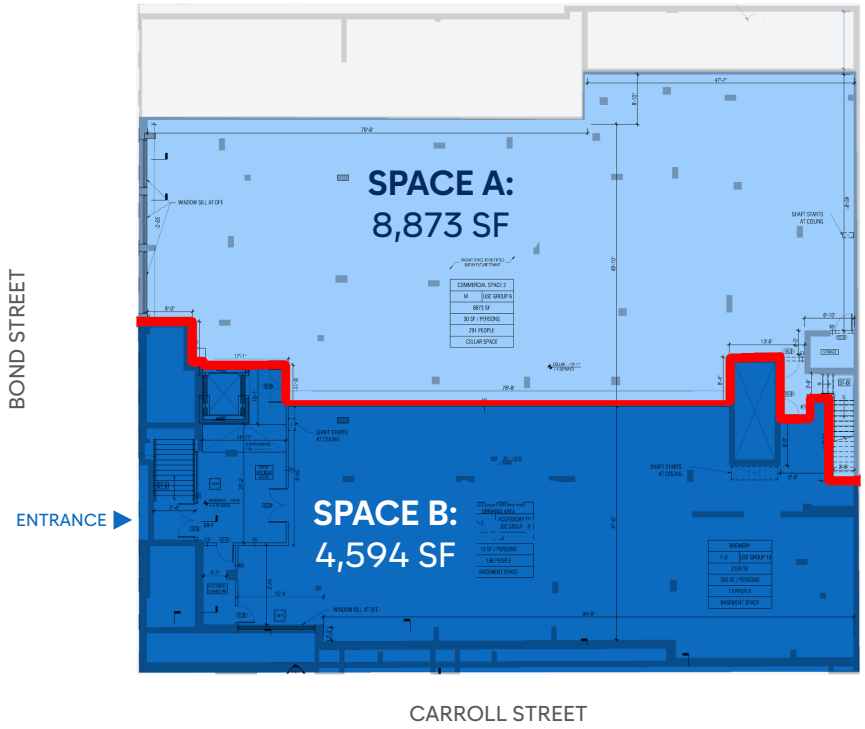
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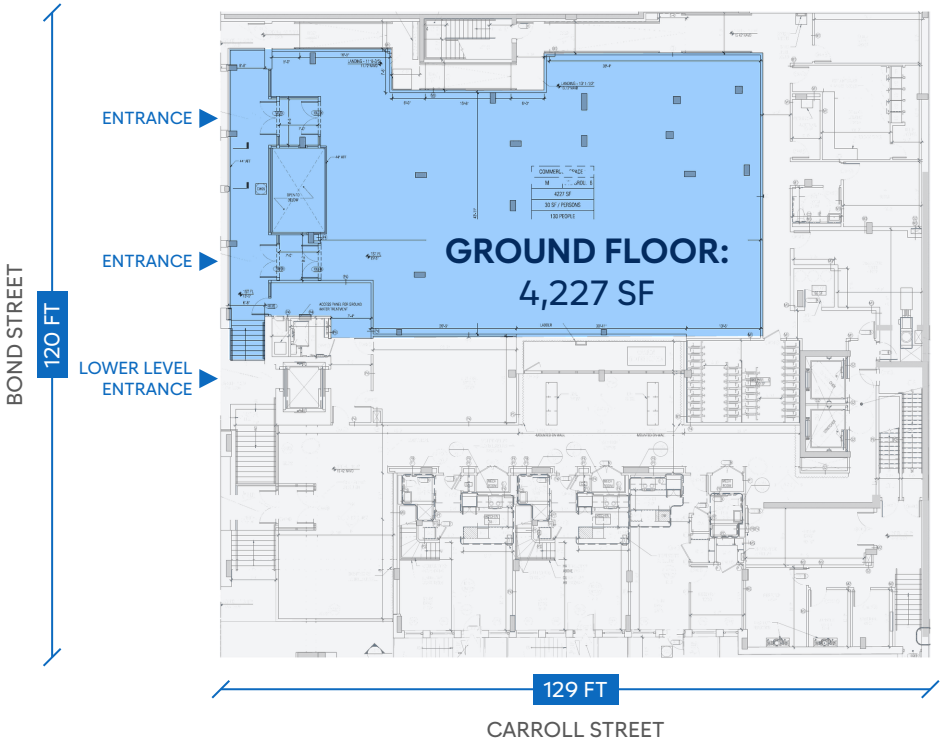
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FLOOR PLANS



LOWER LEVEL | 10'5" Ceilings



GROUND FLOOR | 15'5" Ceilings

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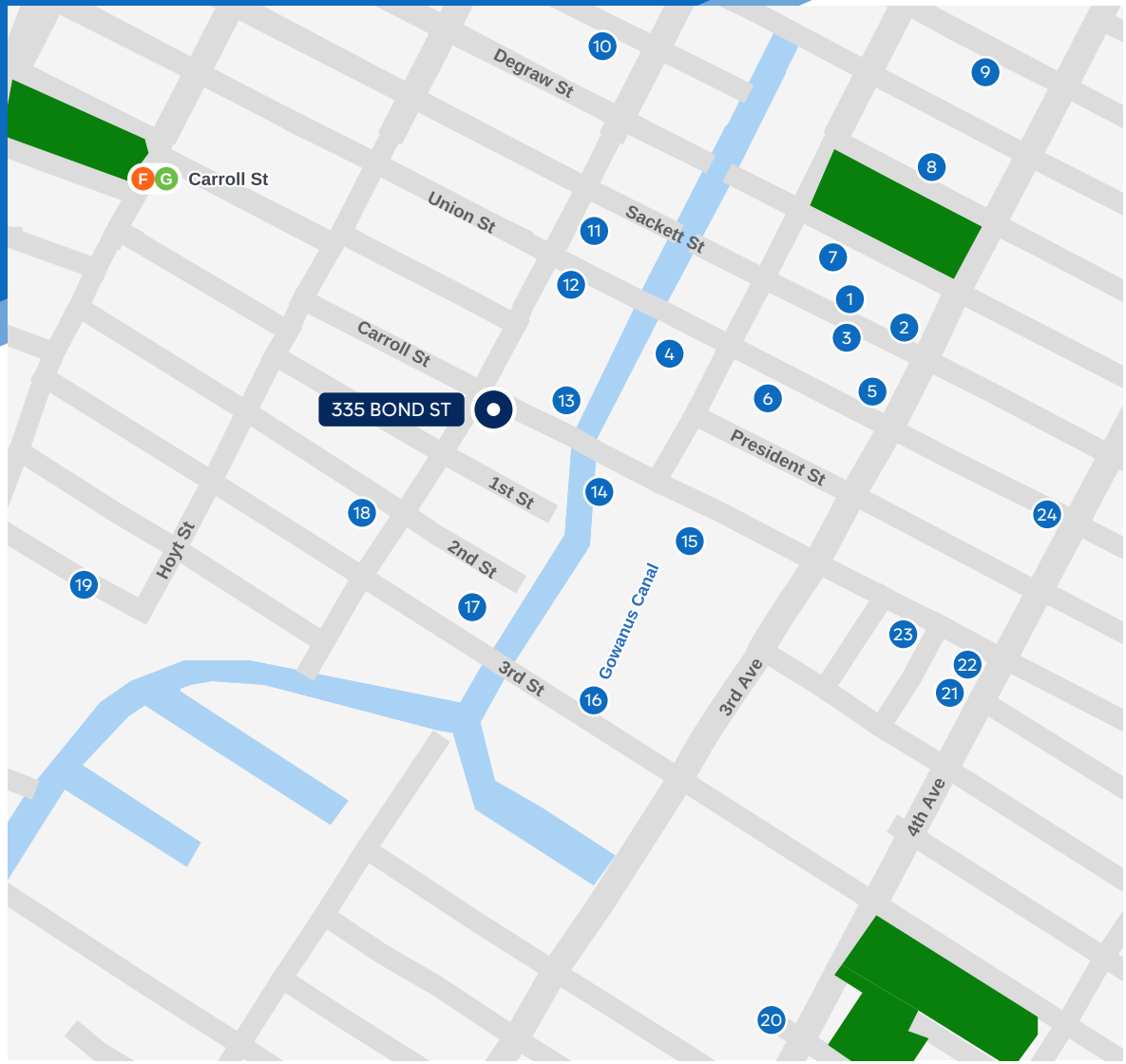
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GOWANUS



THE NEW GOWANUS

Gowanus is one of Brooklyn's fastest-growing neighborhoods. The 2021 Gowanus Neighborhood Plan rezoned 82 blocks around the canal for roughly 8,500 new homes, and a wave of new rental buildings is now delivering. Within a few blocks of 335 Bond Street, 24 new developments are completed, under construction or planned, adding 6,100+ apartments and thousands of new residents to the immediate trade area.

8,500
new homes enabled by the 2021 Gowanus rezoning

24
new developments within blocks of the site

6,100+
new apartments in the nearby pipeline

82
blocks rezoned around the Gowanus Canal

NEW DEVELOPMENTS NEARBY

1	553 Sackett St	291	13	395 Carroll St	360
2	563 Sackett St	34	14	404 Carroll St	360
3	558 Sackett St	34	15	420 Carroll St	298
4	318 Nevins St	660	16	175 3rd St	375
5	577 Union St	214	17	155 3rd St	301
6	514 Union St	300	18	136 2nd St	29
7	540 Degraw St	268	19	Gowanus Green	950
8	251 Douglass St	261	20	380 4th Ave	197
9	526 Baltic St	96	21	284 4th Ave	33
10	192 Douglass St	270	22	272 4th Ave	125
11	267 Bond St	344	23	544 Carroll St	128
12	452 Union St	24	24	204 4th Ave	200

Sources: Newmark, NYC Department of City Planning. Unit counts approximate.

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