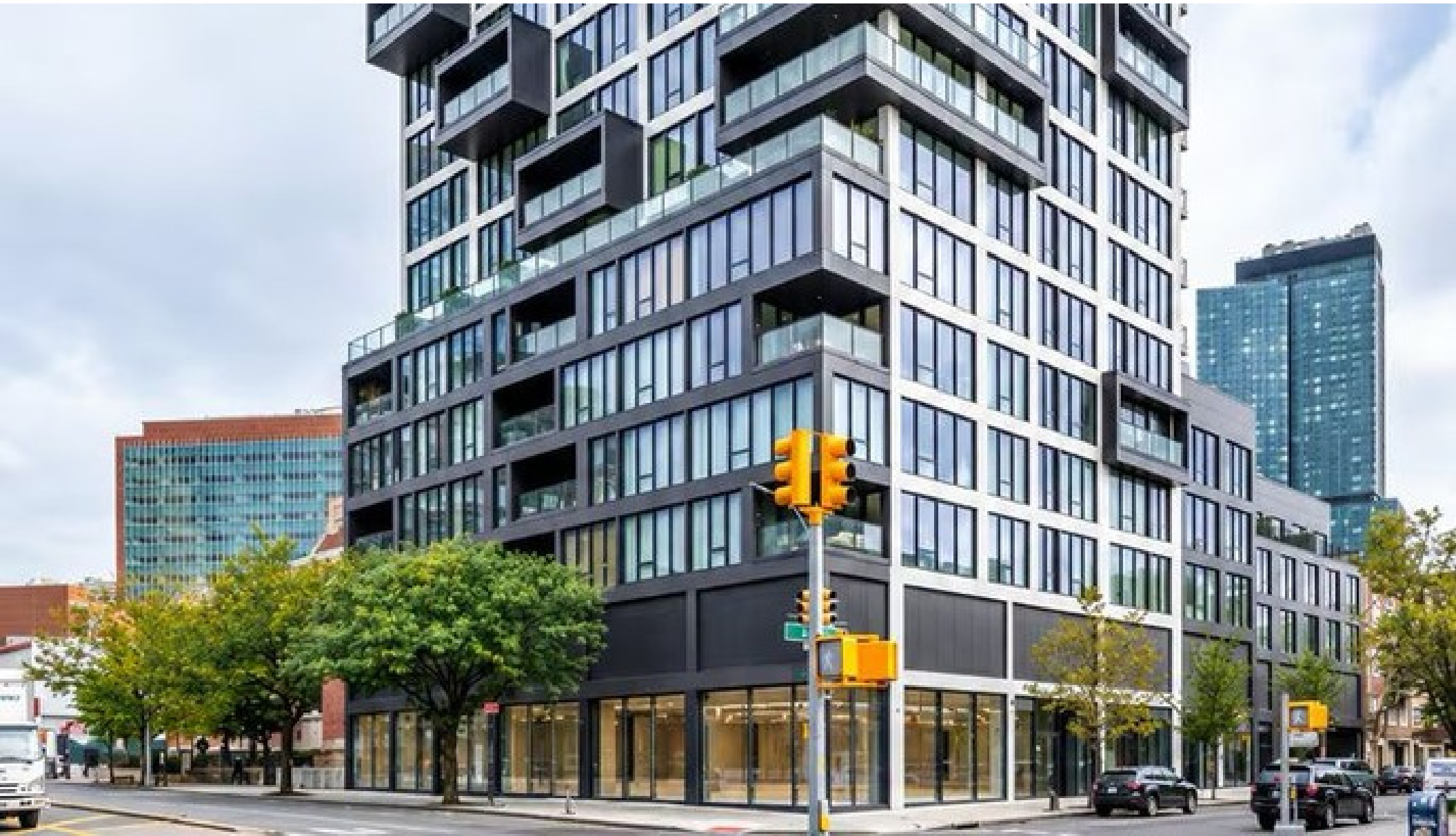


BOERUM HILL, BROOKLYN NY

# 35 4TH AVENUE

MOD



# SPACE DETAILS

## LOCATION

Corner of 4th Avenue & Dean Street

## SPACE

Ground Floor: 2,716 SF (Divisible)

Lower Level: 9,468 SF

## FRONTAGE

120 Feet of wraparound frontage

## CEILING HEIGHT

12 Feet

## POSSESSION

Immediate

## ASKING RENT

Upon Request

## NEIGHBORS

Barclays Center, Chick-fil-A, Shake Shack, Walgreens, FedEx, UNIQLO, La Pizza Roma Canteen Delicatessen and Cafe, Insomnia Cookies, Carvel, Food Garden Market, and more

## TRANSPORTATION



## COMMENTS

- Prime New Construction Corner Retail Opportunity
- Steps from the Barclays Center & the Atlantic Ave—Barclays Ctr transit hub (13M+ annual riders)
- High ceilings with full wraparound glass frontage  
Exceptional visibility and heavy foot traffic
- All uses considered

# CONTACTS

## MEYER DAGMY

718-249-3613

m@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

## EDDIE MAMIYE

917-379-6719

e@modcre.com

## MIKE SUTTON

917-588-1000

mike@modcre.com



# EXTERIOR IMAGES



## CONTACTS

### MEYER DAGMY

718-249-3613

[m@modcre.com](mailto:m@modcre.com)

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

### EDDIE MAMIYE

917-379-6719

[e@modcre.com](mailto:e@modcre.com)

### MIKE SUTTON

917-588-1000

[mike@modcre.com](mailto:mike@modcre.com)



# INTERIOR IMAGES

Ground Floor



## CONTACTS

### MEYER DAGMY

718-249-3613

[m@modcre.com](mailto:m@modcre.com)

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

### EDDIE MAMIYE

917-379-6719

[e@modcre.com](mailto:e@modcre.com)

### MIKE SUTTON

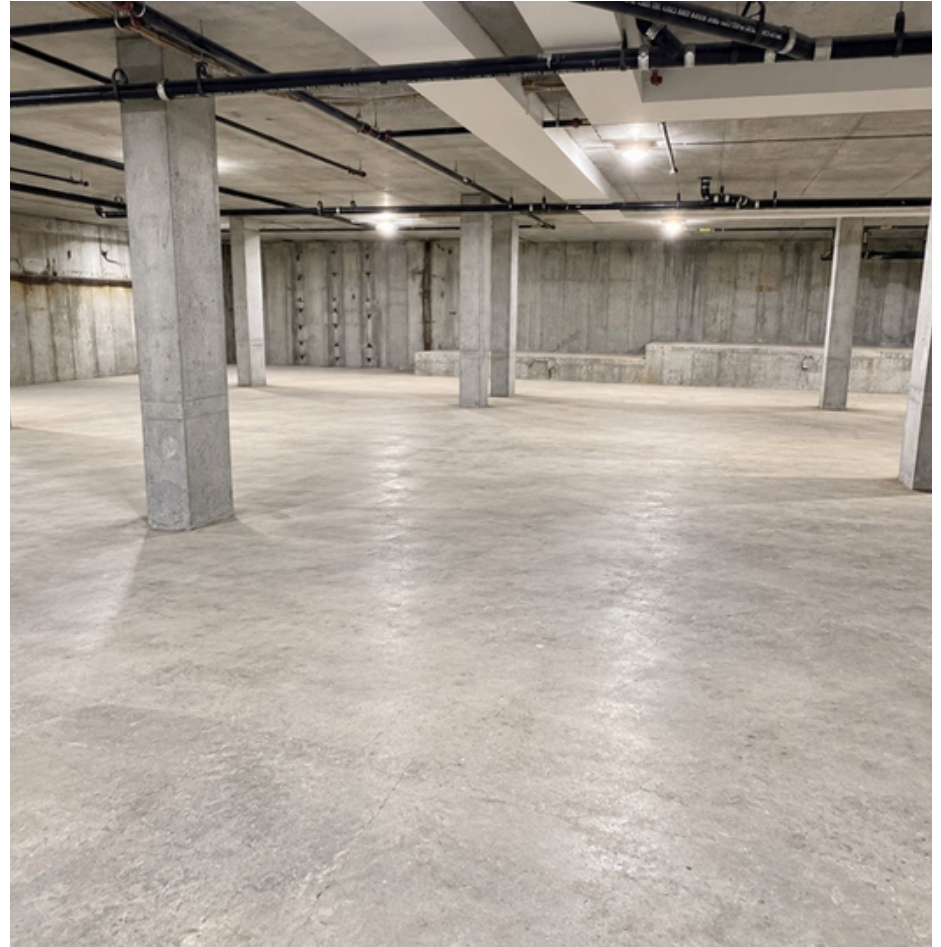
917-588-1000

[mike@modcre.com](mailto:mike@modcre.com)

MOD

# INTERIOR IMAGES

Lower Level



## CONTACTS

### MEYER DAGMY

718-249-3613

m@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

### EDDIE MAMIYE

917-379-6719

e@modcre.com

### MIKE SUTTON

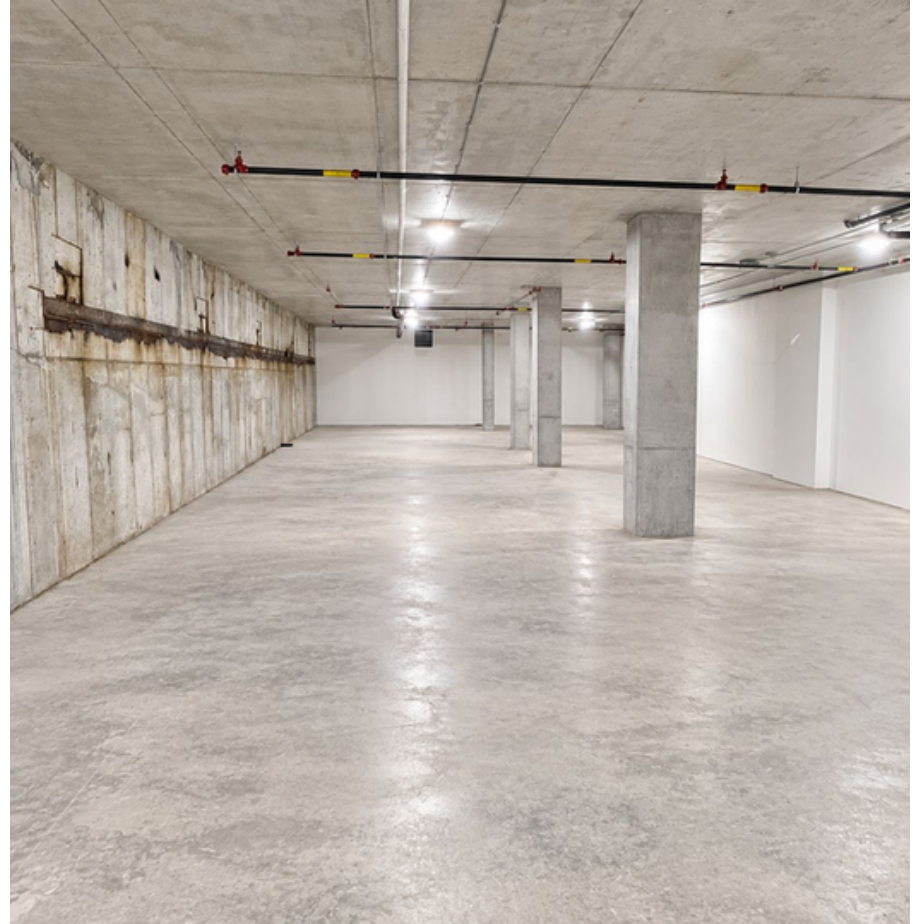
917-588-1000

mike@modcre.com



# INTERIOR IMAGES

Lower Level



## CONTACTS

### MEYER DAGMY

718-249-3613

m@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

### EDDIE MAMIYE

917-379-6719

e@modcre.com

### MIKE SUTTON

917-588-1000

mike@modcre.com



# FLOOR PLAN

Ground Floor



## CONTACTS

### MEYER DAGMY

718-249-3613

m@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

### EDDIE MAMIYE

917-379-6719

e@modcre.com

### MIKE SUTTON

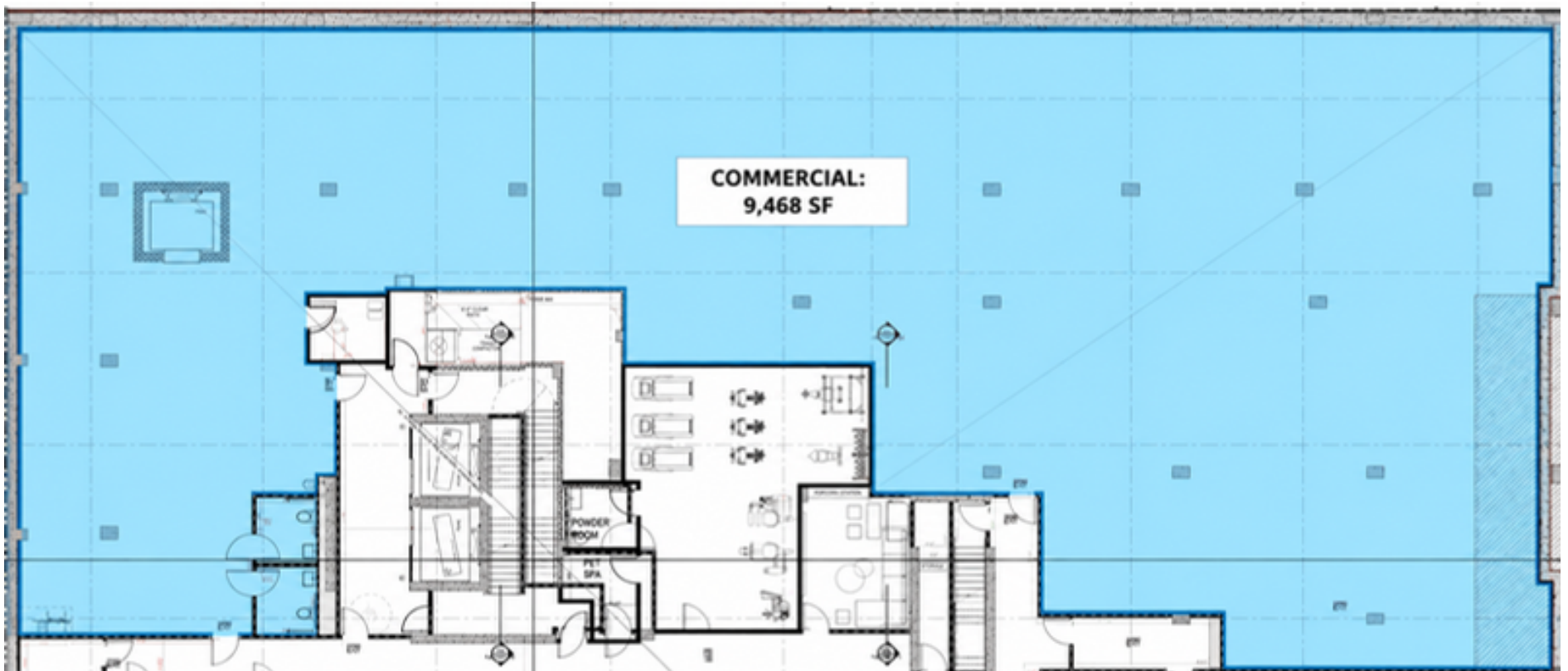
917-588-1000

mike@modcre.com

MOD

# FLOOR PLAN

Lower Level



## CONTACTS

### MEYER DAGMY

718-249-3613

m@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

### EDDIE MAMIYE

917-379-6719

e@modcre.com

### MIKE SUTTON

917-588-1000

mike@modcre.com

MOD

# AREA MAP



## CONTACTS

### MEYER DAGMY

718-249-3613

m@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

### EDDIE MAMIYE

917-379-6719

e@modcre.com

### MIKE SUTTON

917-588-1000

mike@modcre.com

MOD