

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

Chick-fil-A, Shake Shack , Walgreens, FedEx, Barclays Subway, 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

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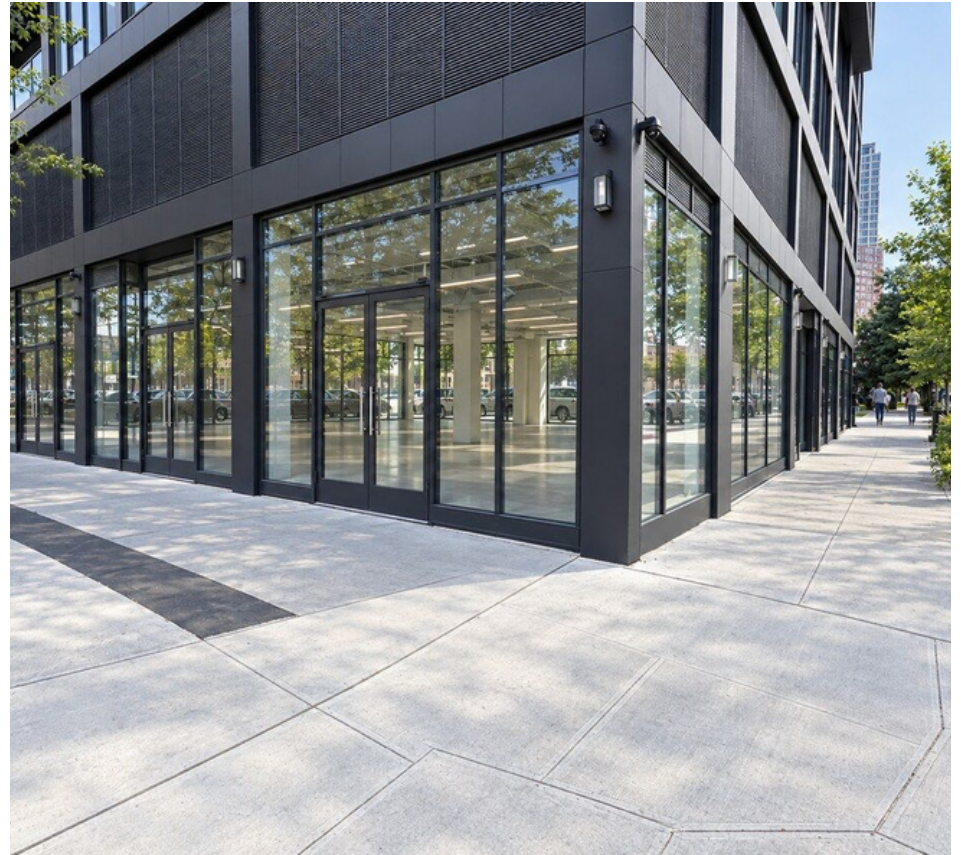
MIKE SUTTON

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EXTERIOR IMAGES



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INTERIOR IMAGES

Ground Floor



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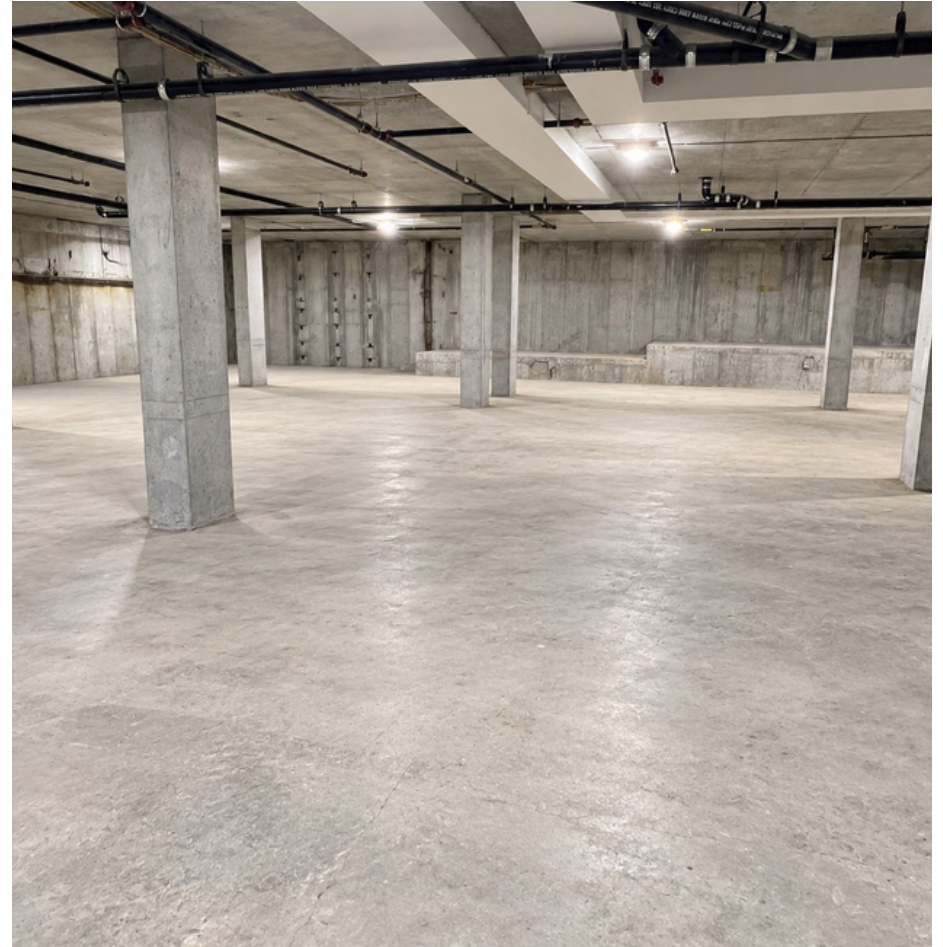
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INTERIOR IMAGES

Lower Level



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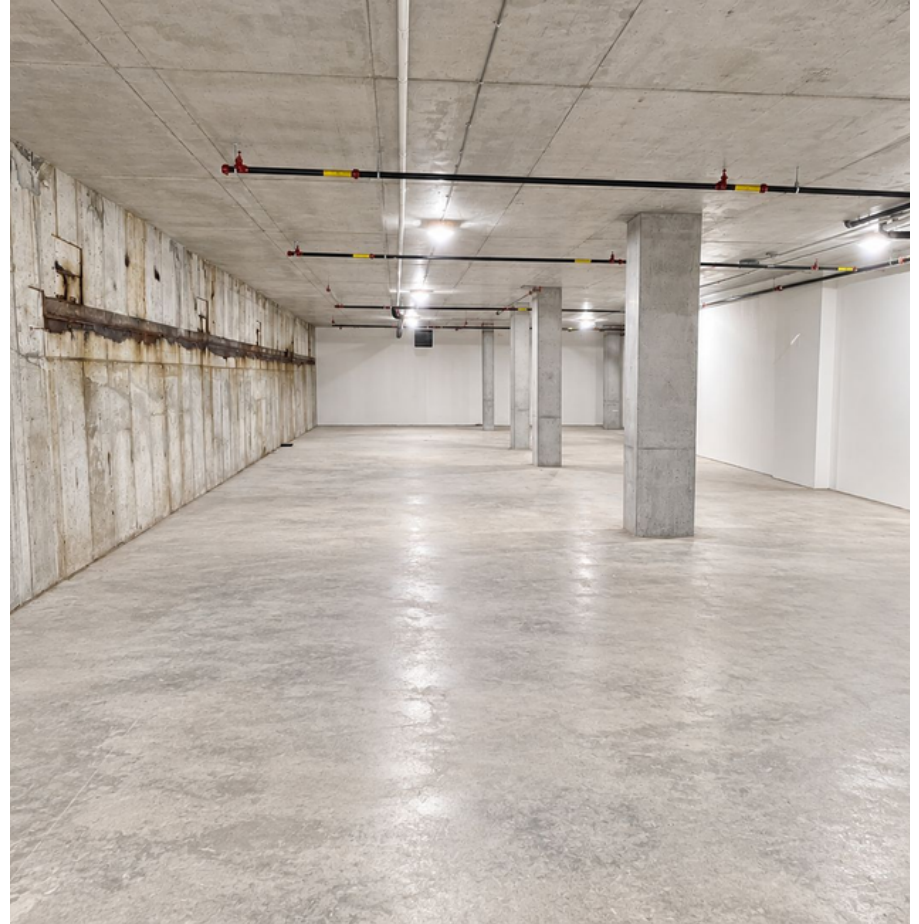
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INTERIOR IMAGES

Lower Level



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FLOOR PLAN

Ground Floor

375 DEAN ST BROOKLYN NY

FIRST FLOOR / COMMERCIAL



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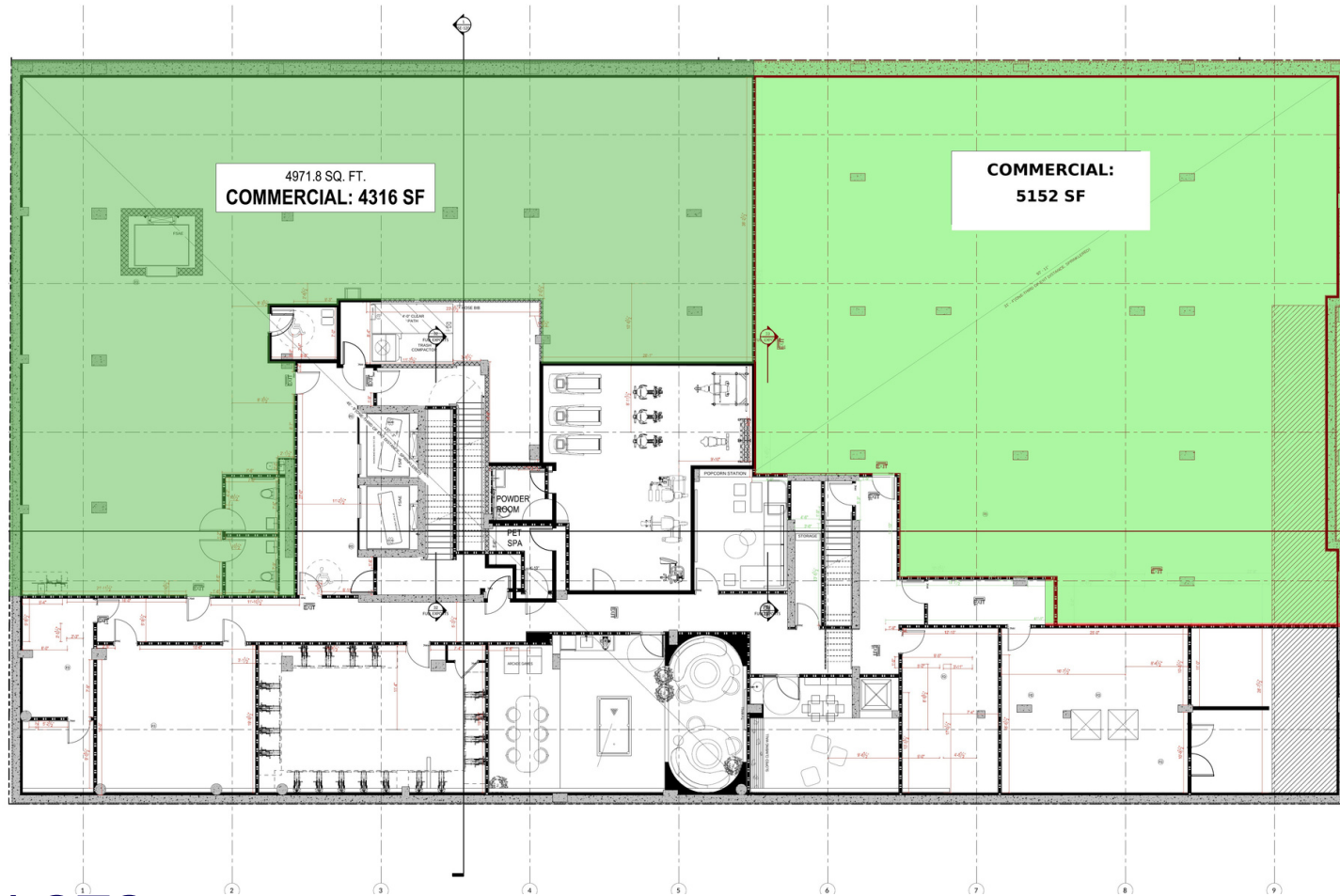


FLOOR PLAN

Lower Level

375 DEAN ST BROOKLYN NY

CELLAR FLOOR / COMMERCIAL



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AREA MAP



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