PARK SLOPE, 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

DIVISION OPTIONS

SCENARIO 1
Space A: 2,516 SF
Space B: 200 SF (ground)
+ 9,468 SF (lower level)

SCENARIO 2
Space A: 1,500 SF
Space B: 1,000 SF
Space C: 200 SF (ground)
+ 9,468 SF (lower level)

CEILING HEIGHT
Ground floor: 12 Ft
Lower level: 10 ft

FRONTAGE
120 Feet of wraparound frontage

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
2 3 4 5 N Q R B D

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
- Landlord to create a dedicated 4th Avenue entrance to the lower level, with a private staircase and potential elevator access.
- All uses considered

CONTACTS

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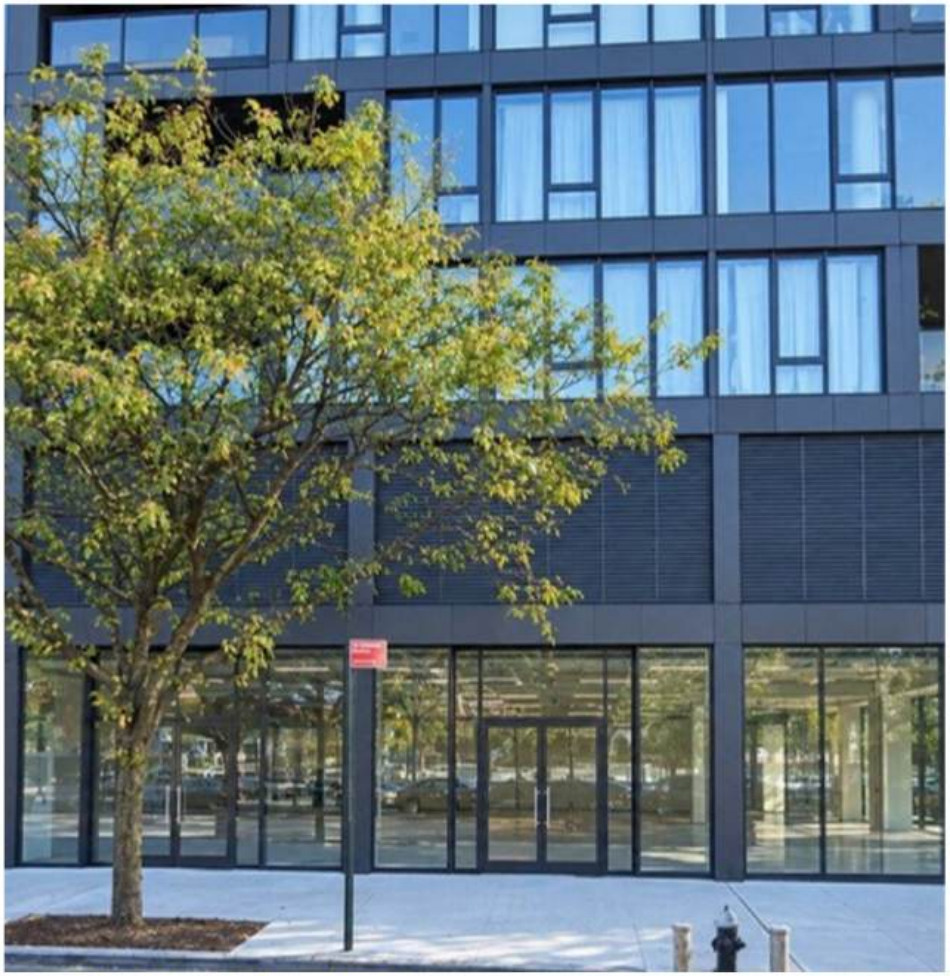
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EXTERIOR IMAGES





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INTERIOR IMAGES

Ground Floor





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INTERIOR IMAGES

Lower Level







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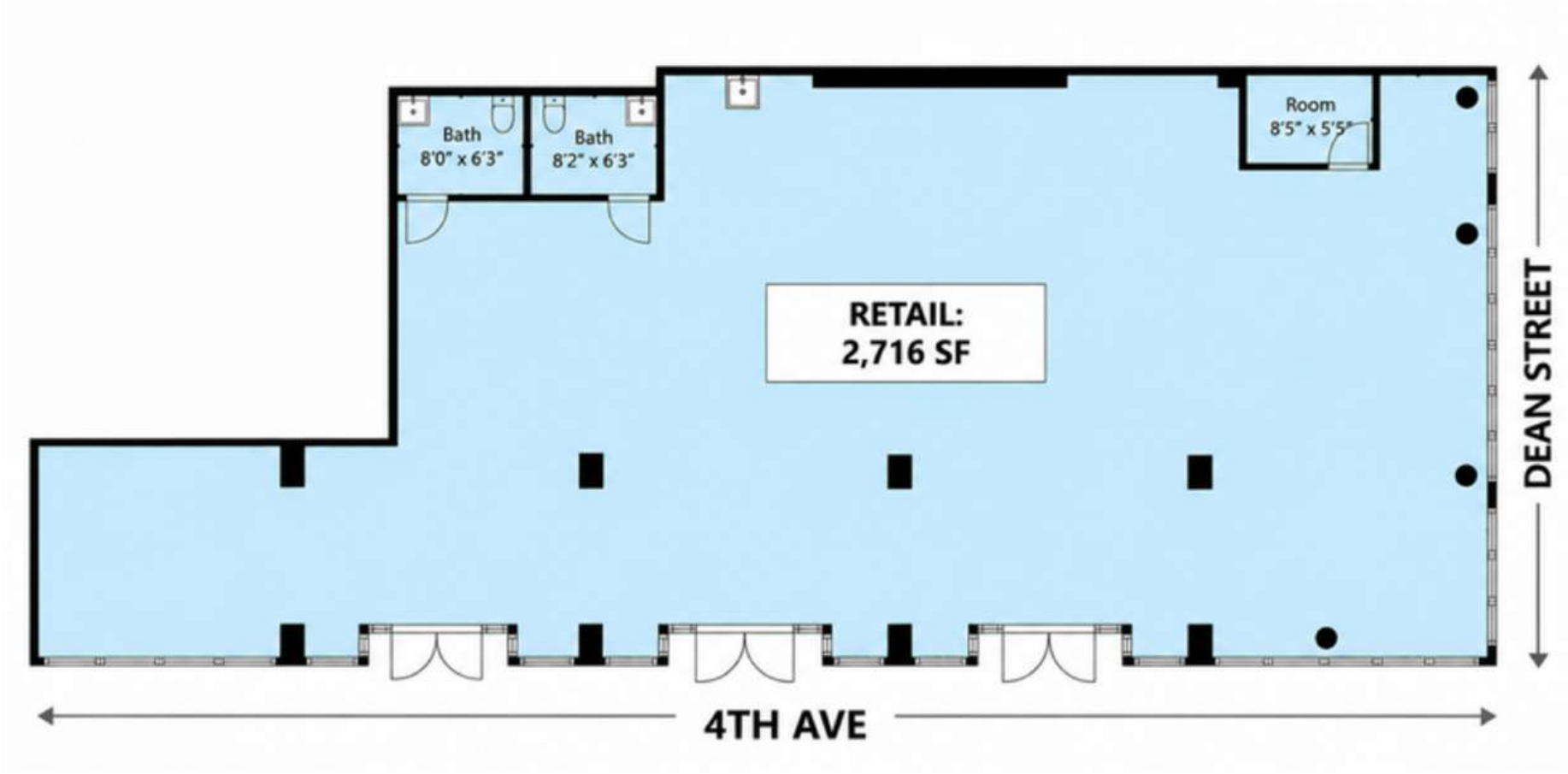
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FLOOR PLAN

Ground Floor



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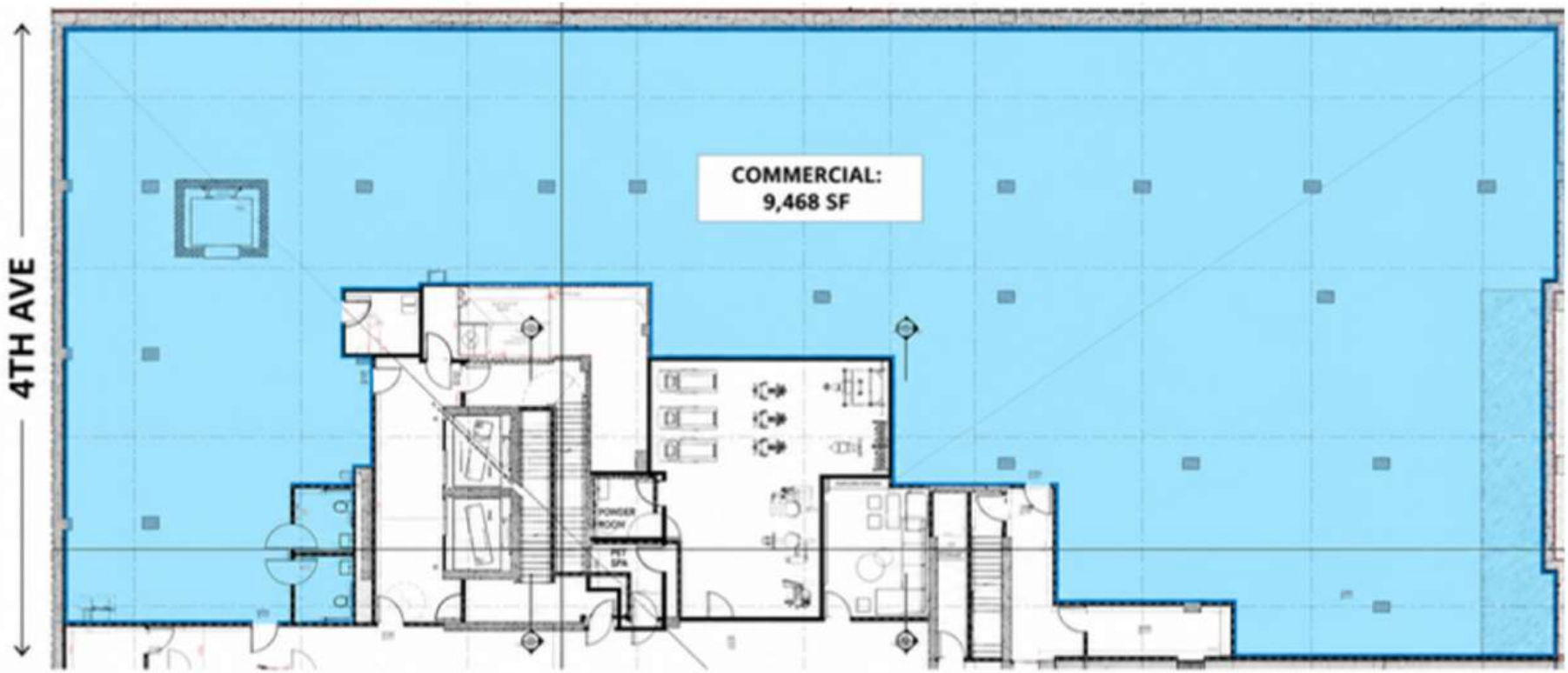
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FLOOR PLAN

Lower Level



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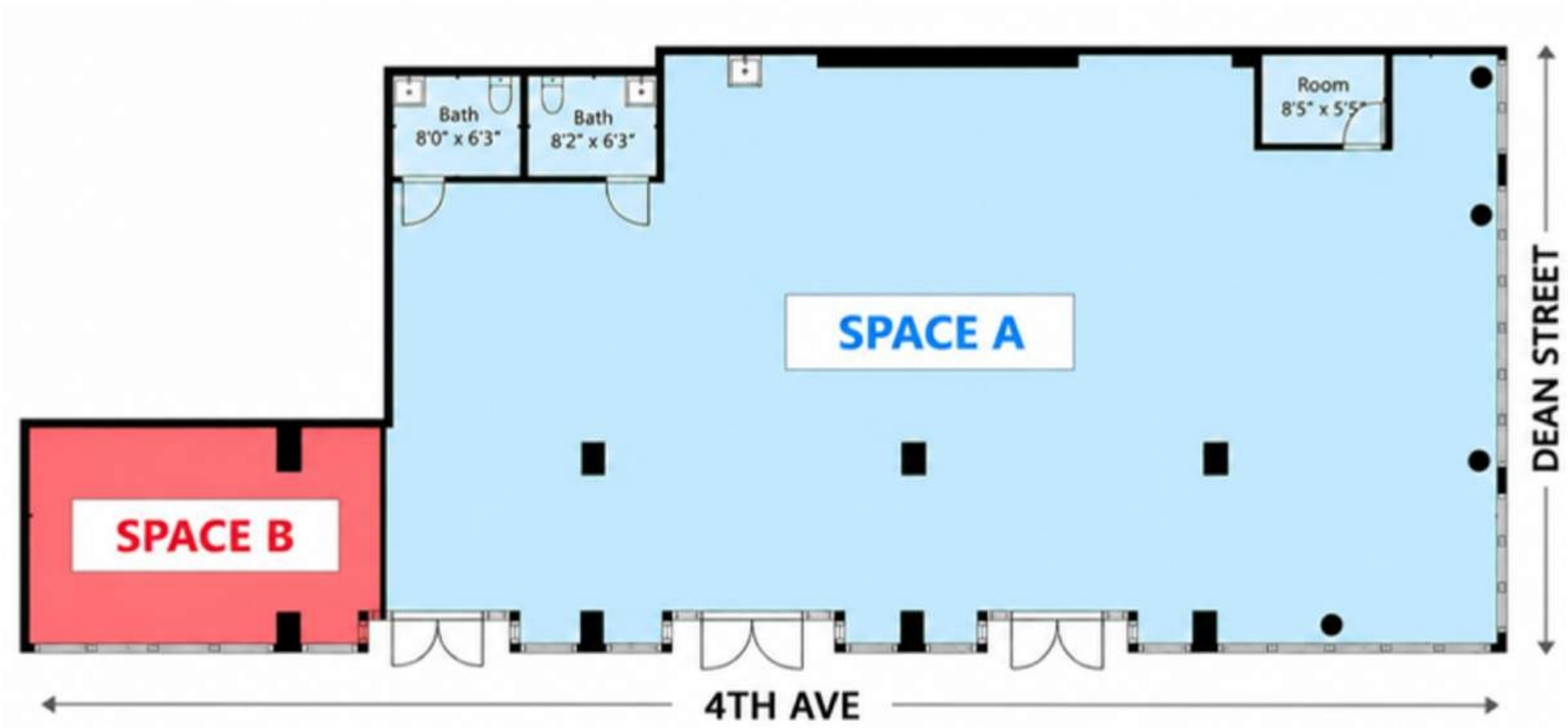
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POTENTIAL DIVISION

(Scenario 1)

Ground Floor



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POTENTIAL DIVISION

(Scenario 1)

Lower Level



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POTENTIAL DIVISION PLAN

(Scenario 2)

Ground Floor



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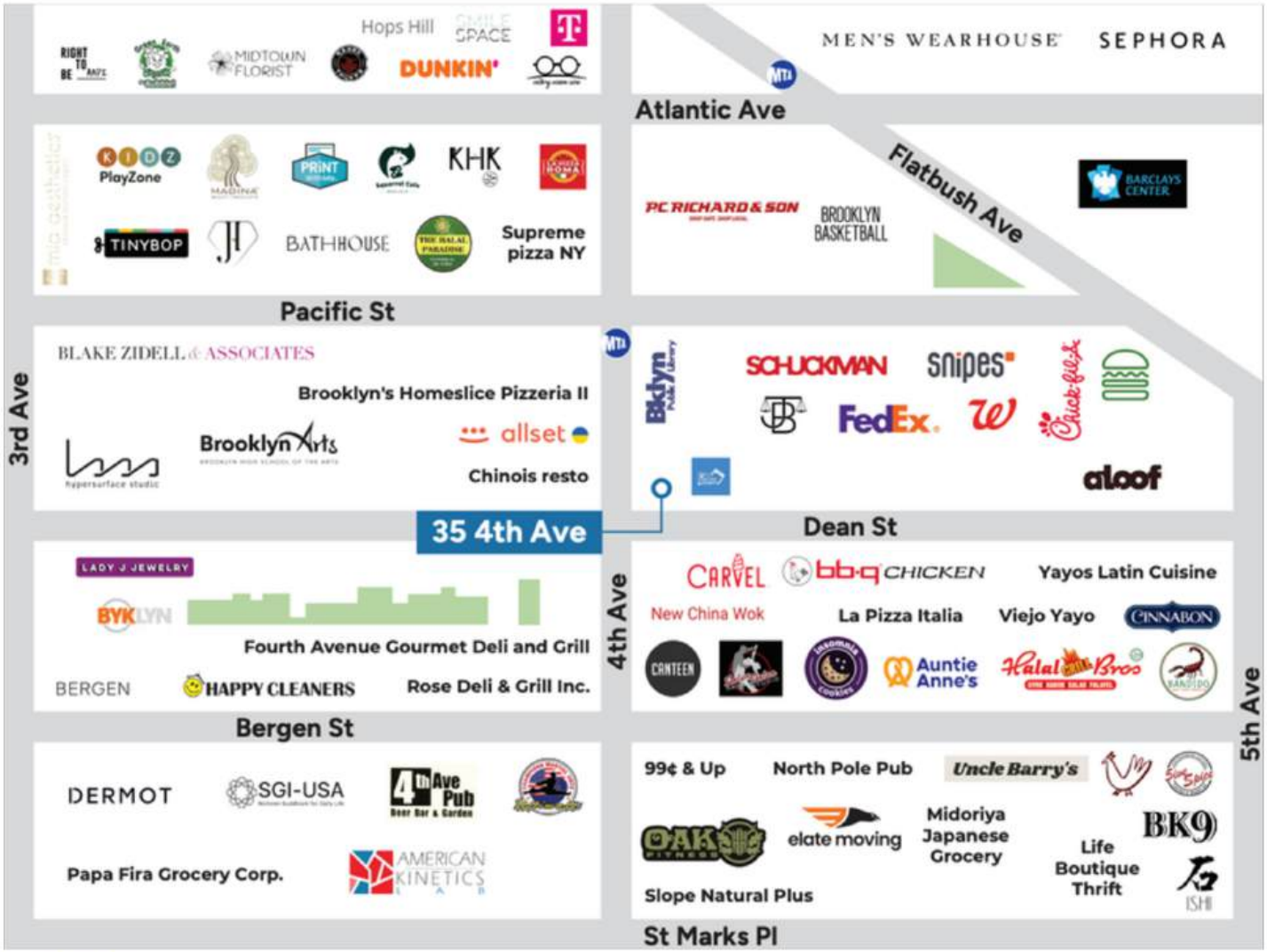
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AREA MAP



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