

VERADA

335 Bond Street

Gowanus

Prime Retail
Opportunity



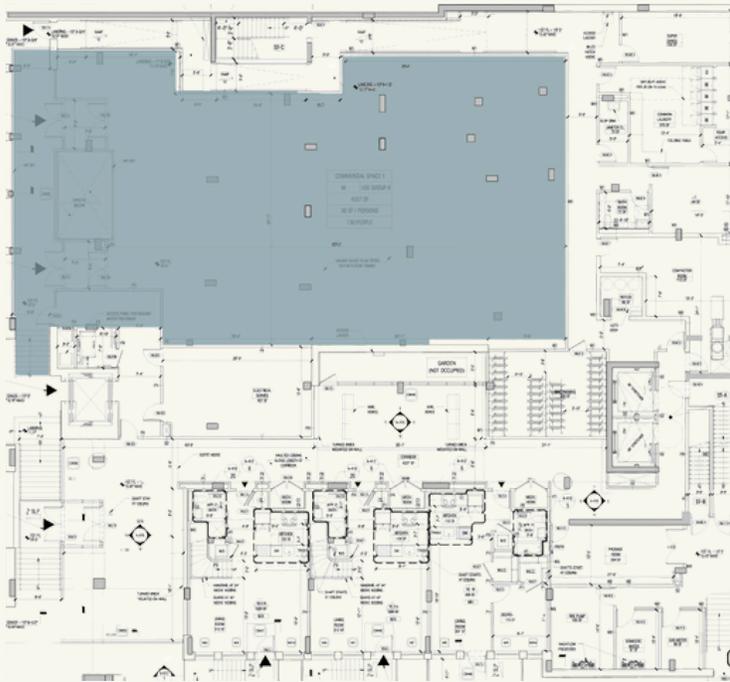
335 Bond Street offers a highly versatile retail and food and beverage opportunity at a prominent corner in the heart of Gowanus. The property features 4,227 SF on the ground floor with 15 ft 5 in ceiling heights, providing excellent visibility and an open layout ideal for destination concepts.

The lower level is divisible into Lower Level Space A at 8,873 SF and Lower Level Space B at 2,038 SF, both with 10 ft 5 in legal ceiling heights, and can be leased separately or combined to accommodate larger operators. The building benefits from exceptional frontage with 120 ft along Bond Street and 129 ft along Carroll Street, creating strong branding and signage opportunities.

An approved brewery license is in place, making the space ideal for sports bars, wineries, breweries, and full service restaurants. Positioned within a rapidly evolving mixed use neighborhood, 335 Bond Street is well suited for operators seeking scale, visibility, and flexibility in one of Brooklyn's most active corridors.

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First Floor



Lower Level



Total Square Footage 15,138 SF

Ground Floor 4,227 SF

Full Lower Level 10,911 SF

Lower Level Space A 8,873 SF

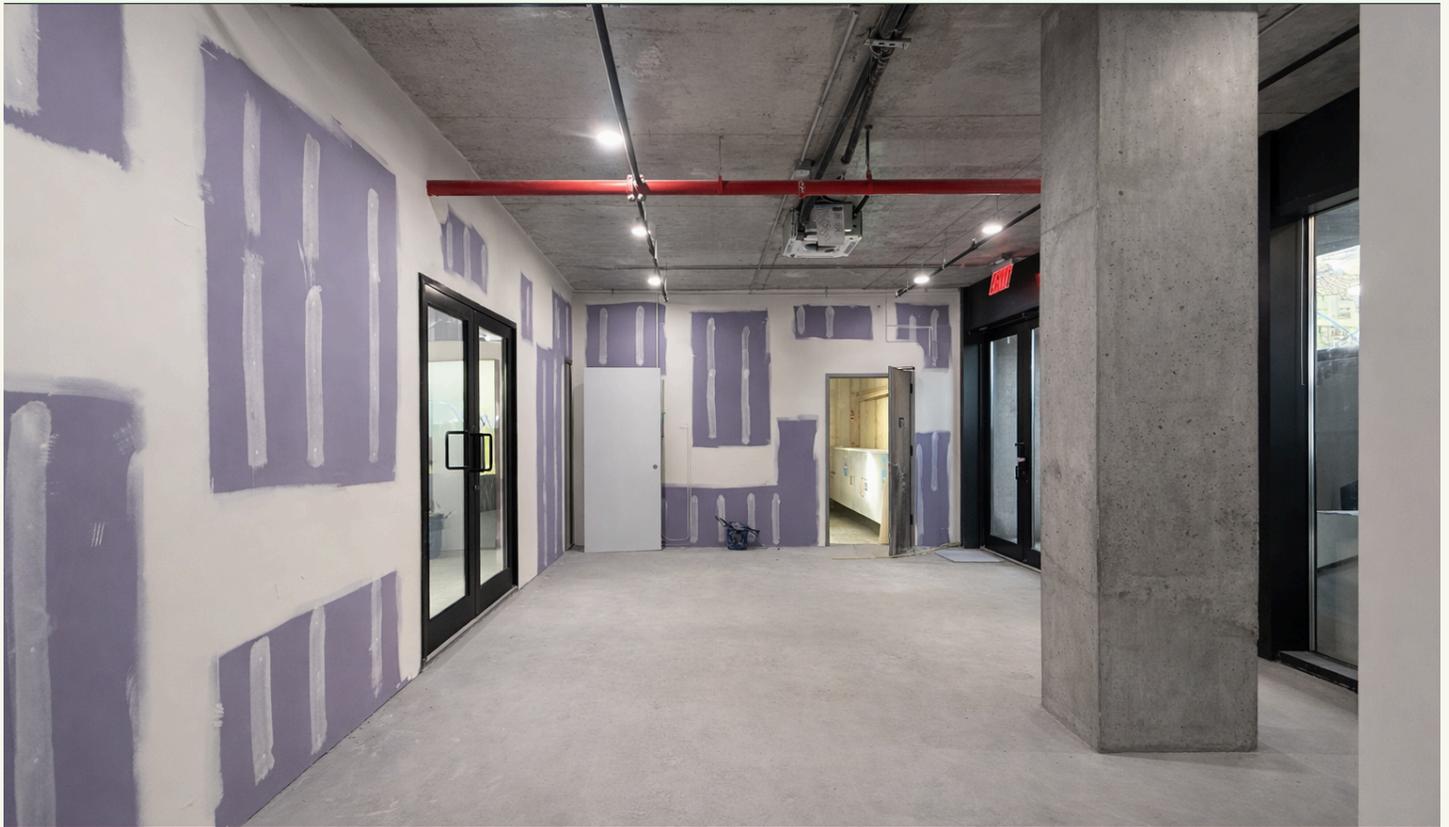
Lower Level Space B 2,038 SF

Ceiling Height 15 FT 5 IN | 10 FT 5 IN

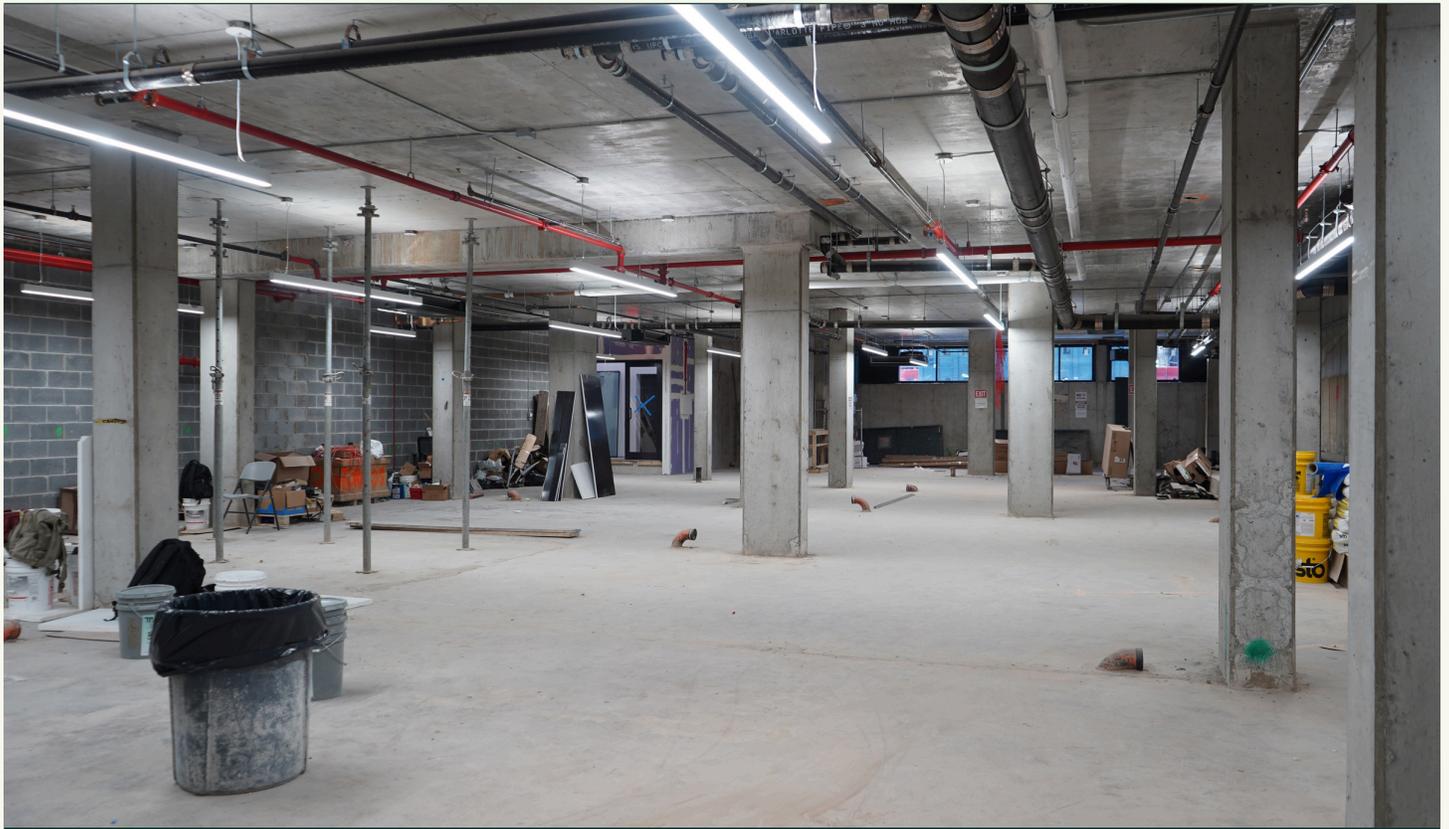
Market Concessions Ownership open to build out

License Approved brewery license is in place

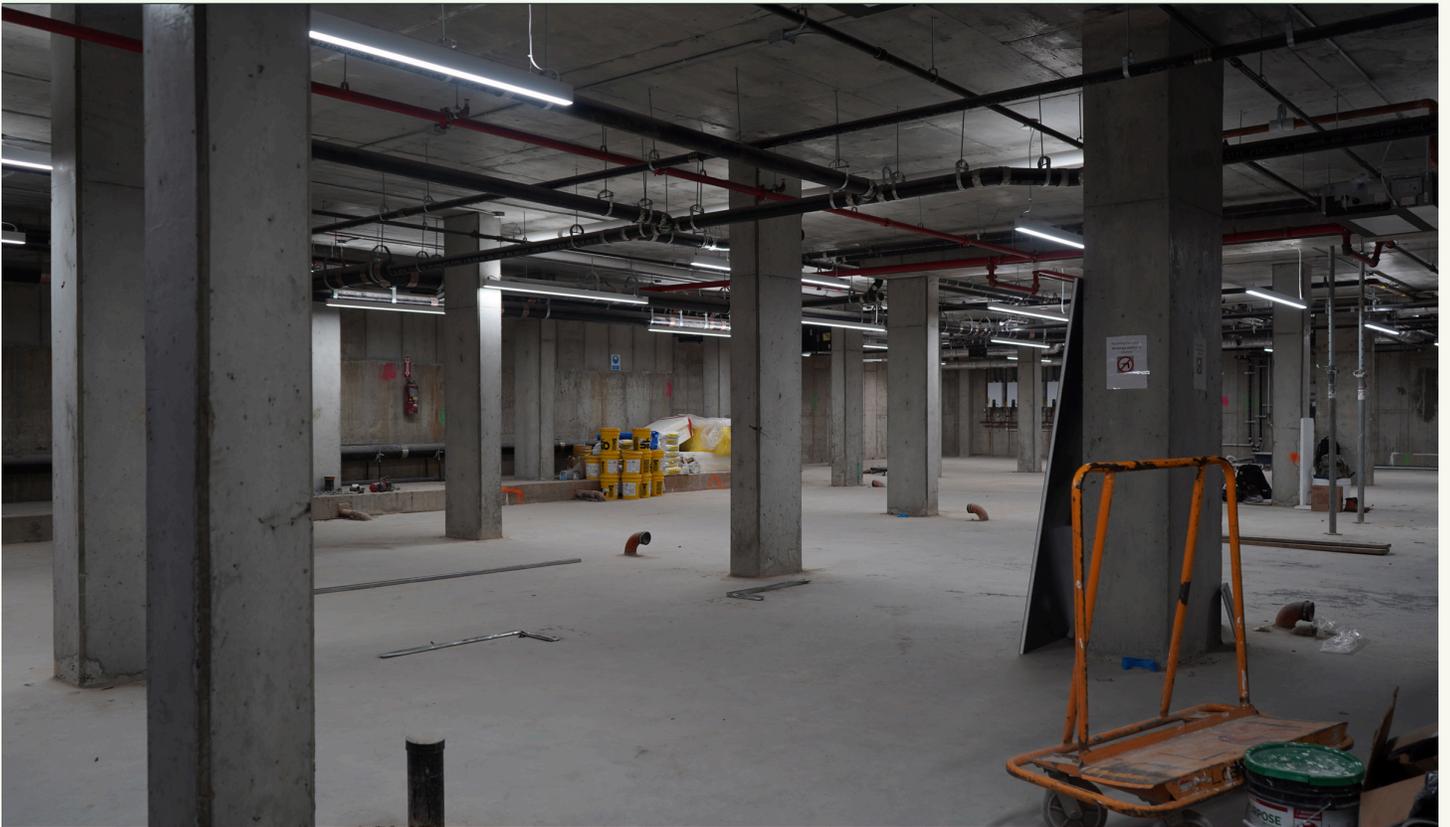
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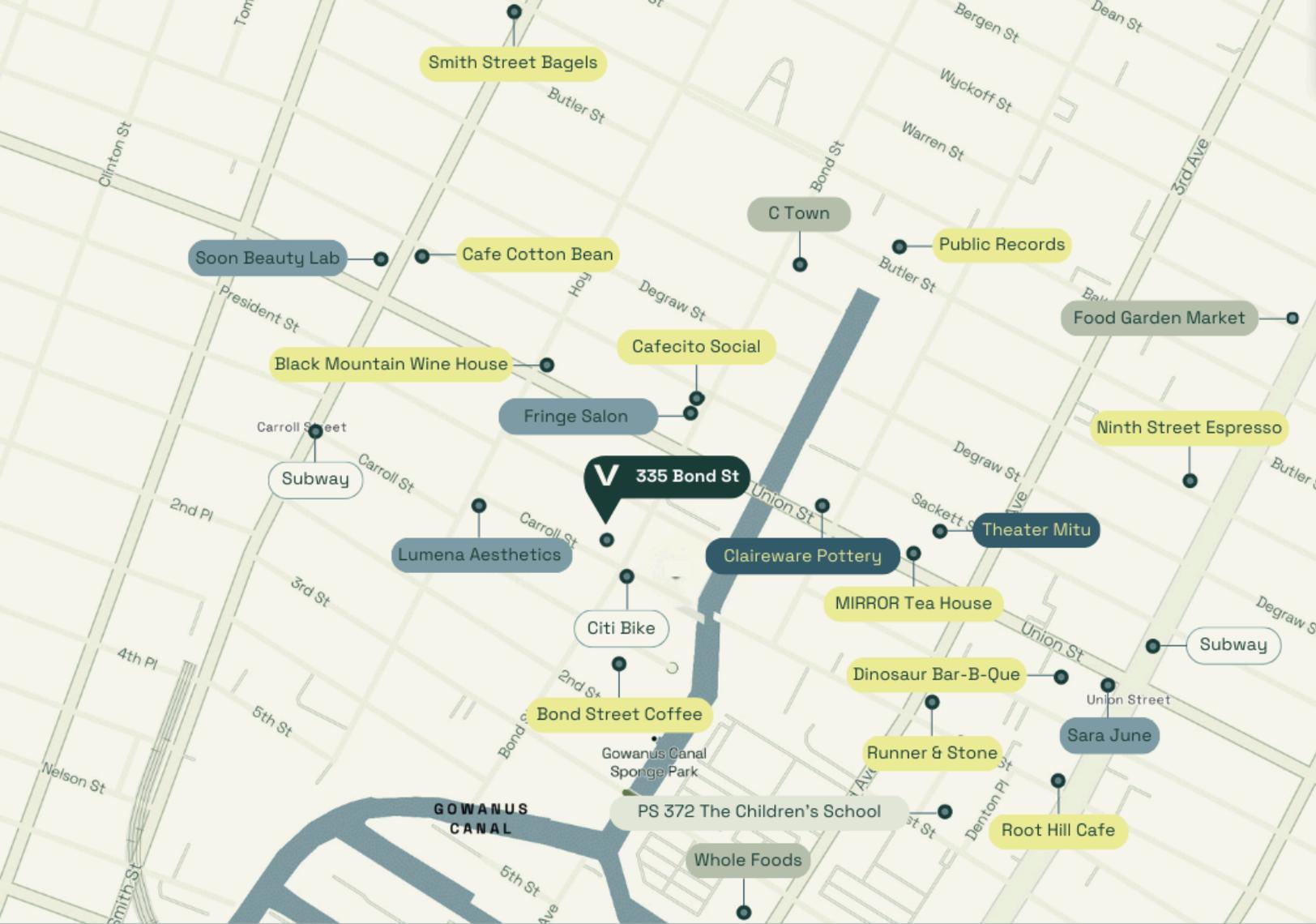


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Neighborhood Description:

- Located in the heart of Gowanus, an area experiencing significant residential and commercial growth
- Surrounded by established and emerging food and beverage, creative, and lifestyle tenants that draw strong destination traffic
- Positioned near major mixed use developments and new residential projects that continue to drive foot traffic and neighborhood demand
- Excellent accessibility with close proximity to multiple subway lines and major thoroughfares connecting Gowanus to Carroll Gardens, Park Slope, and Boerum Hill



V 335 Bond Street

Food & Beverage

Tranportation

Grocery

Entertainment

Health & Wellness

Education

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