

PROPERTY FOR LEASE

# 180 BAY RIDGE AVE

BROOKLYN, NY 11220

# SERHANT.



Unlock the potential of this prime 2,000-square-foot commercial space in Bay Ridge, Brooklyn. The location benefits from foot traffic due to its ideal location on a pedestrian heavy avenue leading to the the NYC Ferry Terminal, where commuters take express routes to Wall Street and other Manhattan locations. The extensive glass frontage provides maximum visibility for promoting your business brand in a diverse neighbourhood with strong local community and a steady customer base who support local enterprises.

## PROPERTY INFORMATION

|                      |                |
|----------------------|----------------|
| <b>LEASE RATE:</b>   | Upon Request   |
| <b>AVAILABLE SF:</b> | 2,000          |
| <b>TERM:</b>         | 5-10 YEARS     |
| <b>LEVEL:</b>        | GROUND         |
| <b>AVAILABLE:</b>    | NOW            |
| <b>CONDITION</b>     | FULL BUILD OUT |

## USES

- RETAIL
- CAFE/RESTAURANT
- SALON, SPA
- FITNESS STUDIO
- HEALTH & WELLNESS
- OFFICE OR SERVICE-BUSINESS

## NEARBY TRANSPORTATION



3rd Avenue/Bay Ridge Avenue



Bay Ridge Ferry Terminal



- Gowanus Expressway (I-278)
- Belt Parkway

## CONTACT EXCLUSIVE AGENTS:



**DOMINIQUE FLORIO**  
ASSOCIATE BROKER

516-509-5476  
dominique@serhant.com



**GILLIAN ANDERSON-MANN**  
ASSOCIATE BROKER

347-968-1361  
gillian@serhant.com

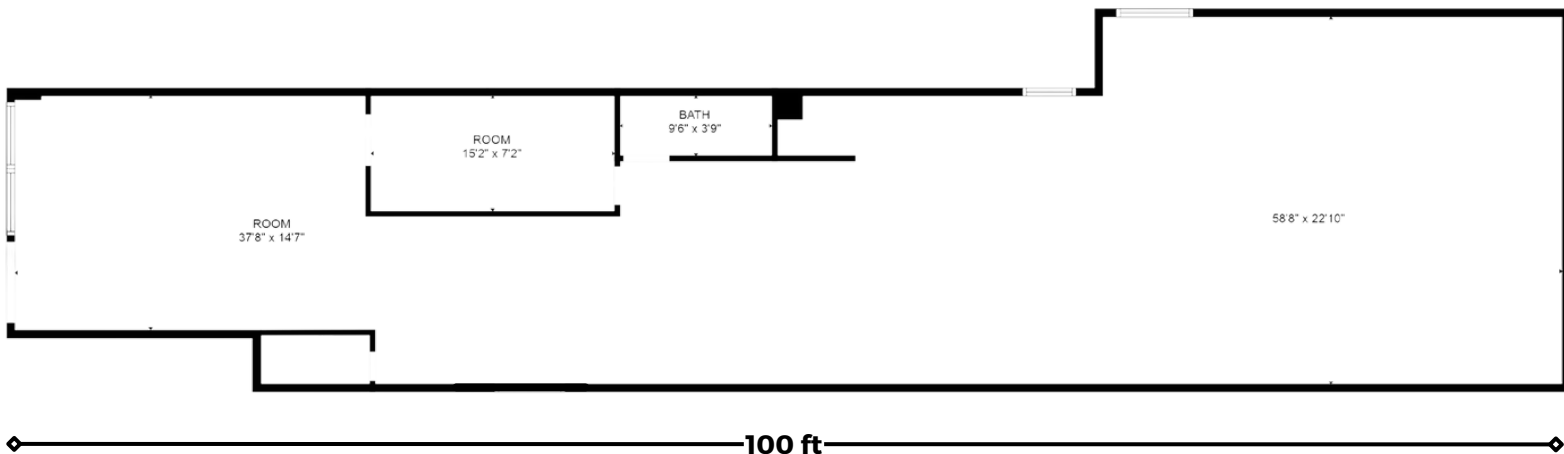
PROPERTY FOR LEASE

# 180 BAY RIDGE AVE

BROOKLYN, NY 11220

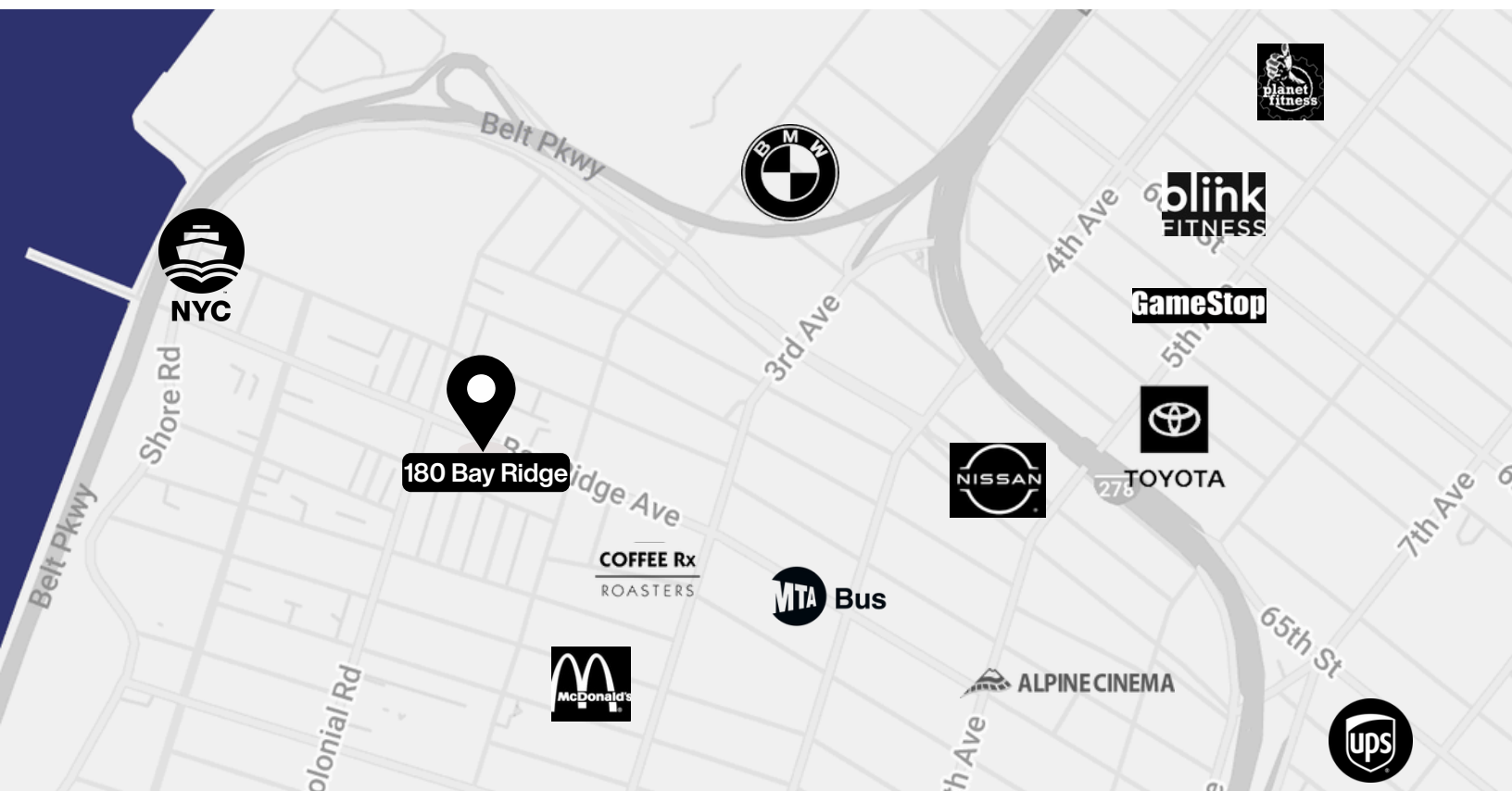
# SERHANT.

## FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## NEIGHBORHOOD MAP



**DOMINIQUE FLORIO**  
ASSOCIATE BROKER  
516-509-5476  
dominique@serhant.com



**GILLIAN ANDERSON-MANN**  
ASSOCIATE BROKER  
347-968-1361  
gillian@serhant.com