



# 310 & 330 Nevins Street

**good  
space**<sup>®</sup>

licensed real estate broker

*Entire Block Bounded by Nevins Street, Union Street, Carroll Street and the new Canal-front Esplanade*

Size	Frontage	Ceiling Heights	Possession
<b>46,000sf Total</b> *See Pages 2 and 3	<b>275' each at Union &amp; Carroll Streets</b> <b>95' at Nevins Street</b> <b>165' along Canal-front Esplanade</b>	<b>14'4" - 15'4"</b>	<b>Q4 2025</b>

## Space Features

- **Framed by the Union Street Bridge and Carroll Street Bridge, which are providing unparalleled connectivity to both public transit and the affluent neighborhoods west of the Gowanus Canal**
- **One-half acre of newly designed park and waterfront space**
- **14,300 square feet of interior arcade and courtyard space**
- **Located at the base of two residential towers with 650+ rental units**
- **Retail features floor-to-ceiling arched windows**
- **Located two blocks away from Union St (R) Station with 2.2M annual riders (projected to increase to 3.2M)**

## Neighborhood Tenants



**Royal  
PALMS**  
SHUFFLEBOARD



**THE CLIFFS**  
CLIMBING + FITNESS

**WHOLE  
FOODS**

**blink** FITNESS

**L Train Vintage**

**insa**  
인사

**BLANK  
STREET**

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## GROUND FLOOR RETAIL



### 330 NEVINS STREET (SOUTH BUILDING)

SPACE	SIZE	CEILINGS	FRONTAGE
RETAIL A:	1,502sf	15'4"	77'
RETAIL B:	1,524sf	14'4"	81'
RETAIL C:	1,065sf	14'4"	42'
RETAIL D:	3,166sf	15'4"	133'
RETAIL E:	2,705sf	15'4"	154'
RETAIL F:	3,996sf	15'4"	296'
RETAIL G:	3,648sf	15'4"	80'
RETAIL H:	1,596sf	15'4"	152'

### 310 NEVINS STREET (NORTH BUILDING)

SPACE	SIZE	CEILINGS	FRONTAGE
RETAIL A:	3,317sf	14'8"	238'
RETAIL B:	2,944sf	15'4"	225'
RETAIL C:	2,919sf	15'4"	153'
RETAIL D:	3,085sf	15'4"	131'
RETAIL E:	2,149sf	15'4"	97'
RETAIL F:	3,063sf	15'4"	158'

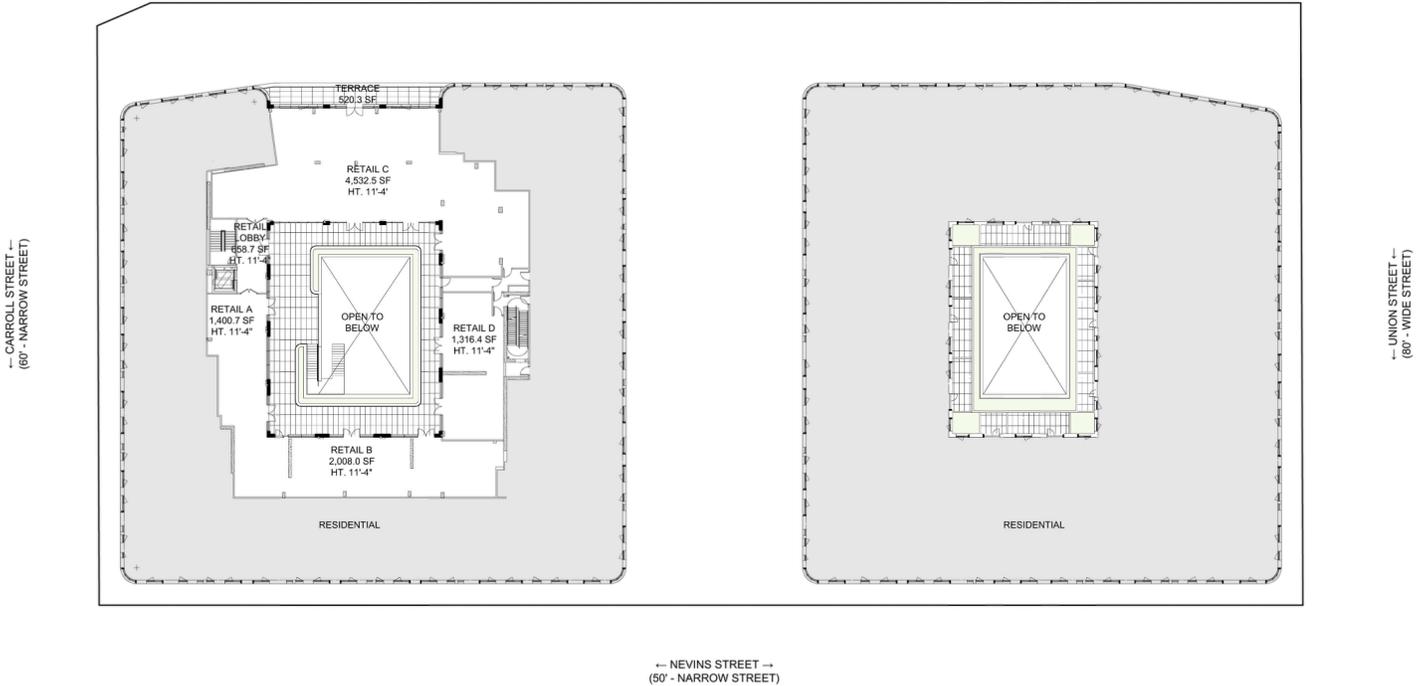


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## SECOND FLOOR RETAIL

GOWANUS CANAL



SPACE	SPACE	CEILINGS
RETAIL A:	1,401sf	11'4"
RETAIL B:	2,008sf	11'4"
RETAIL C:	4,533sf	11'4"
RETAIL D:	1,316sf	11'4"



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Gowanus rezoning allows for mixed-use development in the 82-block upzoned area, which previously was largely zoned for manufacturing use.

The change enabled construction of more than 8,500 apartments and over 400,000sf of retail. Figures only represent projects currently planned or in development. Rezoning will result in estimated 2.3M increase in subway ridership at Smith-9 Sts, Carroll St, Bergen St and Union St stations.

The significance of the retail at 310 & 330 Nevins Street is due in great part to its connection, via the Union Street & Carroll Street Bridges, to the affluent neighborhoods west of the Gowanus Canal (Carroll Gardens/Cobble Hill). Tavros Holdings and Charney Companies developments will bring over 1,100 apartment units and approximately 80,500 square feet of retail to the Gowanus area.

CARROLL GARDEN:



- Rezoned Gowanus Area
- Developments in Process
- Tavros and Charney Companies Developments

Annual Subway Ridership (2019)



**2.2M** Union Street + **1M** Projected Increase  
**3.6M** Carroll Street + **1.1M** Projected Increase  
**13.9M** Atlantic Terminal - Barclays Center

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