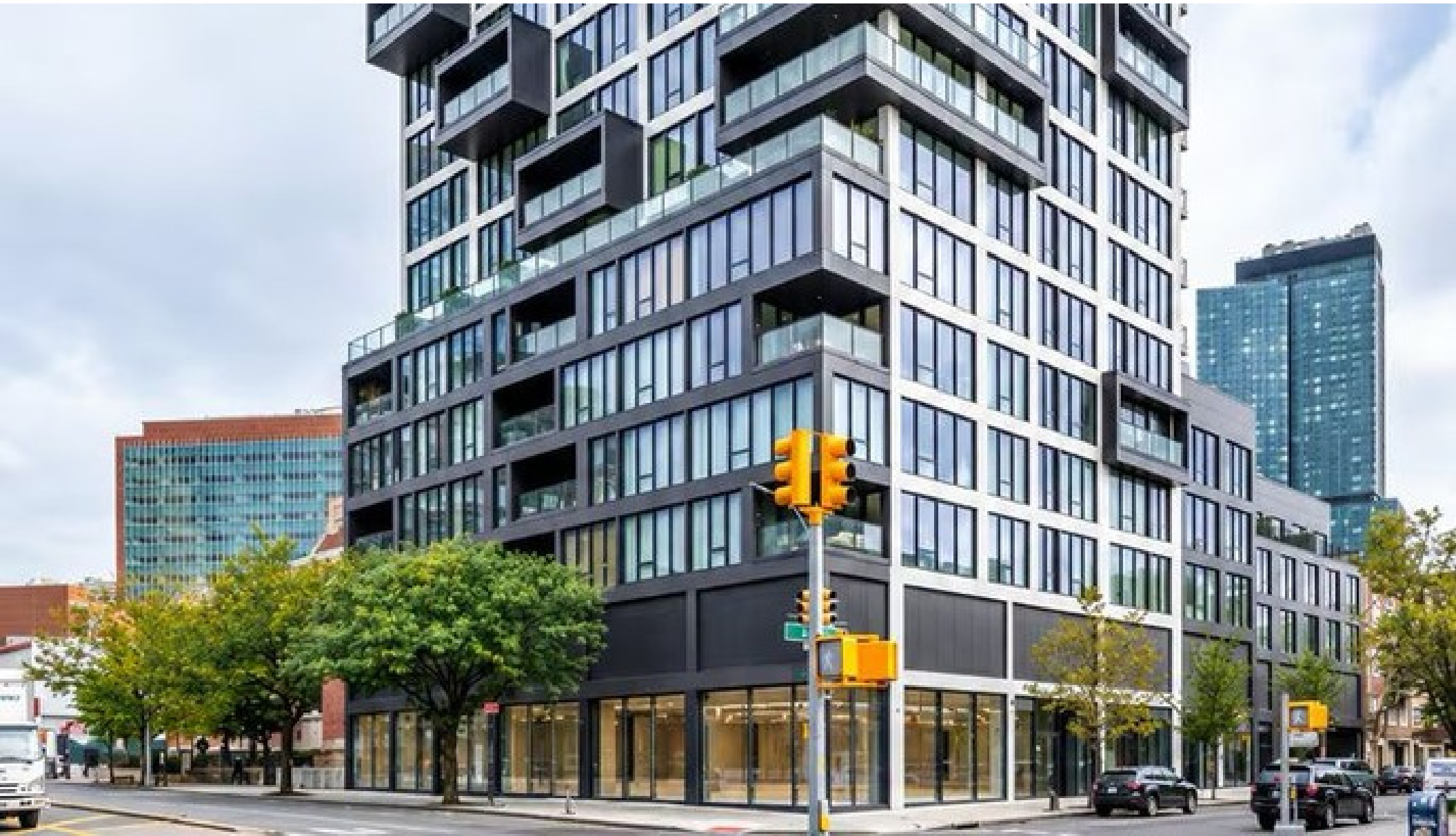


BOERUM HILL, BROOKLYN NY

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

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



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

MEYER DAGMY

718-249-3613

m@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

EDDIE MAMIYE

917-379-6719

e@modcre.com

MIKE SUTTON

917-588-1000

mike@modcre.com



EXTERIOR IMAGES



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MEYER DAGMY

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INTERIOR IMAGES

Ground Floor



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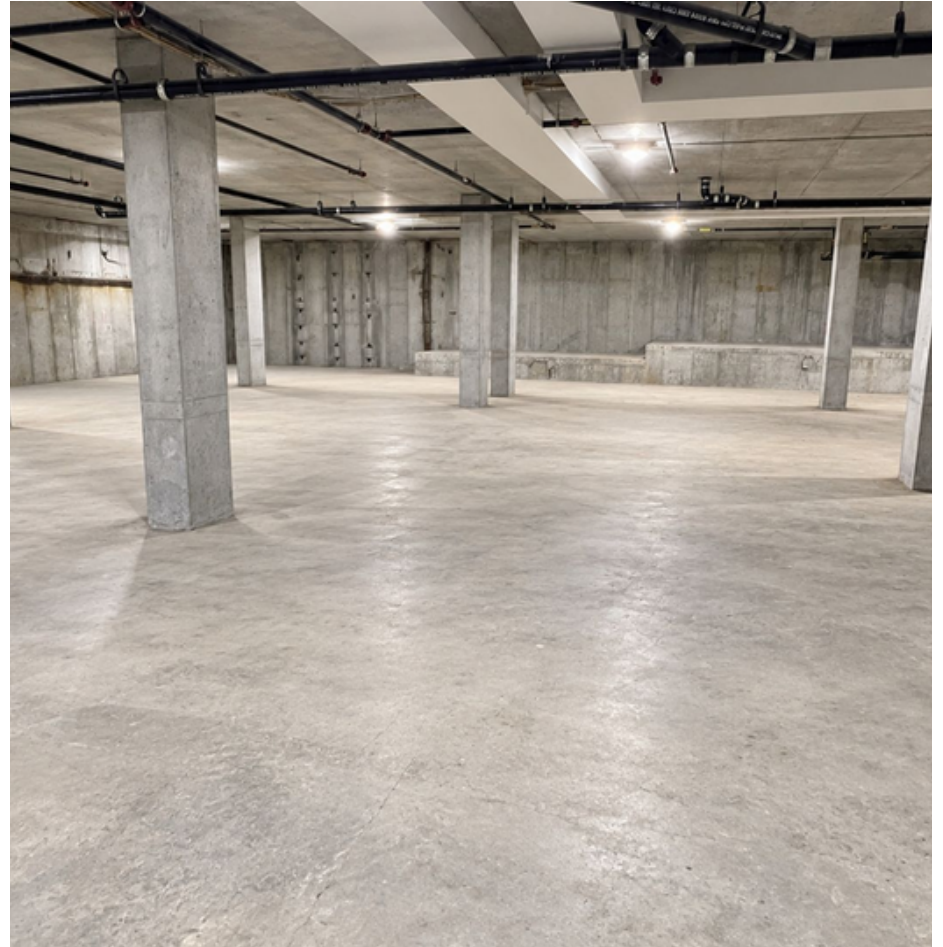
917-588-1000

mike@modcre.com

MOD

INTERIOR IMAGES

Lower Level



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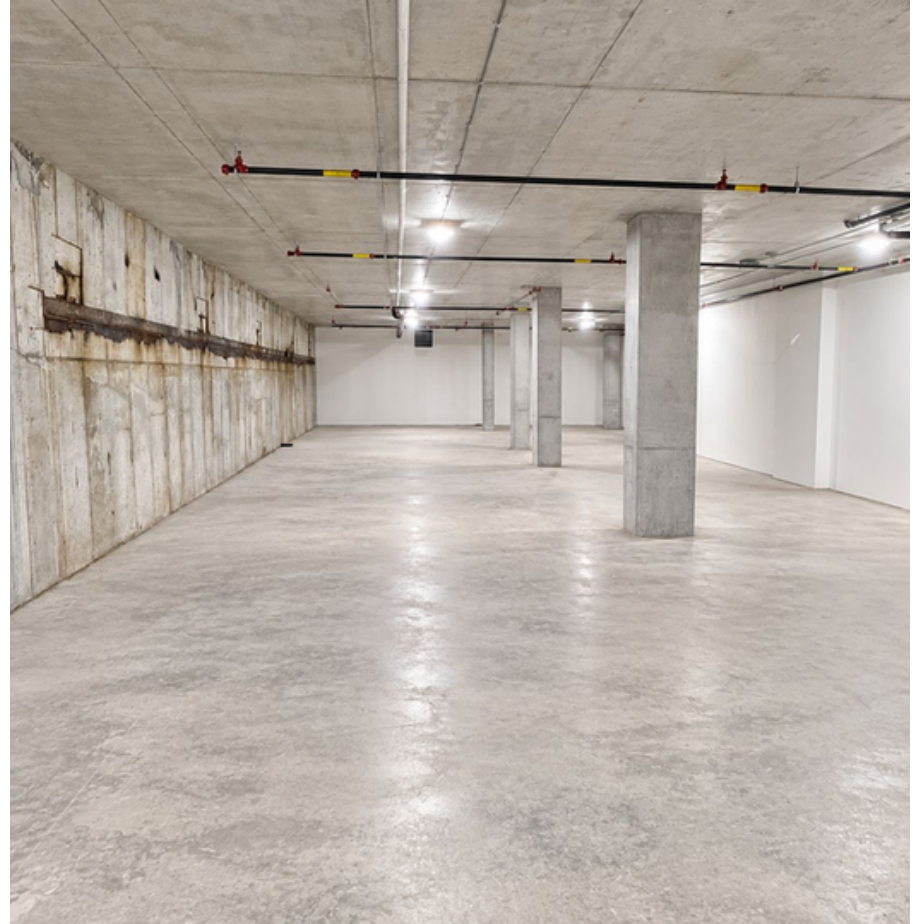
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INTERIOR IMAGES

Lower Level



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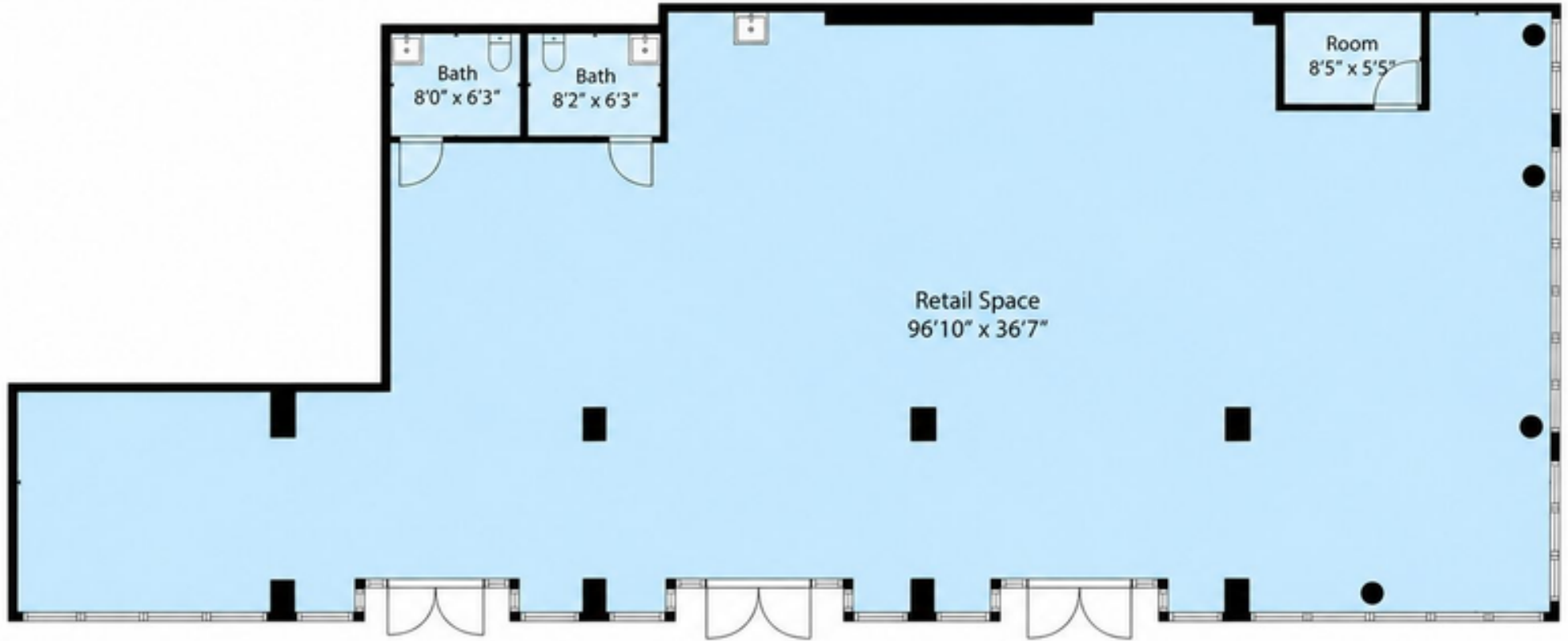
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FLOOR PLAN

Ground Floor



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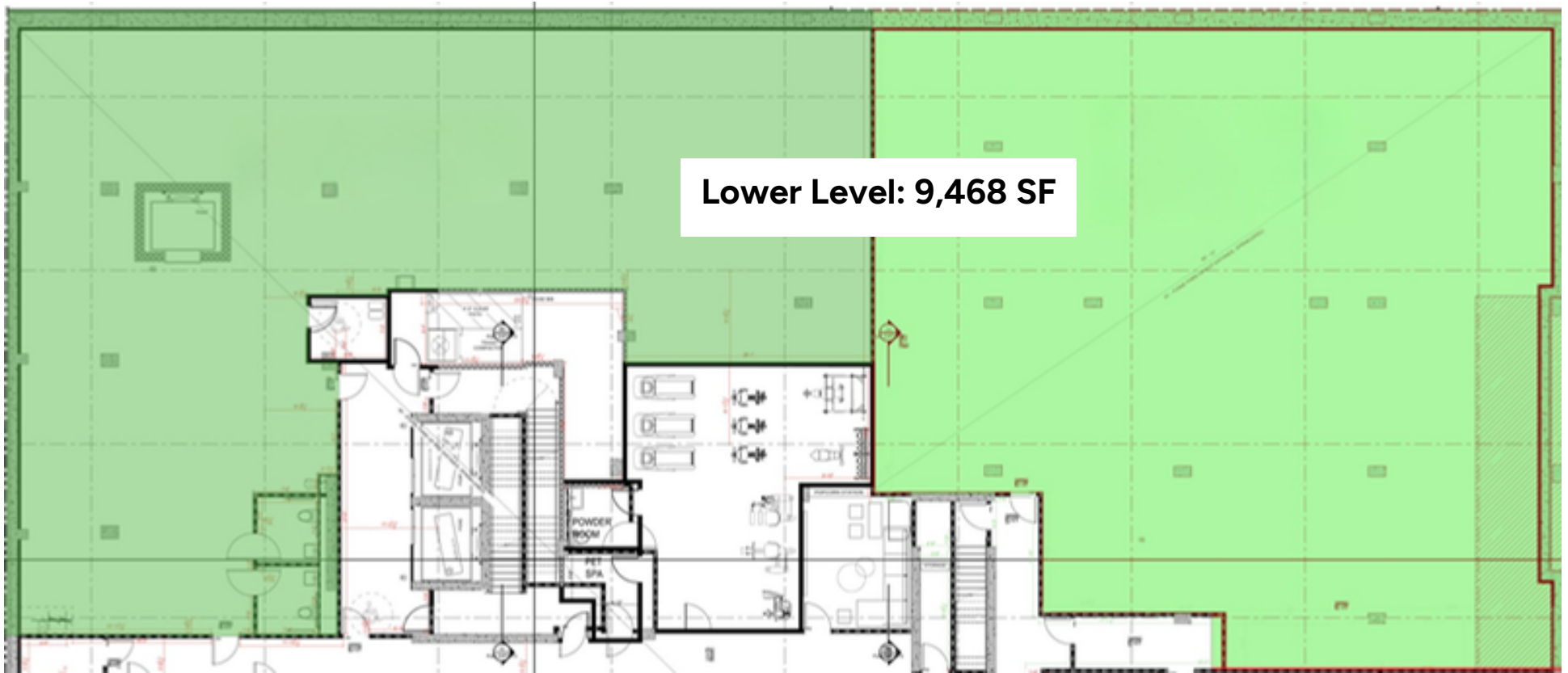
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FLOOR PLAN

Lower Level



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AREA MAP



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