

PRESENTING

# 204 FOURTH AVENUE

GOWANUS | PARK SLOPE

JOIN



BANK OF AMERICA



NEW YORK  
Preschool  
& Kids Club



GoodVets

BLANK  
STREET



S P E A R  
PHYSICAL THERAPY

204 FOURTH AVENUE

BROOKLYN, NY 11217

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**SIZE:**

**SPACE A**

458 SF Ground Floor

**SPACE B:**

5,316 SF Ground Floor

(Space can be divided as per division plans below)

**SPACE C:**

1,565 SF Ground Floor

**FRONTAGE:**

A: 20' 3" | B: 56' 7" | C: 76' 2"

**CEILING HEIGHTS:**

19'

**POSSESSION:**

Immediate

**TRANSPORTATION:**

**R**

**HIGHLIGHTS:**

- **Situated at the base of a new 200-unit luxury residential building with full amenity offerings**
- **Division-friendly retail spaces with all-glass storefronts**
- **Located directly in front of the Union Street subway station**
- **High ceilings allows for maximum exposure**
- **Excellent retail opportunities along bustling 4th Avenue**

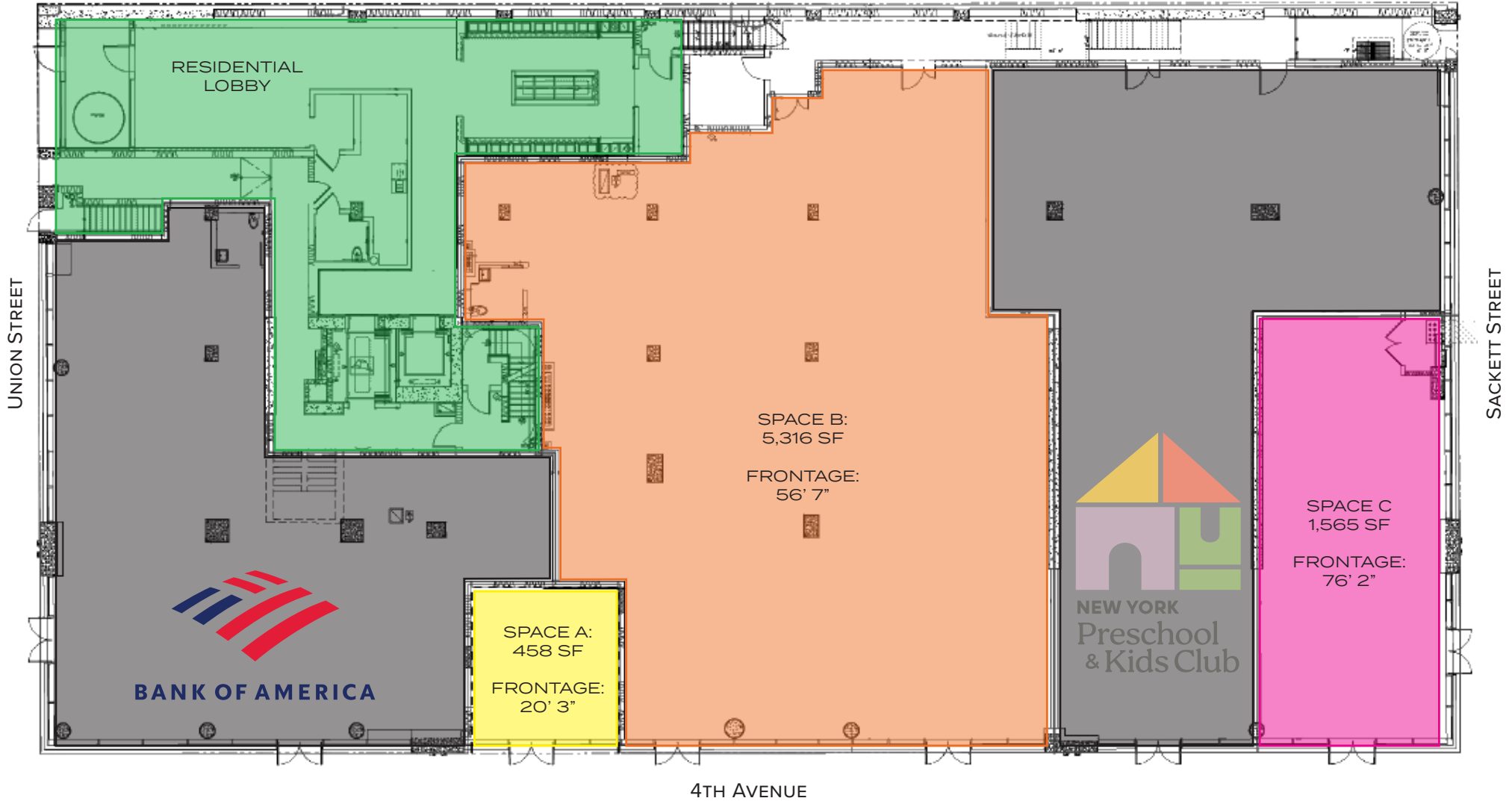
- **Neighboring Tenants:**

New York Preschool & Kids Club, Bank of America, Whole Foods, F45, Union Market, Paulie Gee's, Staples, Pep Boys, Starbucks, Puregym, 7th Street Burger, Dinosaur BBQ, Threes Brewing, Pizza Secret, Spear PT, Blank Street, Staples, Blinds to Go, Code Ninjas, Inspira PT & Pilates, Brooklyn Eye Center, Brooklyn Society for Ethical Culture, Bright Start Child Learning Center, Lidl, Goodvets, Pure Barre, Barclays Center & more!



FLOOR PLANS:  
GROUND FLOOR - EXISTING DIVISIONS

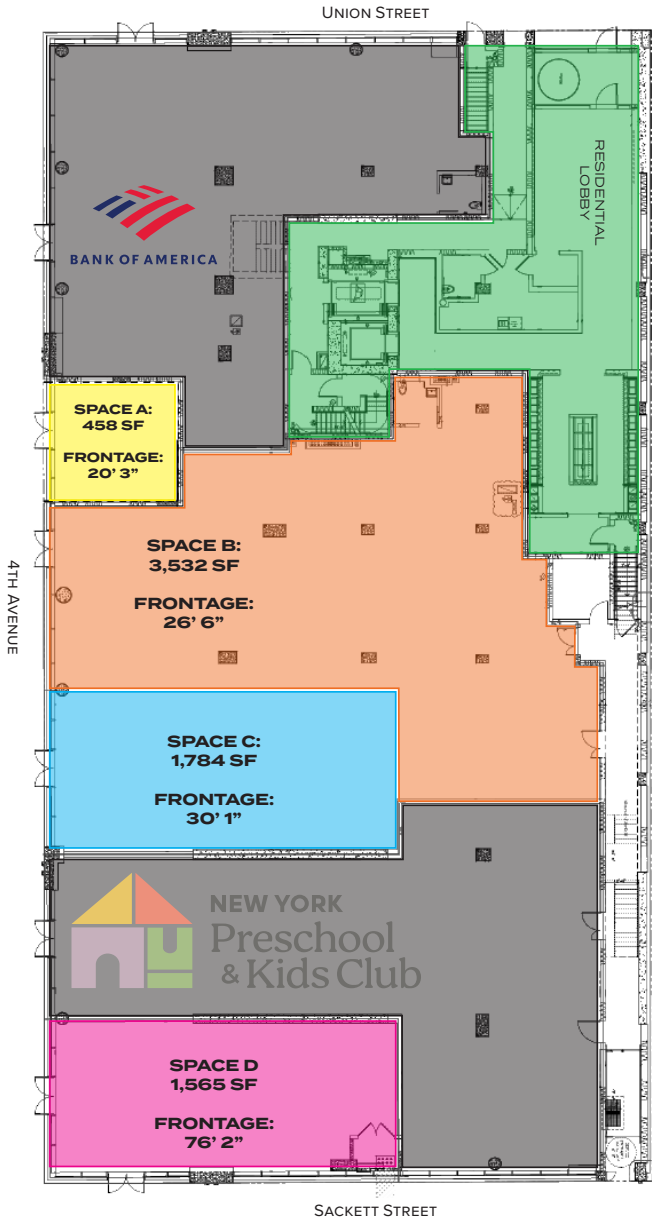
(Space B can be divided as per division plans below)



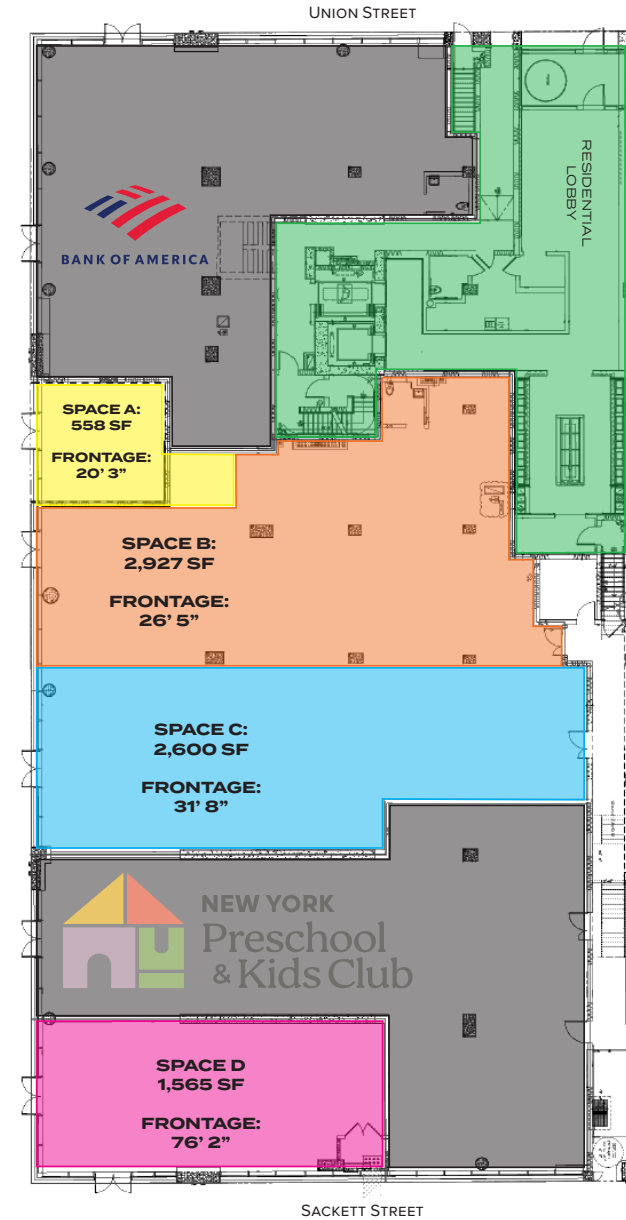
FLOOR PLANS:

(Spaces B & C can be combined)

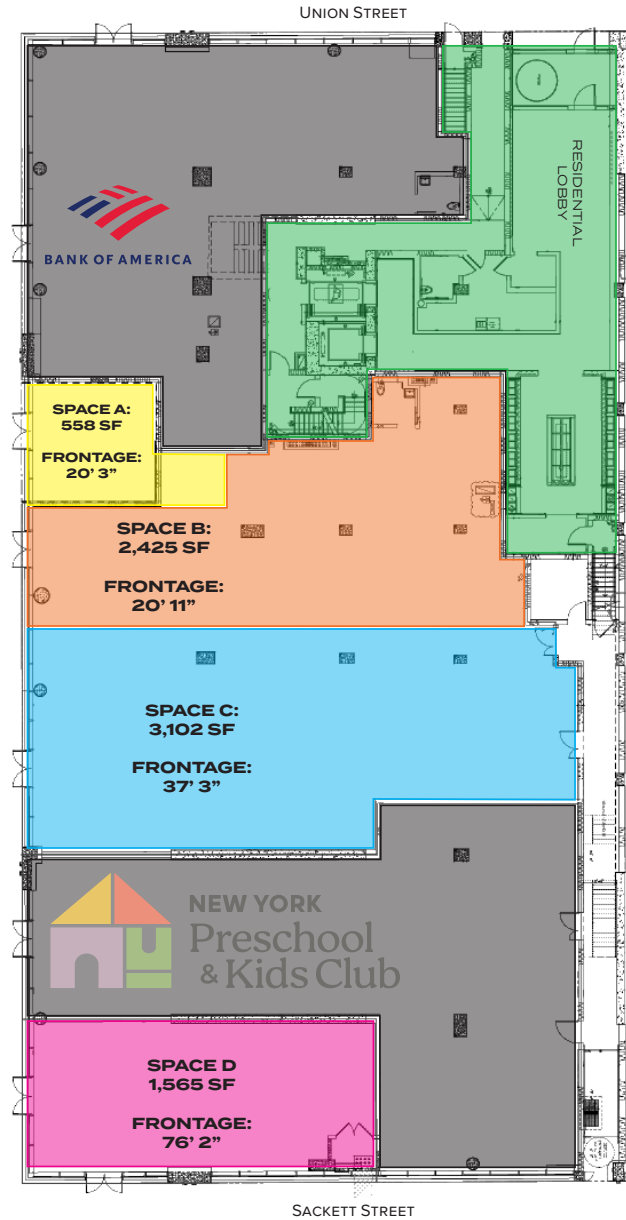
DIVISION OPTION 1



DIVISION OPTION 2



DIVISION OPTION 3



AREA DEMOGRAPHICS

**6,000+**  
New housing units under construction + planned

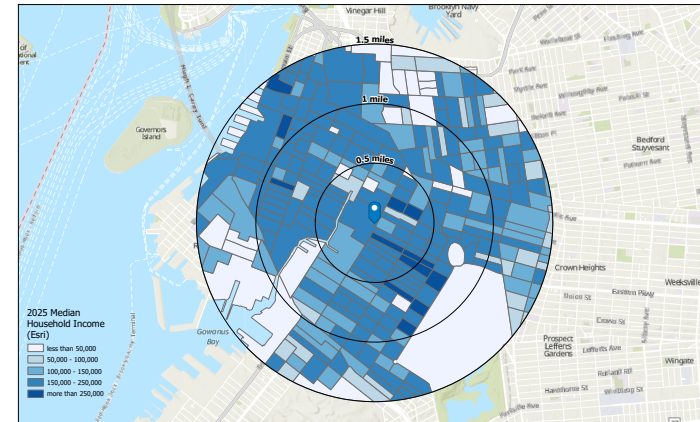
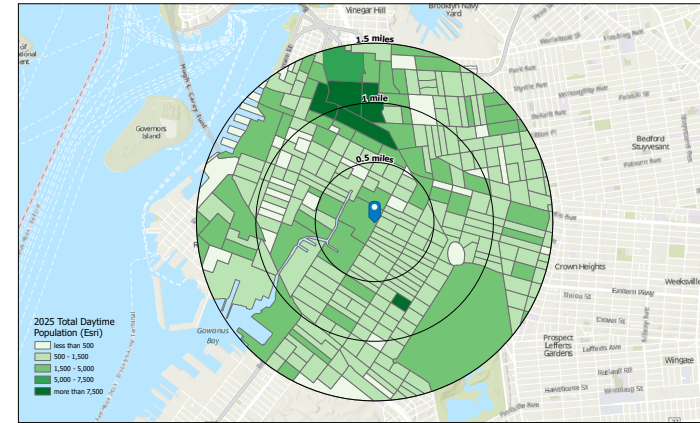
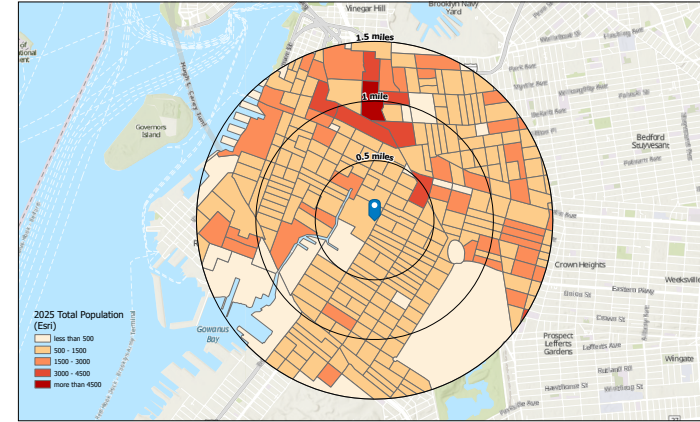
**36,541**  
Total Population

**3.4%**  
Population Growth since 2025-2030  
(more than 3x the rate of NYC)

**77%**  
of residents have a Bachelor's Graduate or  
Professional Degree

**2.19**  
Average household size

**\$184,261**  
Median household income



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FOR MORE INFORMATION,  
PLEASE CONTACT:

**FREDDY SOUID**

917.968.0329 | [FSouid@ksrny.com](mailto:FSouid@ksrny.com)

**JACK HAMADANI**

718.415.0095 | [JHamadani@ksrny.com](mailto:JHamadani@ksrny.com)

**DARREN KASSIN**

917.684.7271 | [DKassin@ksrny.com](mailto:DKassin@ksrny.com)

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CAPITAL

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