

249 4TH AVENUE, BROOKLYN, NY 11215

FOR LEASE

6,000 SF RARE STAND-ALONE BUILDING 40 FT OF FRONTAGE BRANDING OPPORTUNITY ON 4TH AVENUE

Between President Street & Carroll Street



TRI STATE
COMMERCIAL®

Shlomi
Bagdadi

Joy
Fescine

718.437.6100 FOR LEASE

6,000 SF
NET Lease

Ideal for Bar
Restaurant

Stand Alone Building
Branding Opportunity

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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Triple Neighborhood Access – A Prime Gateway to Park Slope, Gowanus, & Boerum Hill

SPACE DETAILS

- A Rare Stand-Alone Building Opportunity with Full Branding & Signage Potential
- Turnkey Infrastructure in Place, Including Certificate of Occupancy for a Two-Story Eating and Drinking Establishment with Entertainment & A Public Assembly in Place
- 40 FT of Frontage on 4th Avenue
- Immediate Built-In Customer Base – Significant New Residential Development with High-End Rentals and Condos, Including a Major 187-Unit Tower Nearby
- Multiple Distinct Dining Zones
- True Outdoor Dining – The Upper Deck Offers a Premium Outdoor Environment without Reliance on Sidewalk Seating for DOT Approvals
- Expansion Potential As-Of-Right: Ownership Is Open to Allowing a Tenant to Increase Square Footage by Enclosing the Outdoor Deck and/or Extending the Second-Floor Footprint
- Enclosed Glass-Roof Courtyard on the First Floor
- 4,000 SF First Floor
- 1,600 SF Second Floor
- 400 SF Outdoor Upper Deck

TRANSPORTATION

D W N R Trains at Union Avenue

B63 B37 B103 Bus Lines

NEIGHBORS

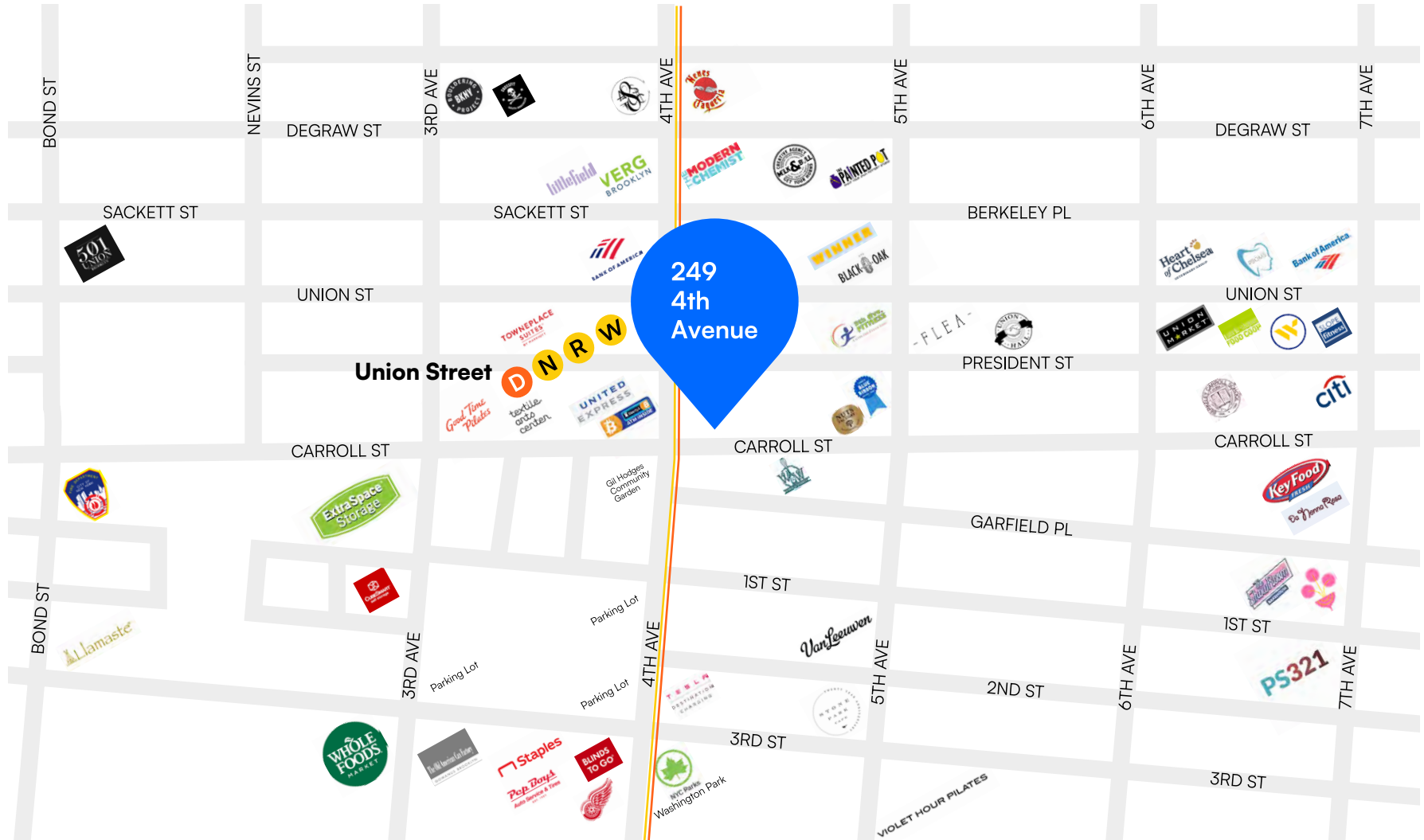
Starbucks, Nenes Taqueria, PureGym, Whisk & Whiskey, Simply Greek, Lotus, Haenyeo, The Commissioner, Buttermilk Bakeshop, Nuts Factory, Baba's Pierogies, Runner & Stone, Textile Arts Center, Strong Rope Brewery Gowanus, Root Hill Cafe, Gowanus Gardens, Guacamole Brooklyn, and more!



PROPERTY PHOTOS



RETAIL MAP



PLACE YOURSELF ON THE PARK SLOPE MAP

LOCATION OVERVIEW

WHY IT WORKS

- This combination of indoor/outdoor elements, multi-level flow, and architectural character is exceptionally rare in Brooklyn retail, especially in this booming area.
- A built-in "story" — the dual-building layout, glass courtyard, and second-floor terrace allow for a design narrative that feels old-world, modern, and intimate all at once.
- Multiple dining zones — excellent destination for high-end restaurant users, creating a pasta bar, wine room, beer garden, private dining, chef's table, or a greenhouse-style courtyard experience.
- Outdoor dining without sidewalk limitations — the upper deck provides a premium, quiet outdoor environment with the option of enclosing.
- Visibility + exclusivity — a stand-alone building gives a restaurant its own identity, signage, and presence, unlike ground-floor spaces buried in mixed-use towers.

POINTS OF INTEREST

- Prospect Park
- Gowanus Gardens
- Old Stone House of Brooklyn
- Center for Brooklyn History

DEMOGRAPHICS

Within a one-mile radius of the property

64,693

Total Households

143,170

People

\$209,393

Avg Household Income

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