

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



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## 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

 Trains at Union Avenue

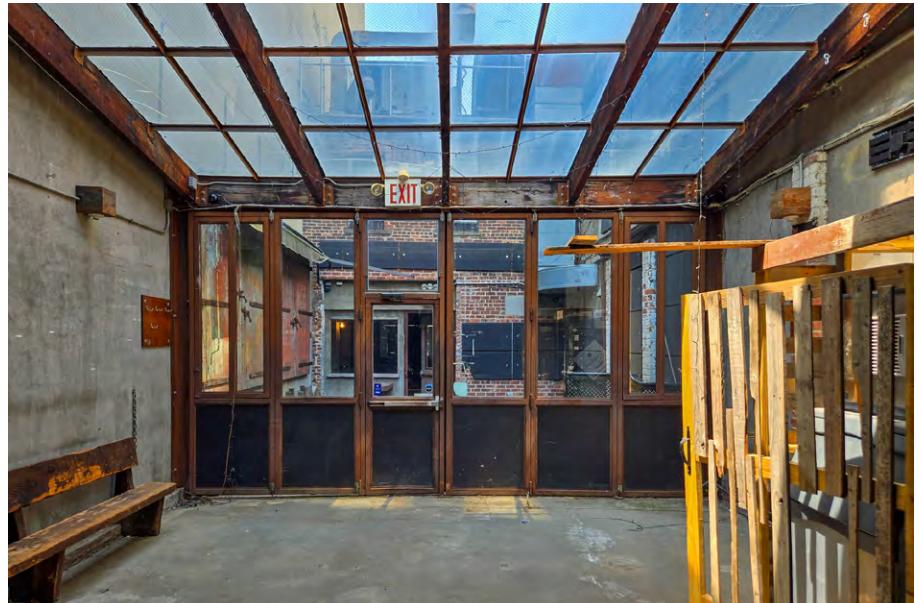
B63 B37 B103 Bus Lines

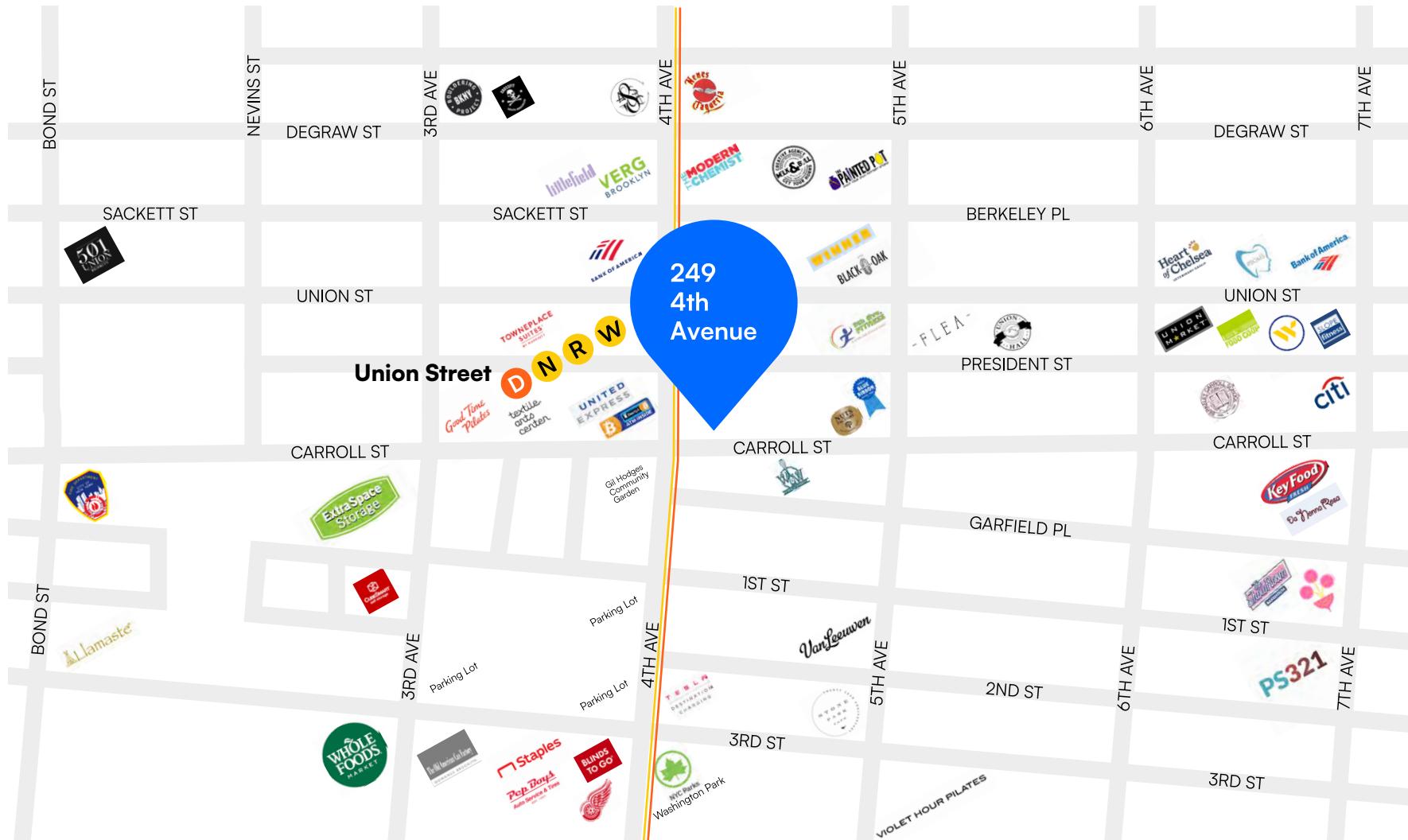
### NEIGHBORS

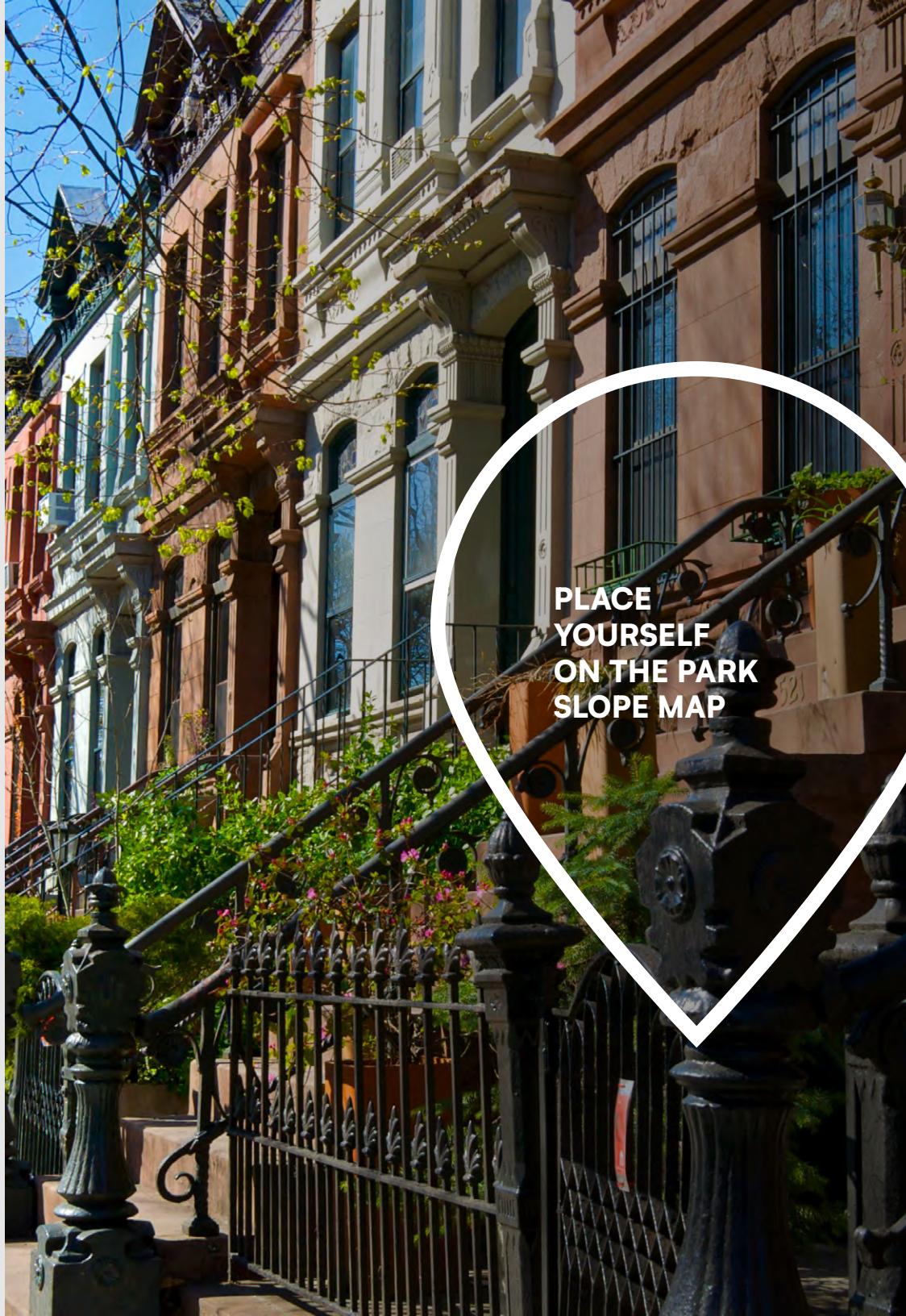
Starbucks, Nenes Taqueria, PureGym, Whisk & Whiskey, Simply Greek, Lotus, Haenyeo, The Commissioner, Buttermilk Bakeshop, Nuts Factory, Baba's Pierogies, Runner & Stone, Textile Arts Center, Strong Rope Brewery Gowanus, Root Hill Cafe, Gowanus Gardens, Guacamole Brooklyn, and more!



## PROPERTY PHOTOS







## 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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**TSC.**