



613 4th Ave

VERADA

Table of contents

Executive summary	3
Financials	4
Floor plan	5
Photos	6
Neighborhood	7

Executive summary

Verada, as exclusive agent, is pleased to offer for sale a fully leased retail condominium at the base of 613 4th Avenue, a boutique mixed-use building located in the rapidly evolving South Slope neighborhood of Brooklyn. The offering spans approximately 3,307 square feet across the ground floor (1,847 SF) and lower level (1,460 SF), and features 125 feet of wraparound glass frontage with 12-foot ceiling heights, providing excellent visibility and branding potential. The space is leased to Workers Justice Project, a highly respected and well-capitalized nonprofit organization advocating for low-wage and immigrant workers across New York City. The lease is structured as NN, with the tenant responsible for real estate taxes and common area maintenance, ensuring stable cash flow and limited landlord obligations. The anticipated lease commencement date is June 15, 2025, with rent commencing December 15, 2025, and a lease expiration of December 15, 2032.

Positioned less than one block from the Prospect Avenue D/N/R subway station, the property benefits from strong transit access and growing neighborhood density fueled by new residential development and shifting demographics. This offering presents a unique opportunity to acquire a stabilized, mission-driven retail asset in a high-growth Brooklyn corridor.

Asking price: Submit offers

Highlights

-  12' ft. ceiling height
-  125' ft. of wrap around frontage

Property information

Address	613 4 th Ave
Units	73
Frontage	125 FT
Total SF	3,307 SF



Financials

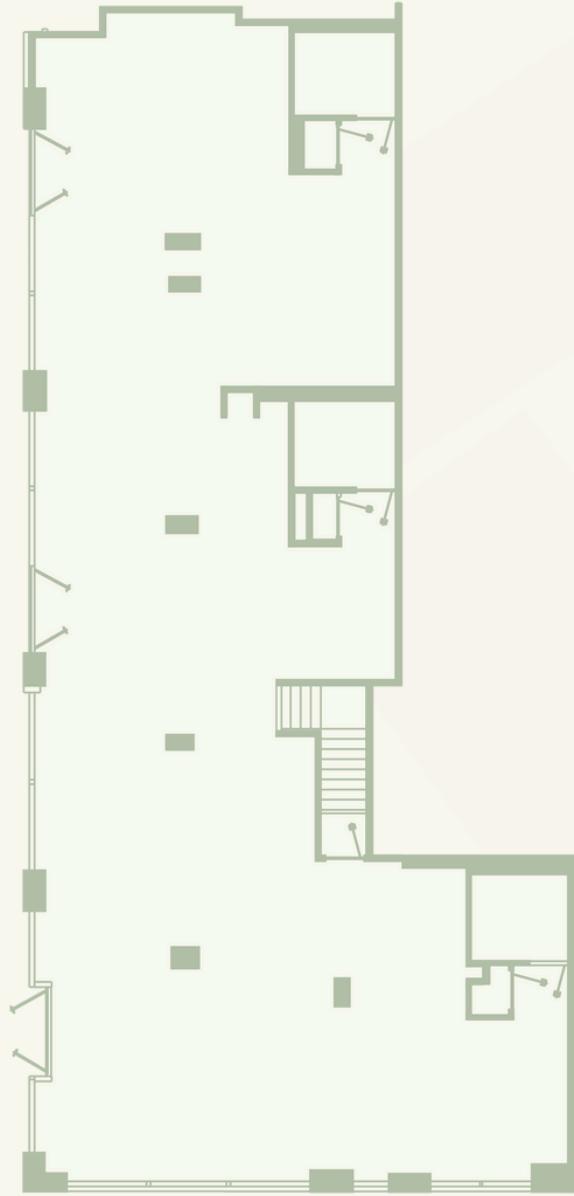
Tenant	SF	Blended Starting Rent	Rent Commencement	Lease Expiration
Workers Justice Project	3,307 SF	\$33.51 PSF	12.15.2025	12.15.2032

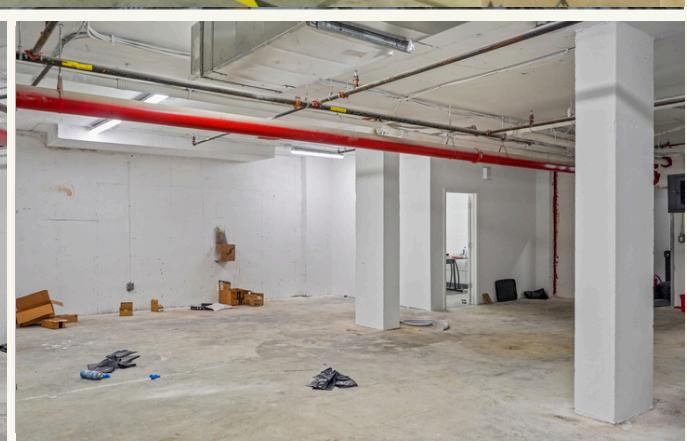
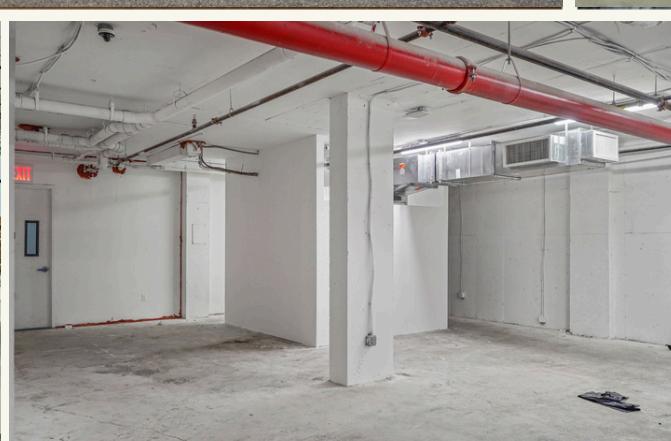
Income Annual	2025	2026	2027
Workers Justice Project	\$ 110,820.00	\$ 114,144.60	\$ 117,568.94

Recoveries	2025	2026	2027	Expenses	2025	2026	2027
Real Estate Tax Recoveries	\$ 7,007.12	\$ 7,007.12	\$ 7,007.12	Taxes	\$ 7,007.12	\$ 7,007.12	\$ 7,007.12
CAM Recoveries	\$ 9,183.84	\$ 9,183.84	\$ 9,183.84	CAM	\$ 9,183.84	\$ 9,183.84	\$ 9,183.84
Effective Gross Revenue	\$ 127,010.96	\$ 130,335.56	\$ 133,759.90	Total Opex	\$ 16,190.96	\$ 16,190.96	\$ 16,190.96

	2025	2026	2027
Net Operating Income	\$ 110,820.00	\$ 114,144.60	\$ 117,568.94

Floor plans





Neighborhood overview

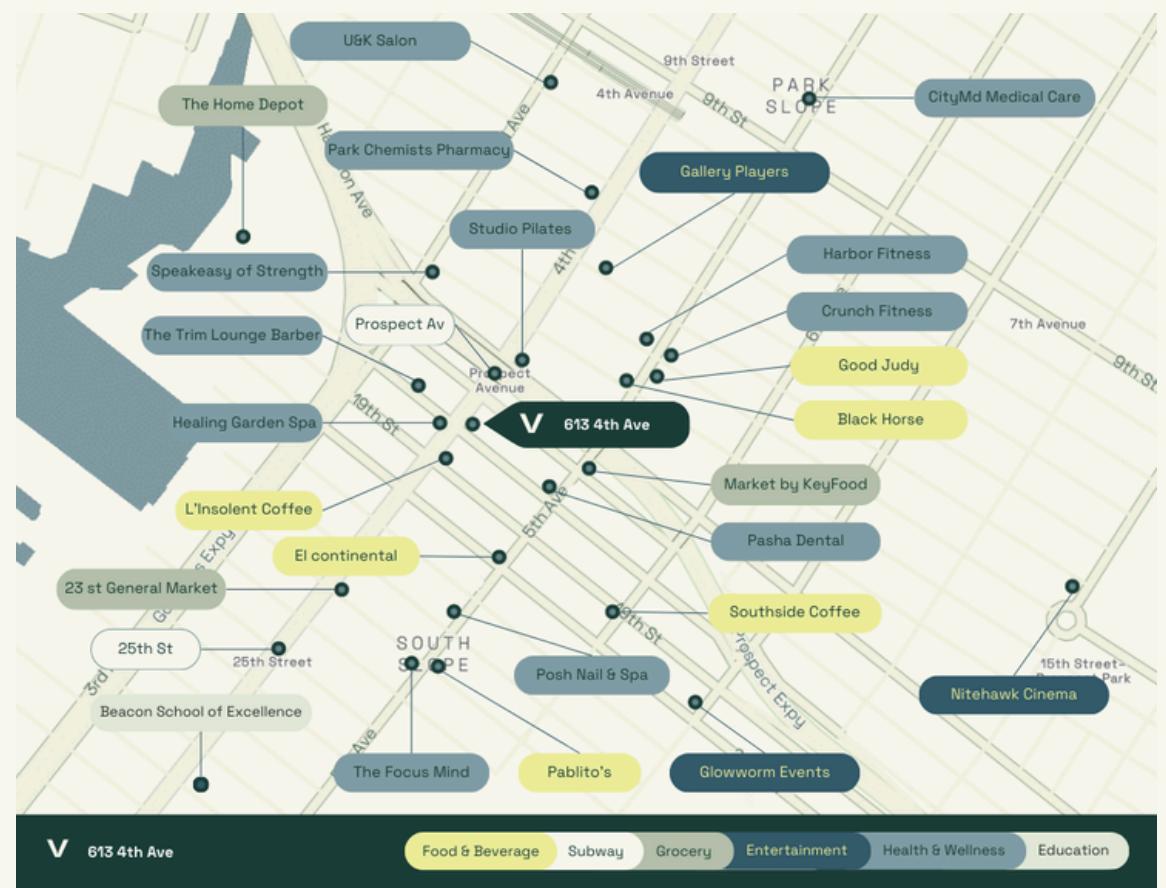
At 613 Fourth Avenue, you'll find yourself right in the middle of Brooklyn's vibrant South Slope neighborhood. The population concentration around 614 4th Ave. has grown rapidly in recent years. In order to house the growing population, numerous new residential buildings have been built, and many more have been renovated.

More and more people are settling in the neighborhood, and in response, there has been a proliferation of amenities like restaurants, bars, and cafes. As an added bonus, the area is very well connected to the rest of Brooklyn and Manhattan by public transportation, with multiple subway and bus lines passing through it. The subway station on Prospect Ave is right next to 613 4th Ave.

The area's unique character and charm have survived the influx of new residents while still maintaining its own distinct identity. Tree-lined lanes, historic brownstones, and a blend of old and new buildings are some of the neighborhood's most distinctive features.

Many parks and playgrounds, community centers, and schools are all conveniently located near 614 4th Ave. There are also a number of museums, theaters, and other cultural centers in the area.

There has been a lot of recent residential development in the vicinity of 613 4th Ave, making it a lively and prosperous community. The neighborhood's continued success in maintaining its individual identity and allure has made it a popular choice for residents from all walks of life, regardless of the city's overall demographic shifts.





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