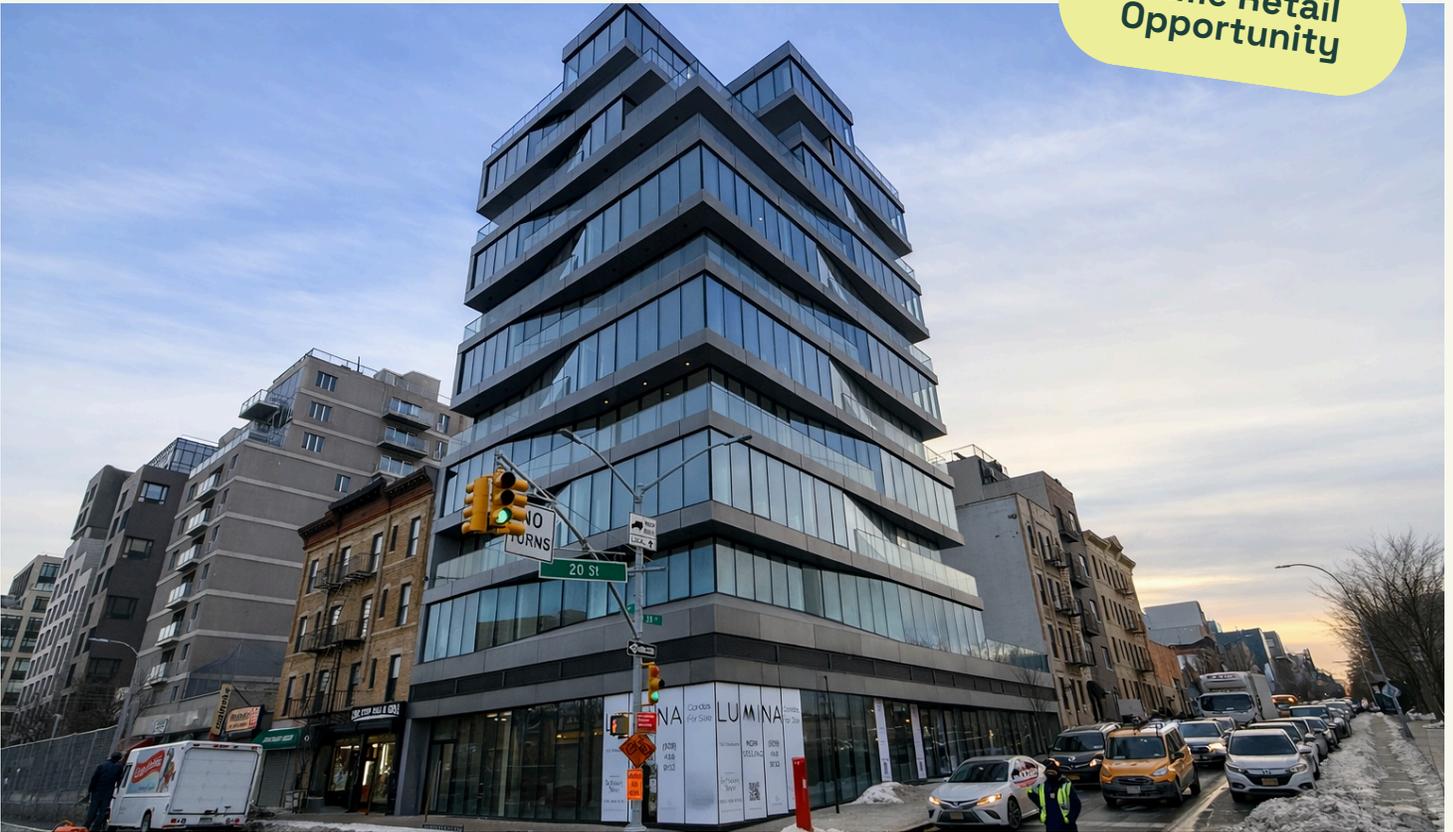


VERADA

651 4th Ave

South Slope

Prime Retail
Opportunity

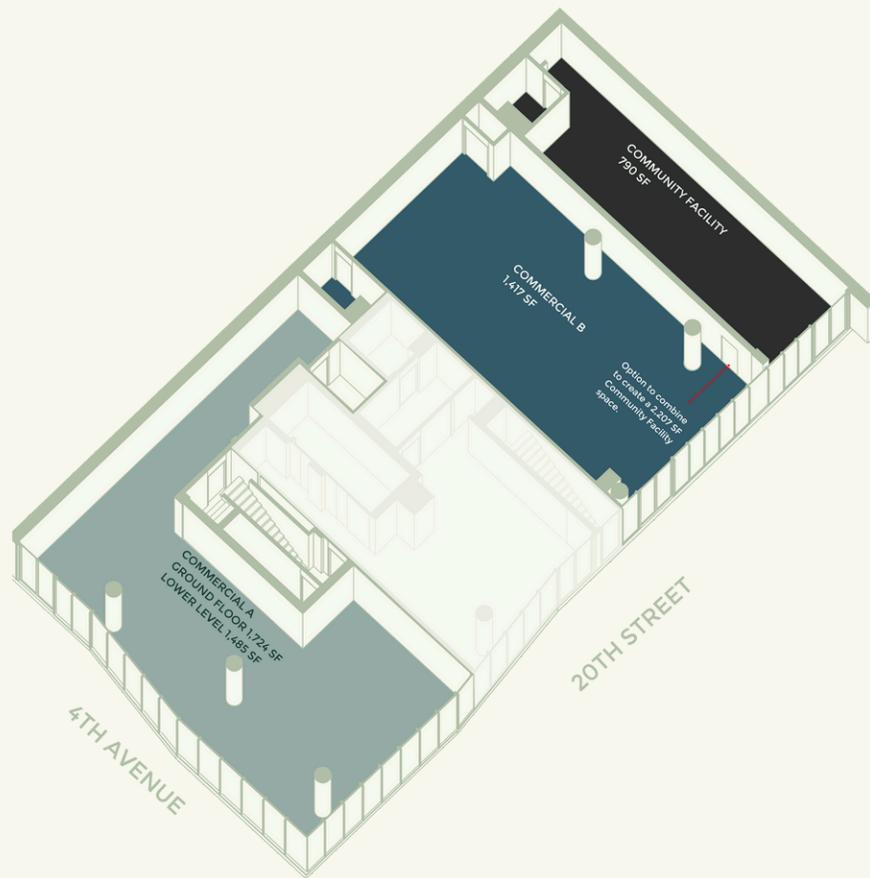


651 4th Avenue offers three ground floor spaces designed for flexibility. Commercial A totals 1,725 SF with an additional 1,455 SF on the lower level. Commercial B totals 1,417 SF and the Community Facility space totals 790 SF.

The Community Facility space and Commercial B can be combined if desired. A connecting door can be added along the shared wall creating a 2,207 SF Community Facility space.

All spaces are delivered with HVAC installed and are available for rent or purchase. The property benefits from prominent frontage along 4th Avenue and 20th Street.

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Total Square Footage	3,931 SF
Commercial A	1,724 SF
Commercial A Lower Level	1,485 SF
Commercial B	1,417 SF
Community Facility	790 SF
Option to Combine	Commercial B & CF Space: 2,207 SF CF
Ceiling Height	14 FT
Features	Commercial A: floor to ceiling windows
Available	Immediate possession
Market Concessions	Ownership will provide market concession for qualified tenant
Option	To rent or buy

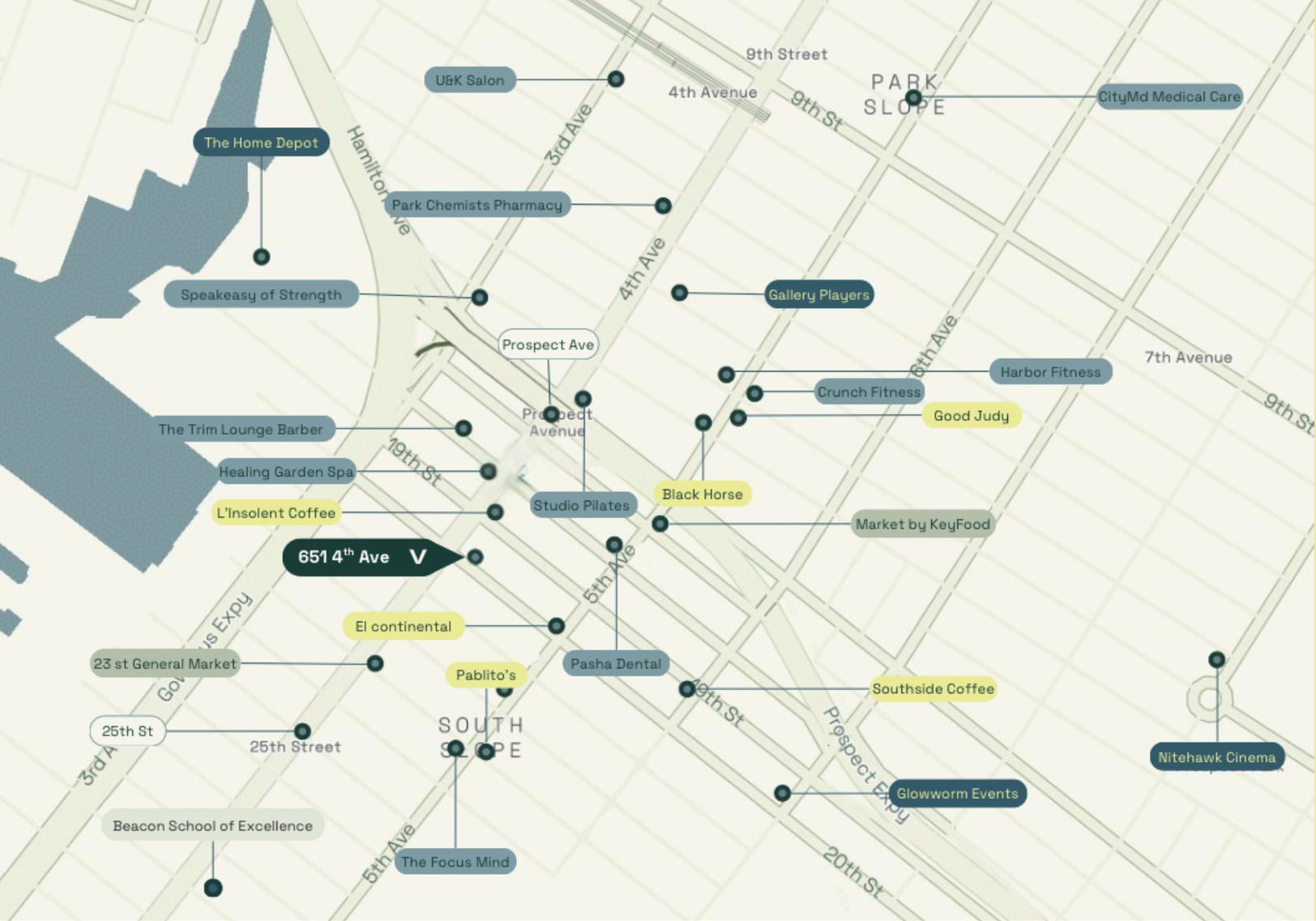
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V 651 4th Ave

- Food & Beverage
- Subway
- Grocery
- Entertainment
- Health & Wellness
- Education

[View Listing >](#)

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