



MRG

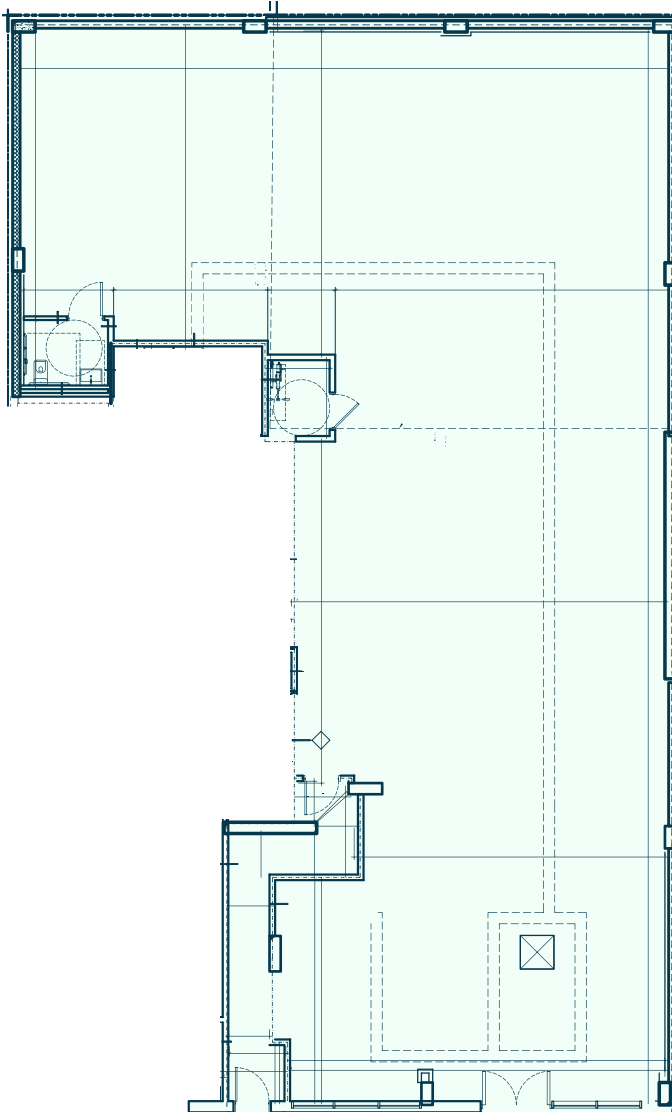
For Lease

288 4th Ave

New Development In Gowanus For Lease
4,200 sq ft | 288 4th Ave | Brooklyn, NY 11215

FLOOR PLAN

288 4th Ave Brooklyn, NY 11215



OVERVIEW

- **Address:** 288 4th Ave, Brooklyn, NY 11215
- **Cross Streets:** 1st Street & Carrol Street
- **Neighborhood:** Gowanus




SPACE DETAILS

- **Size:** 4,200 sq ft
- **Ceiling Height:** 10 ft
- **Street Frontage:** 40 ft
- **Zoning:** C4 - 4D (residential & commercial development)

HIGHLIGHTS

- Brand New Development

TRANSPORTATION

-  4 Av – 9 St Station (F, G, R trains) – 7 min walk (0.47 mi)
-  Multiple bus routes within a short walk: B37, B103, B61 (2 – 4 min walk)
-  LaGuardia: 10 mi, 20 – 25 min, JFK: 13 mi, 25 – 30 min

DEMOGRAPHICS

- **Population:** 121,000 residents
- **Median Household Income:** \$166,600 annually
- **Daytime Population:** 187,000+ (residents + local workers)

NEIGHBORS

Mocha, Valentine's Pizza, Starbucks, Petite Dumpling, Root Hill Café, American Express, LibertyX ATM, Bumble Bee, Physio RX

INTERIOR PHOTOS



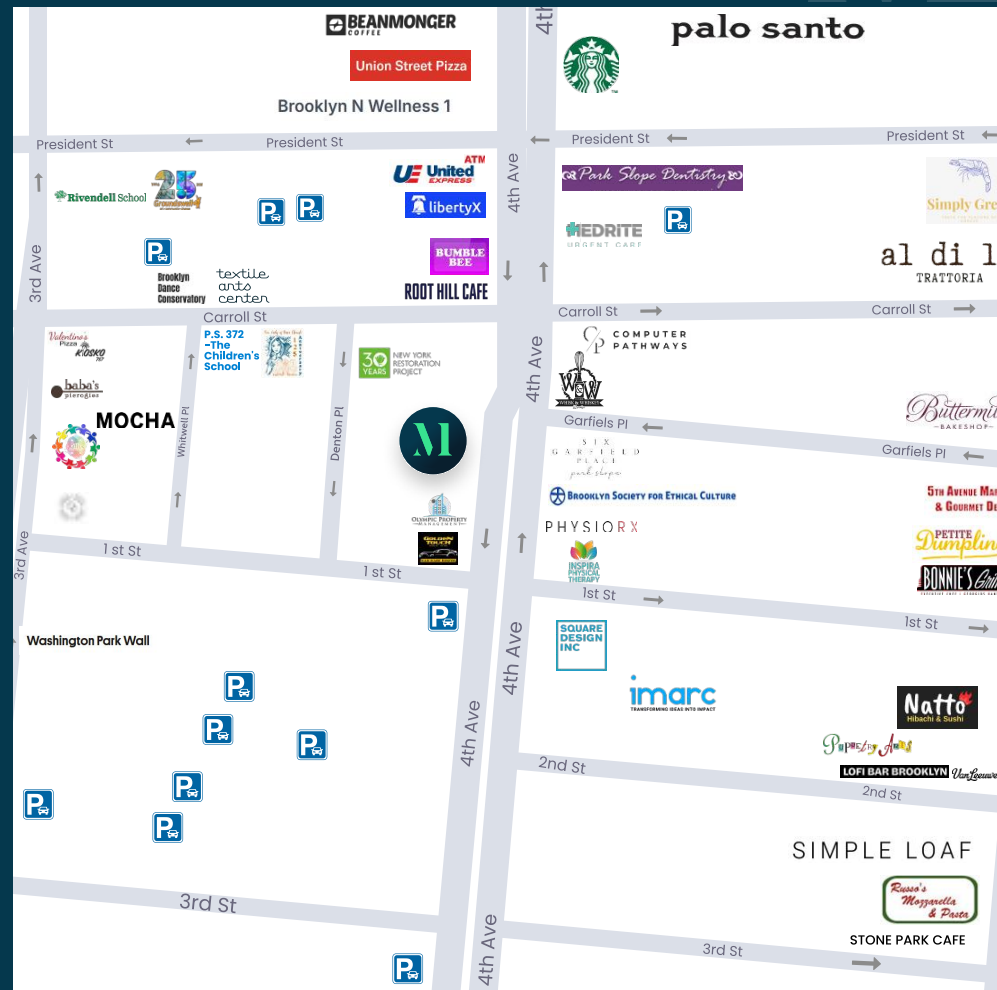
MRG

288 4th Ave

Brooklyn, NY 11215

FOR MORE INFORMATION
PLEASE CONTACT:

MOSHE AKIVA
212-314-4684 Ext.103
Moshe@mrgny.com



New Development In Gowanus For Lease

All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

MRG