

779 FLATBUSH AVENUE

BROOKLYN, NY 11226

BROKERS PROTECTED

2,107 SF Retail Space with 15' Ceilings
2,000 SF Basement with 10' Ceilings

**Brand
New Retail**

Steps away
from Public
Transportation



A DESCRIPTION OF THE RETAIL OPPORTUNITY

Prime corner retail opportunity on Flatbush Avenue, one of Brooklyn's most dynamic and bustling thoroughfares. This brand new 2,107 SF corner retail space offers an unparalleled location for your business to thrive in the heart of a vibrant neighborhood. With its modern design, high visibility, and strategic positioning, this space is poised to become a destination for retail excellence.

HIGHLIGHTS

- Brand new construction 703 SF to 2,107 SF space available for lease
- New HVAC and gas already installed in the building
- Corner position on Flatbush Avenue, maximizing visibility and exposure to both pedestrian and vehicular traffic
- Modern architecture and upscale finishes, offering a sleek brick façade
- Impeccably designed interior space with 15' high ceilings and open floor plan, providing a versatile canvas for retail concepts
- In close proximity to public transportation Subways: Q,2,5 Buses: B16,B44,B49,B68
- Major local attractions include Prospect Park, Barclays Center, and Brooklyn Botanic Garden, drawing tourists and locals alike

SPACE DETAILS



Space A:
703 SF



Space B:
1,404 SF



Possession:
Immediate



Asking:
Upon Request



Space A and Space B each have 1,000 SF basement space with 10' ceilings. Can be combined totaling 2,000 SF



Space A and Space B can be combined totaling 2,107 SF on the Ground with 15' ceilings



Neighbors include McDonald's, Target, CVS, Walgreens, Dunkin', Bank of America



High pedestrian traffic

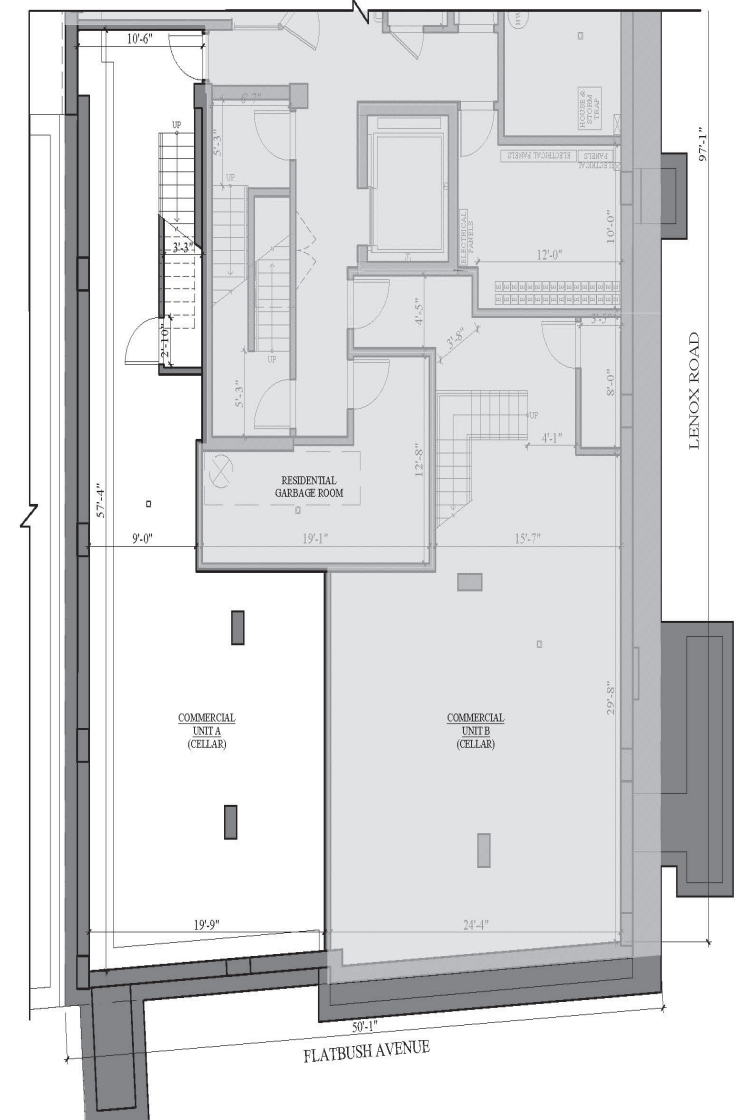
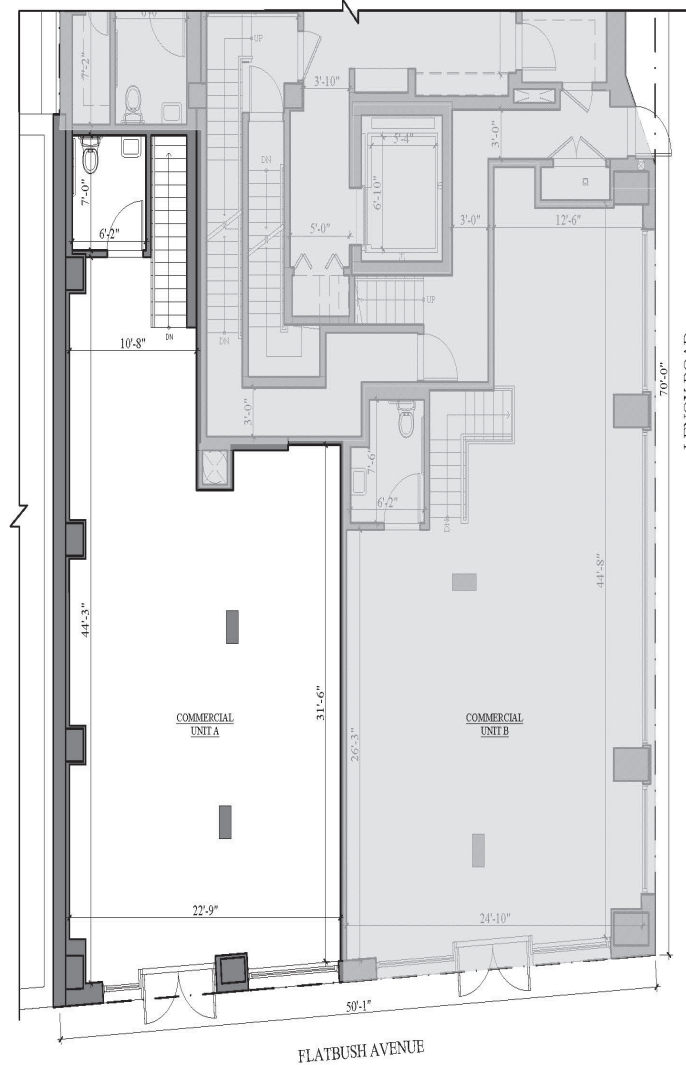


In close proximity to public transportation
Subway Q,B,2,5 Buses B16, B44, B49, B68



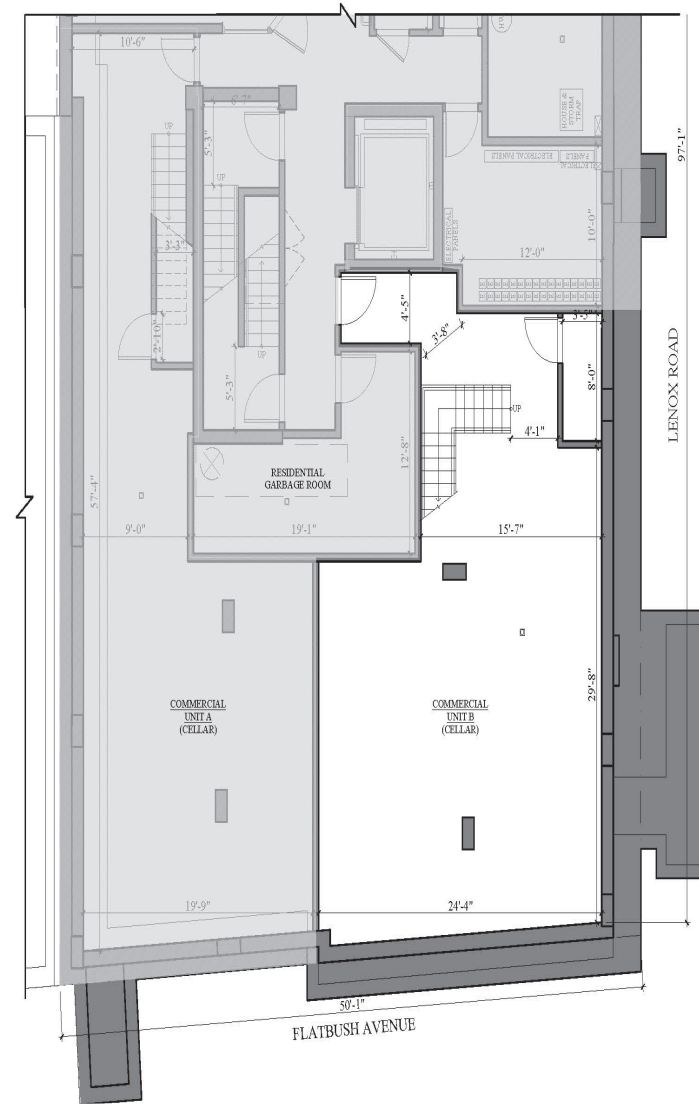
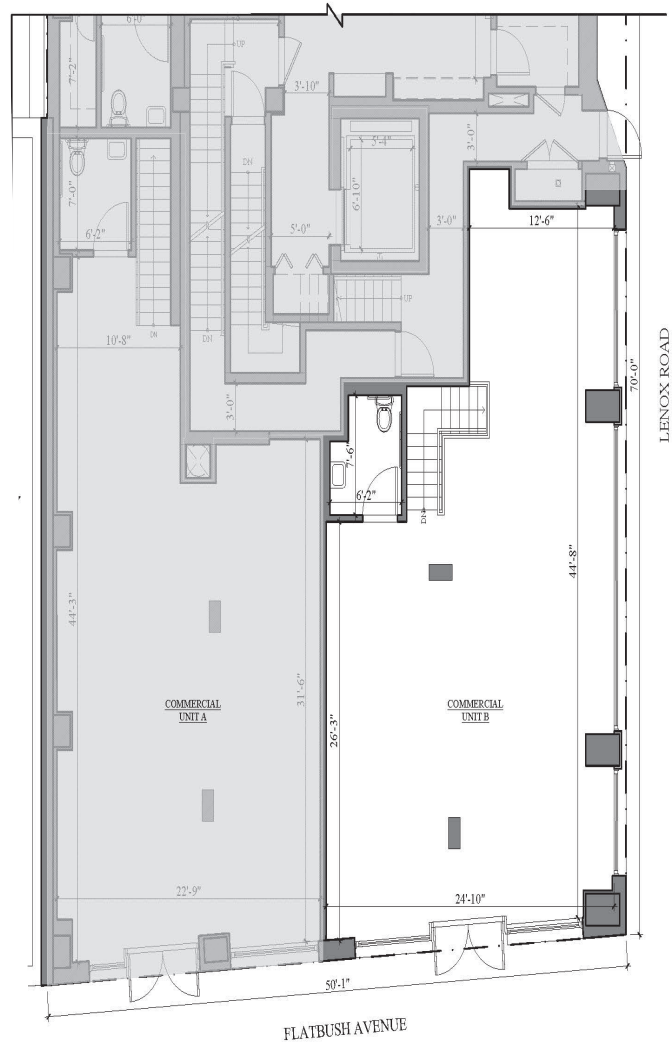
New HVAC and gas already installed in the building

COMMERCIAL UNIT A



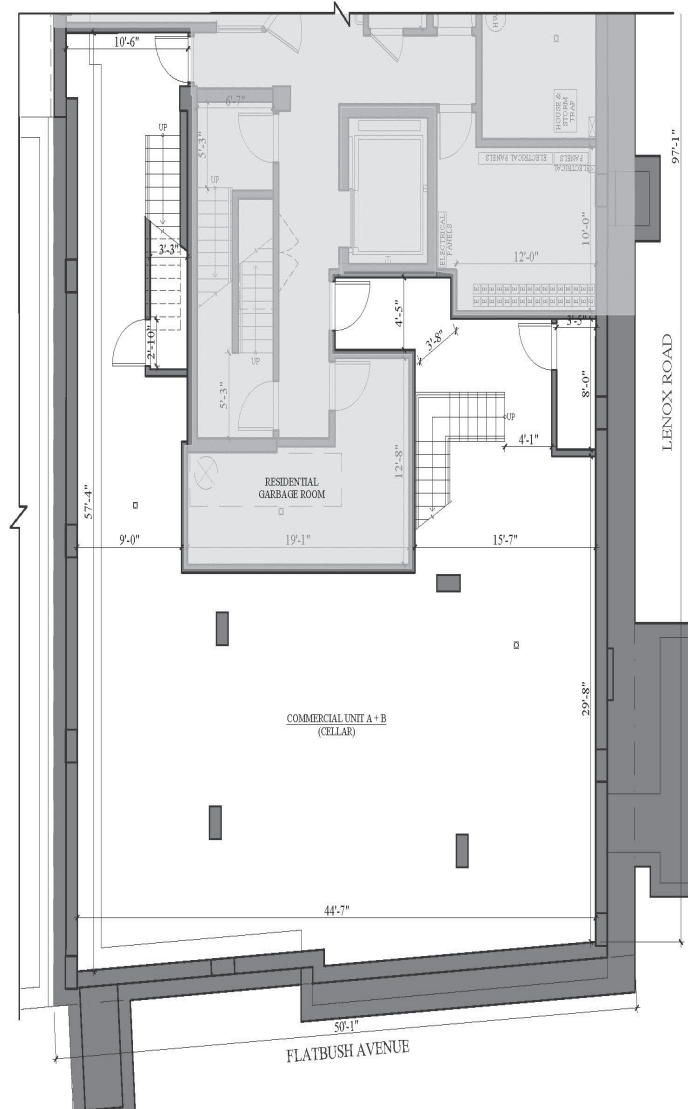
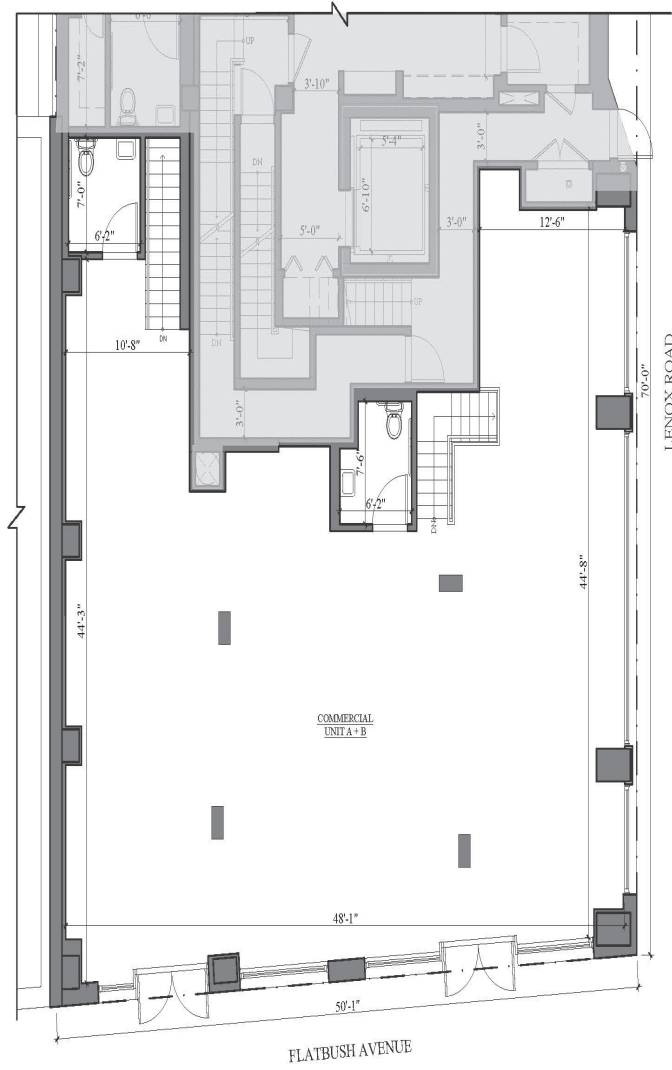
SPACE B

COMMERCIAL UNIT B

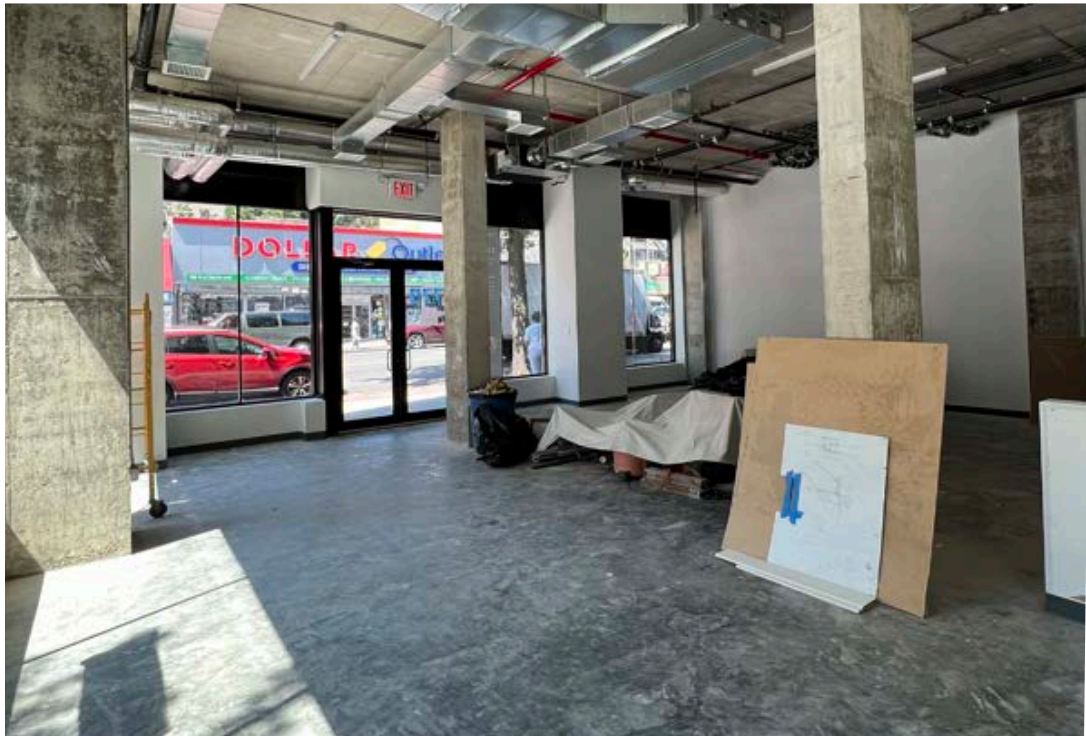


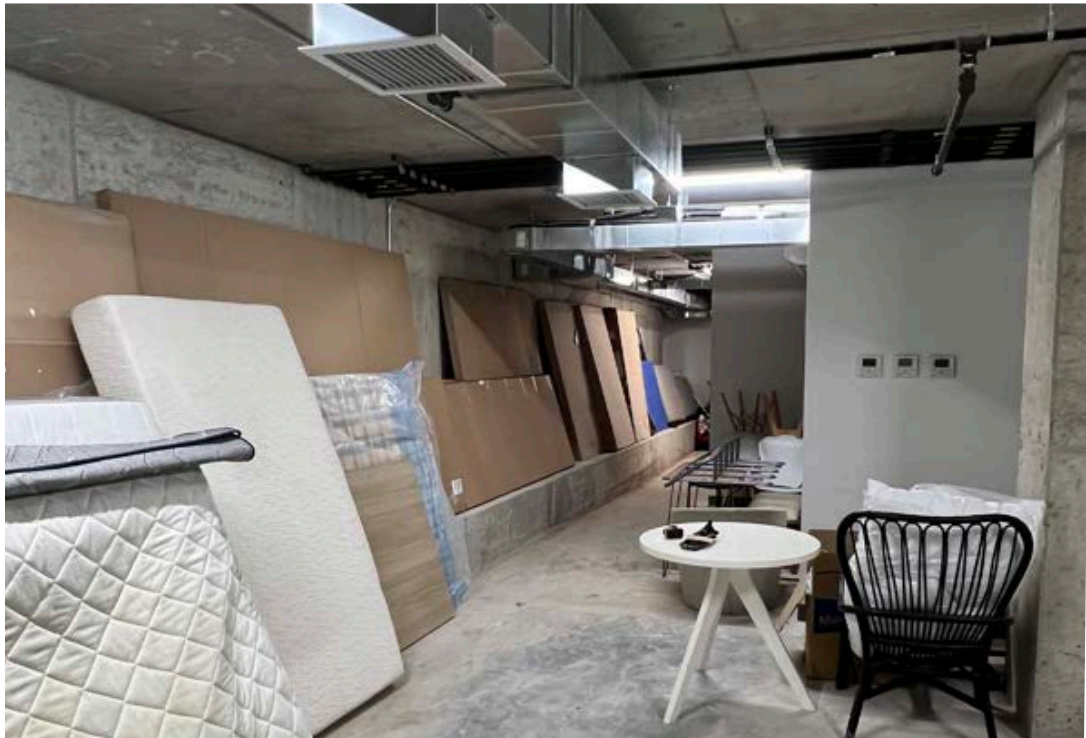
SPACES COMBINED

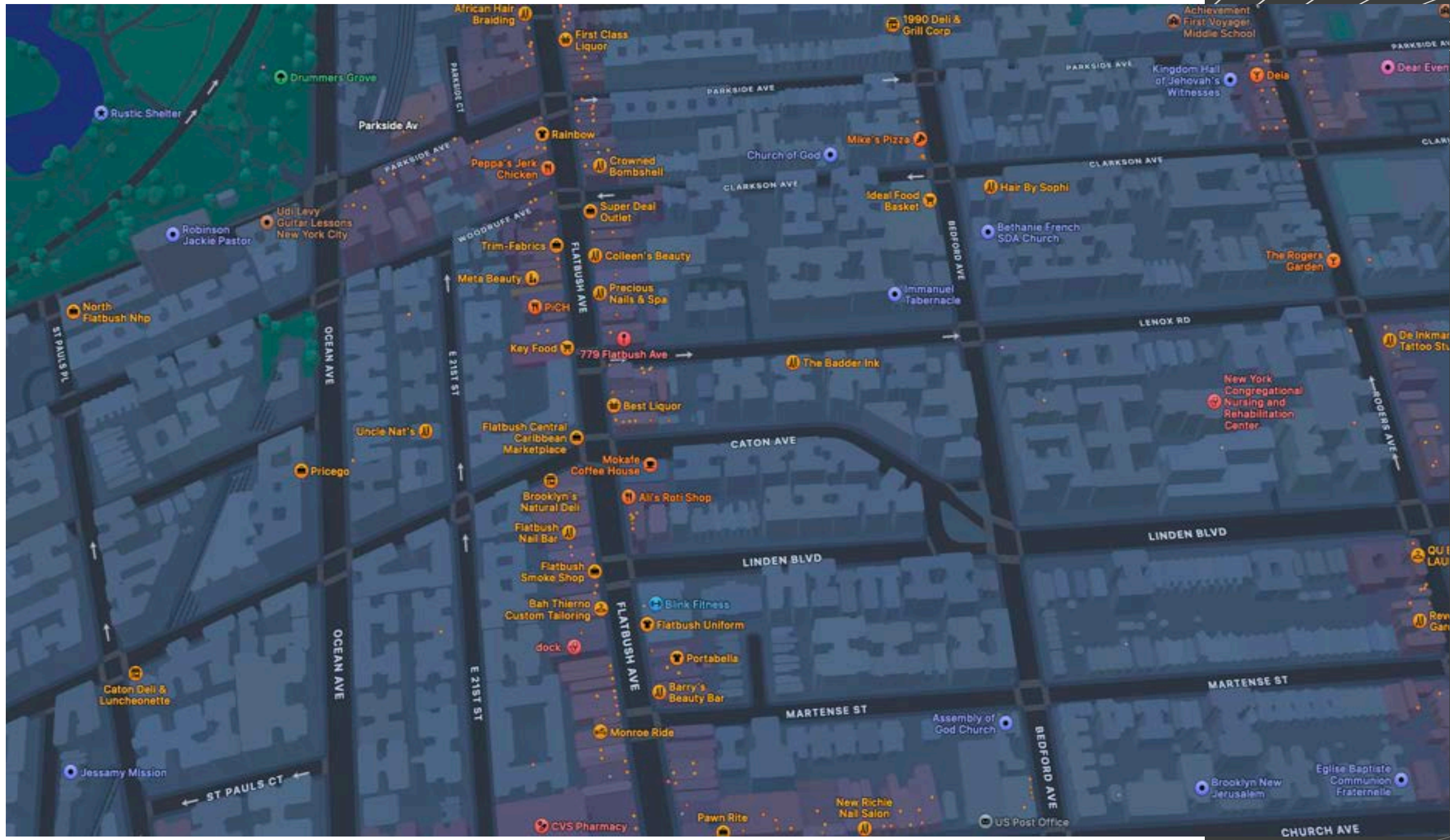
COMMERCIAL UNIT A+ B











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