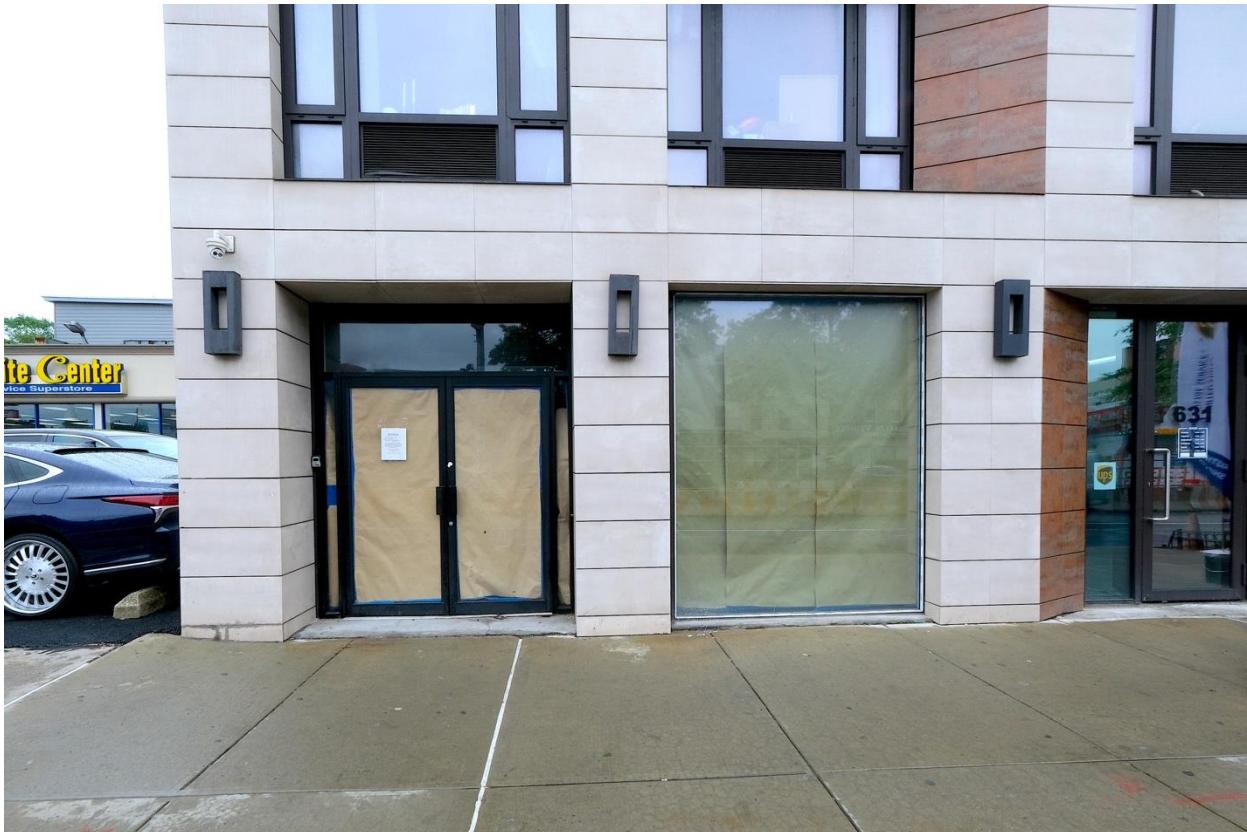


635 4th Avenue

PARK SLOPE
BROOKLYN, NY



TENANTS

NEIGHBORING

L'INSOLENT

NEW YORK
WOLFPACK

STAMPED



Brothers
Pizza

Park Slope
Veterinary Center

studio pilates
international

yoko's daycare

puregreen

Location: Between 18th Street & 19th Street

Ground Floor: 1,500 sf

Ceiling: 10 ft

Frontage: 20 ft on 4th Avenue

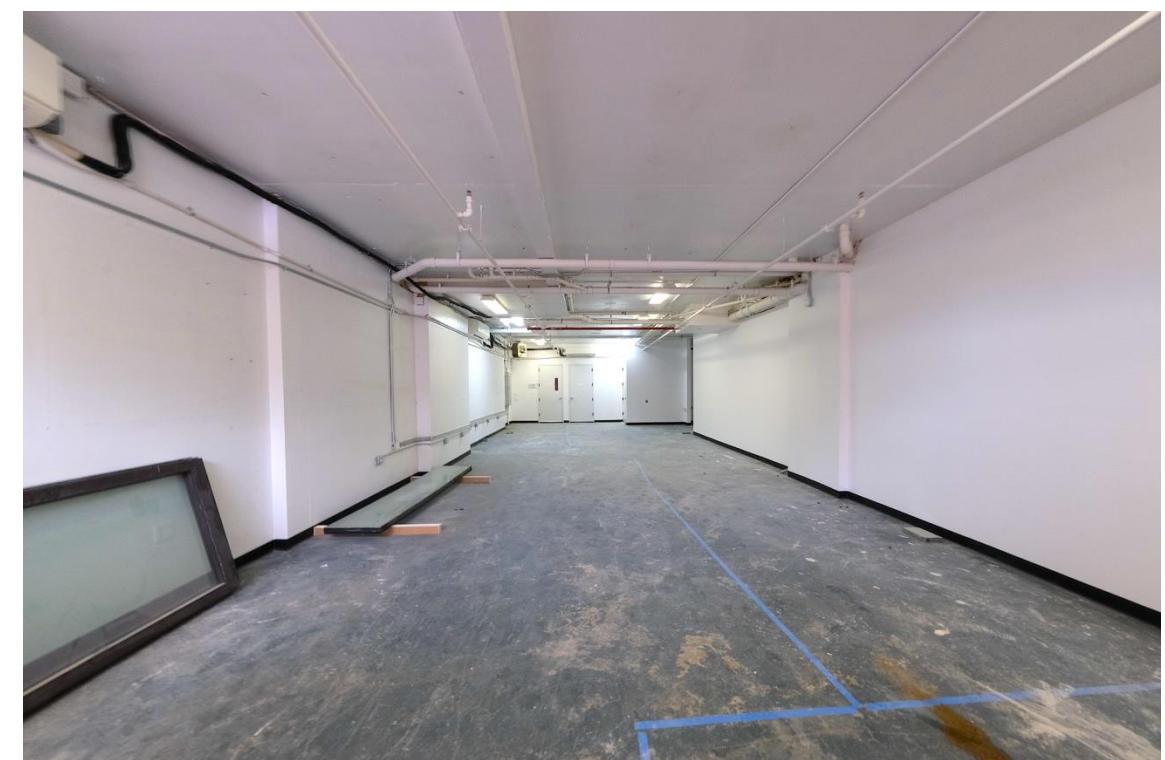
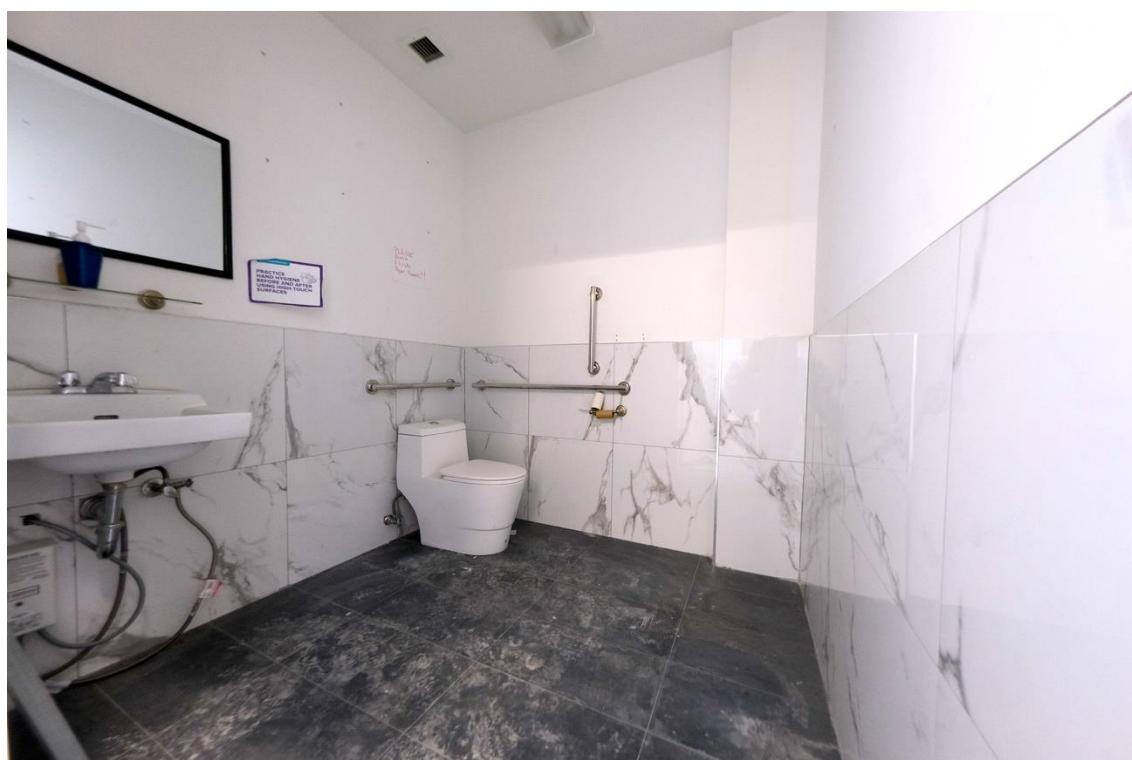
Highlights:

- Last remaining retail space at The Alexey – a 91 luxury unit building.
- Located on the burgeoning 4th Avenue corridor in Park Slope.
- Space is delivered in white-box condition with HVAC split systems installed.
- **R** train located two blocks away at Prospect Ave Station with over 1.24mm annual ridership (2023).
- Exposure to over 21,000 daily vehicles commuting through the Avenue.
- All non-competing uses considered.

Exclusive Leasing Broker

Keat Chew
keat@kineticreg.com
347.571.3338

INTERIOR PHOTOS

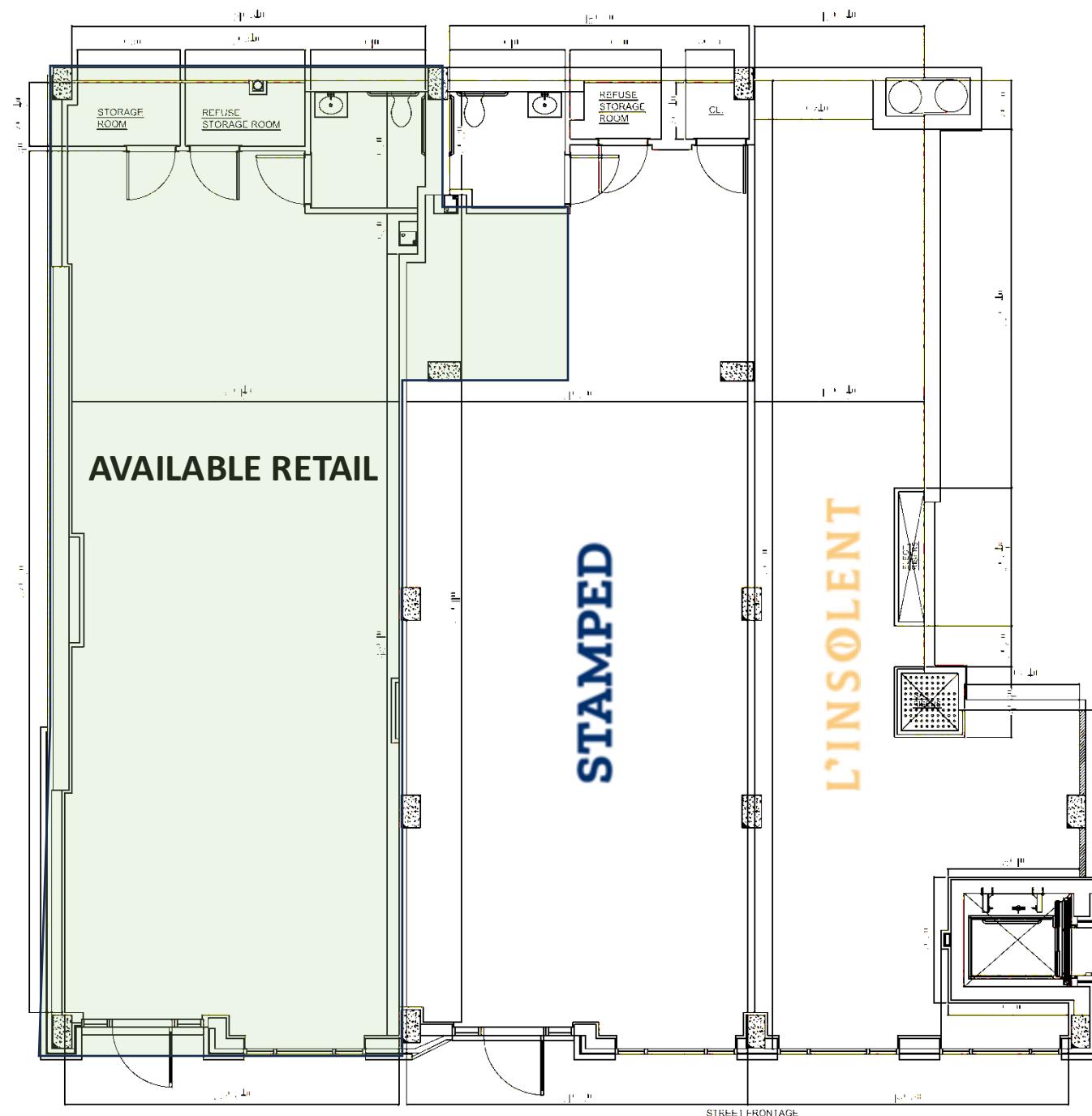




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FLOOR PLAN



4th AVENUE
