

# 635 4<sup>th</sup> Avenue

PARK SLOPE  
BROOKLYN, NY



**Location:** Between 18<sup>th</sup> Street & 19<sup>th</sup> Street

**Ground Floor:** 1,500 sf

**Ceiling:** 10 ft

**Frontage:** 20 ft on 4<sup>th</sup> Avenue

### Highlights:

- Last remaining retail space at The Alexey – a 91 luxury unit building.
- Located on the burgeoning 4<sup>th</sup> 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**

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347.571.3338

### TENANTS

NEIGHBORING

L'INSOLENT

NEW YORK  
WOLFPACK

STAMPED



Brothers  
Pizza

Park Slope  
Veterinary Center

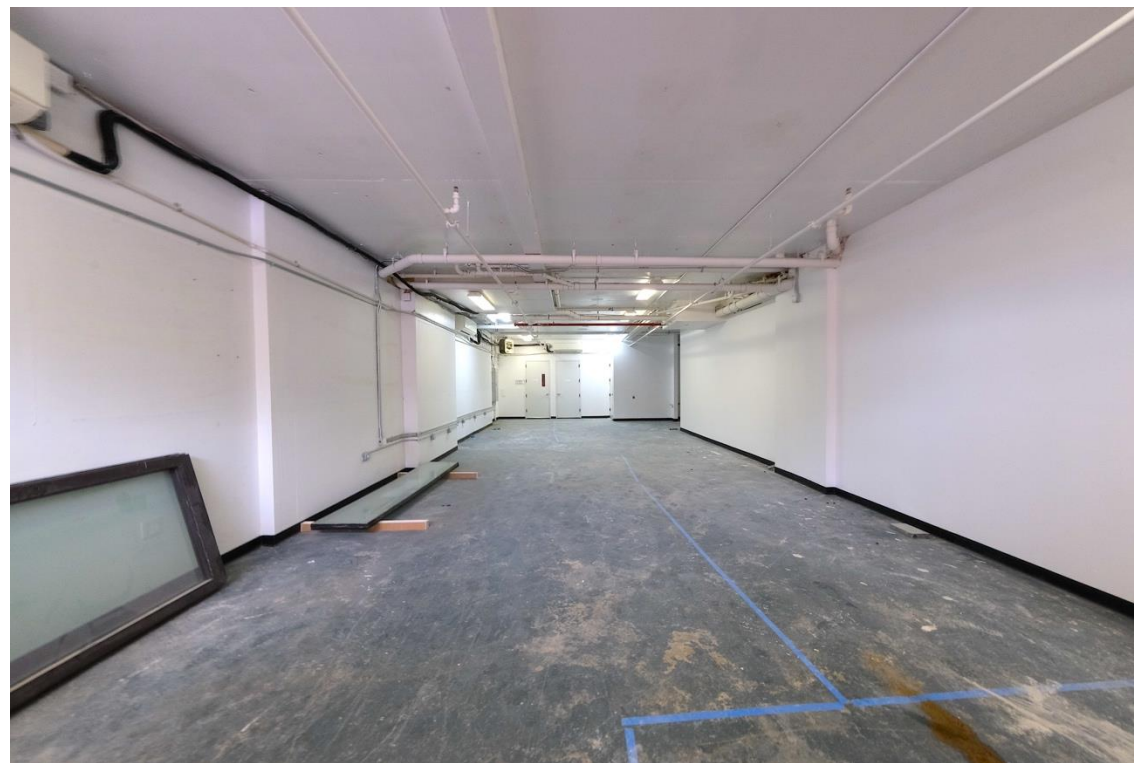
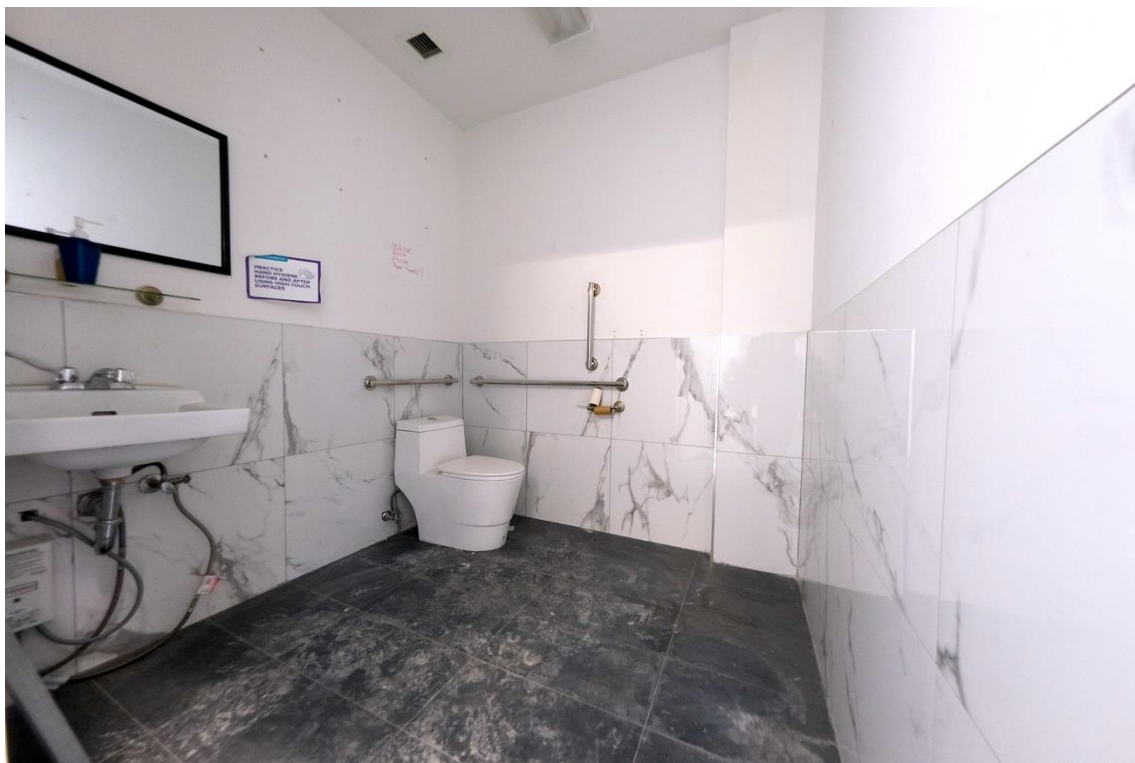
studio pilates  
international

Yoko's daycare

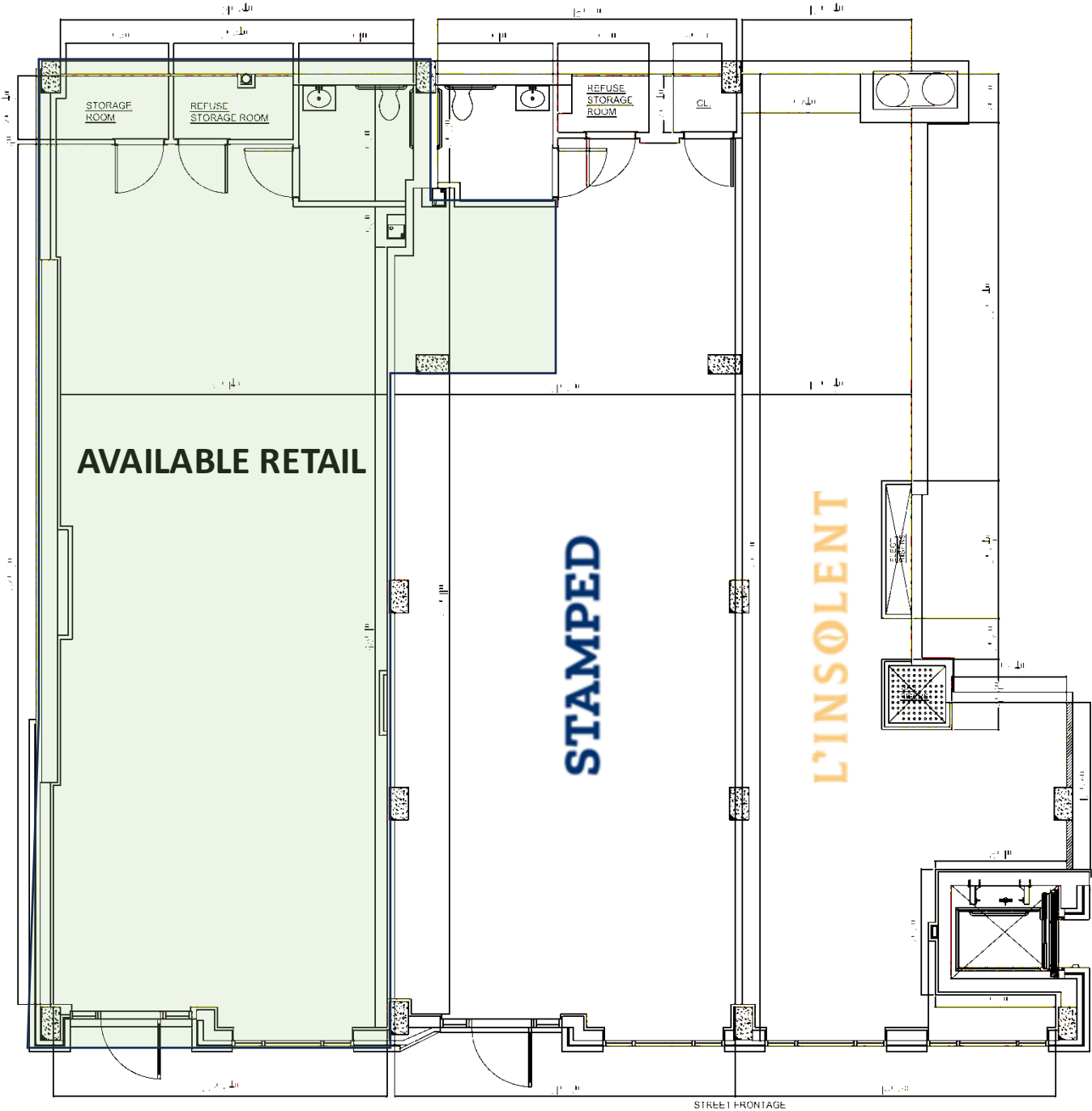
puregreen



**INTERIOR PHOTOS**



FLOOR PLAN



4<sup>th</sup> AVENUE