

# 336 HIMROD STREET SPACE A

Between Wyckoff & Irving Aves

RETAIL FOR LEASE

**3,672 RSF**

Lower Level

**11'**

Ceilings

**Dekalb L**

Train

**Bushwick**

Submarket



## Size

3,672 RSF

## Asking Rent

Upon Request

## Term

Long-term

## Possession

Immediate

## Highlights

- **Exclusive elevator and stairwell to the Lower Level retail space.**
- New upscale construction. TI negotiable.
- Blade signage opportunity.
- Just off the heavily trafficked Wyckoff Ave, at the Dekalb L Station.
- All uses are welcome including cafes, bars, artists studios, ceramic studios, laundromats, martial arts, fitness, yoga, pilates, non-profits, and healthcare uses.

## Neighbors

Variety Coffee Roasters, Ops, Wyckoff Hospital, Happy Nails, Akaru, Dunkin', Talon Bar, Subway, Marino Pharmacy.

## Transportation

Dekalb Ave L Train 2.5 MM Ridership  
Myrtle-Wyckoff Ave L Train 4.3 MM Ridership

M2 CRE Exclusive Agent

Max Lu // 917.330.3860 // [max@mcre.nyc](mailto:max@mcre.nyc)



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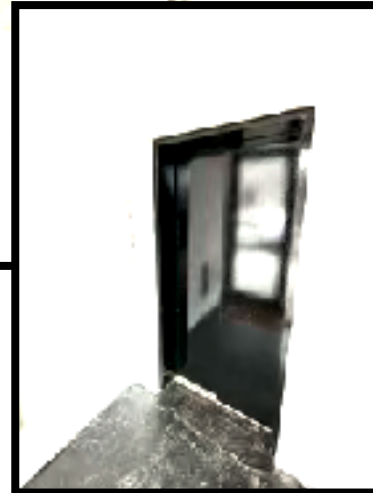
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GROUND FLOOR



LOWER LEVEL



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# 336 HIMROD ST GROUND LVL SPACE B

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## Space B

- 1,522 RSF Street Retail Space
- Designated as Community Facility
- 40 ft of Frontage on Himrod St
- Long-term Direct Lease
- All compliant uses considered
- Dry-use preferred



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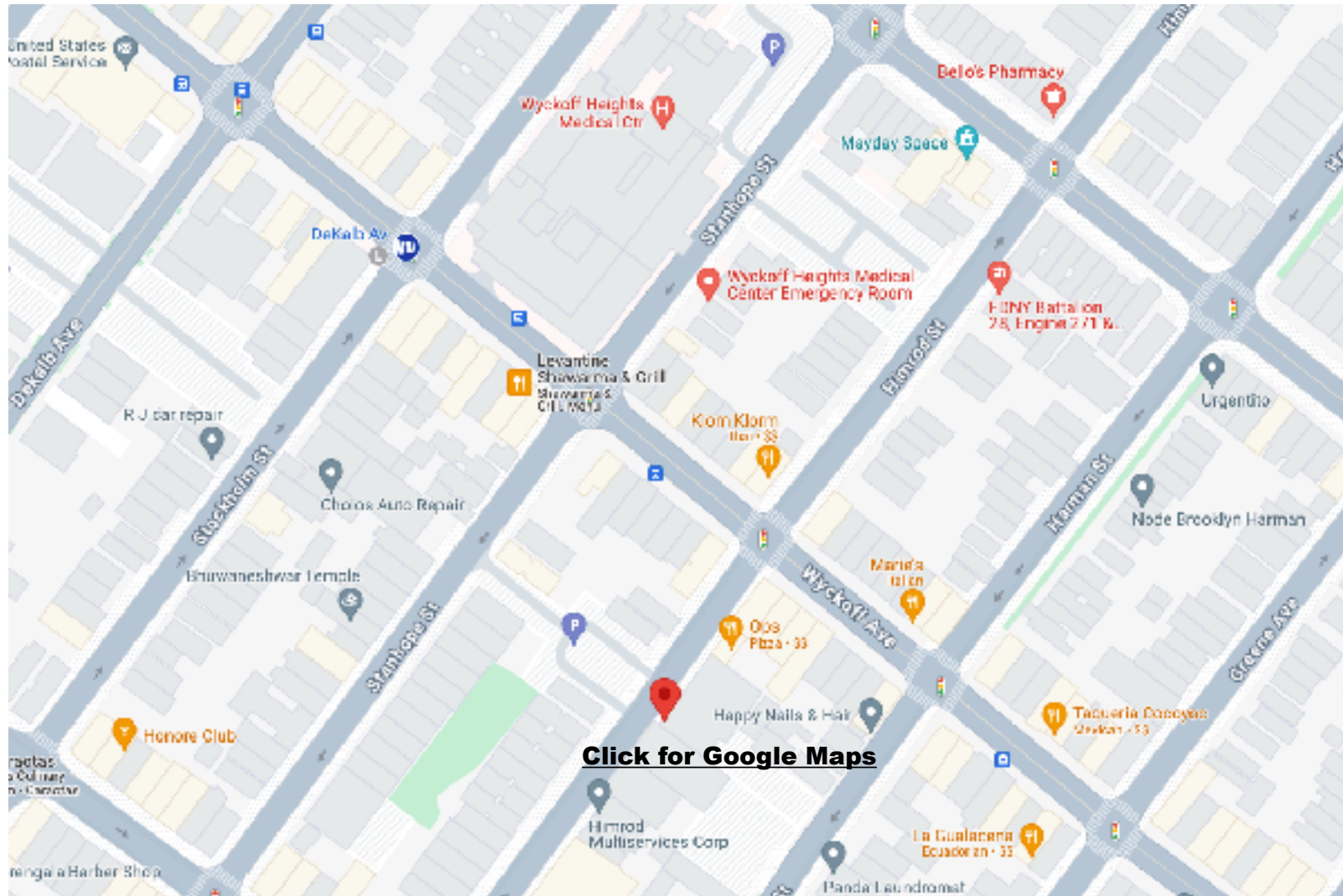
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