BOERUM HILL BROOKLYN, NY

Entrance on 3<sup>rd</sup> Avenue





**TENANTS** 

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**Location:** NE corner of Pacific St & 3<sup>rd</sup> Ave

Ground Floor: 1,538 sf Ceiling Height: 18 ft

Lower Level: 2,663 sf Ceiling Height: 11.5 ft

Frontage: 20 ft on 3rd Ave

## Highlights:

- The commercial spaces sit at the base of a 2018constructed building with 33 luxury condominiums
- Ground Floor and Lower Level can be leased together or separately
- Delivered at minimum in vanilla-box condition with an ADA bathroom; Landlord is open to doing work for a qualified Tenant
- The commercial Lobby has an exclusive elevator servicing the Lower Level
- 2345BDNQRW trains located one block away at the Atlantic Ave-Barclays Center Station with over 9.58 million annual ridership (2023)
- LIRR located one block away at the Atlantic Terminal
- All non-competing uses considered

**Exclusive Leasing Broker** 

## **Keat Chew**

keat@kineticreg.com 347.571.3338



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#### FLOOR PLAN - GROUND FLOOR

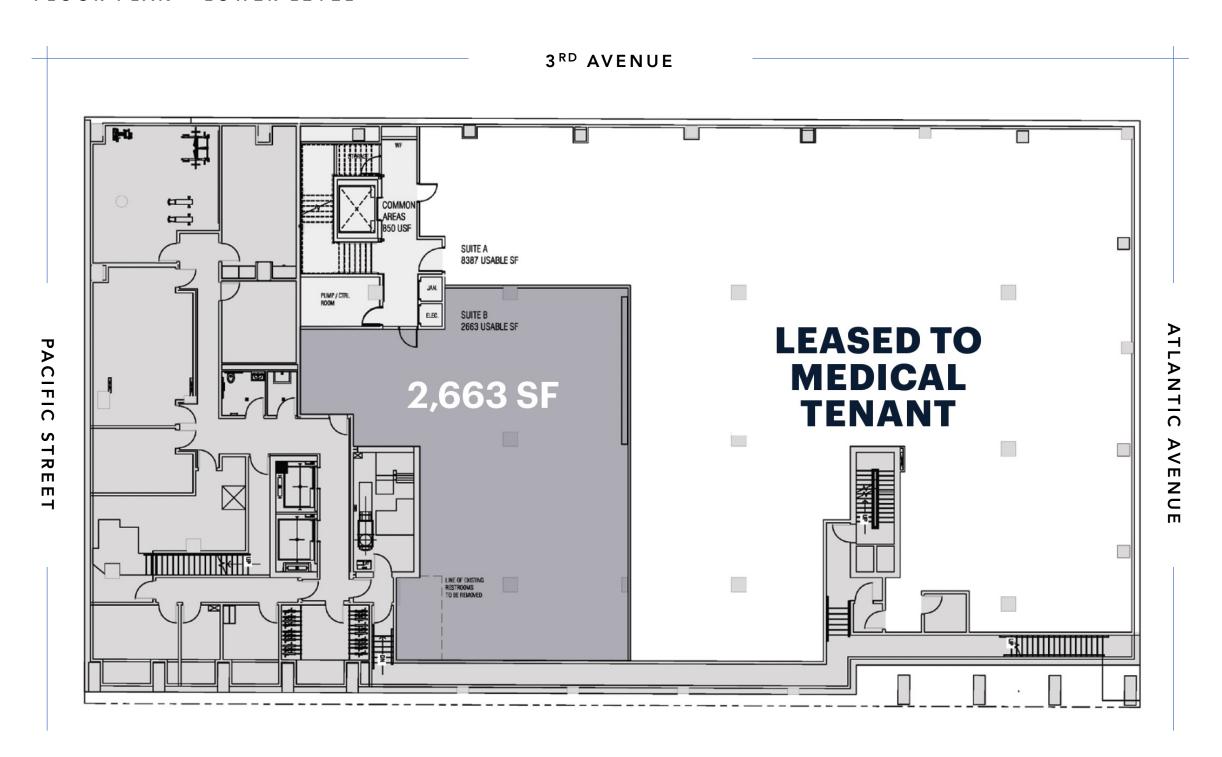




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#### FLOOR PLAN - LOWER LEVEL



All information is from sources deemed reliable. No representation is made, and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers/ or tenants.



# **504 Myrtle Avenue**

## CLINTON HILL BROOKLYN, NY

### RENDERINGS







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#### RETAIL MAP

