

509 Pacific Street

Entrance on 3rd Avenue

BOERUM HILL
BROOKLYN, NY



| | | |
|----------------------|---|--------------------------------|
| Location: | NE corner of Pacific St & 3 rd 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 2018-constructed 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
- **2 3 4 5 B D N Q R W** 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

TENANTS

NEIGHBORING

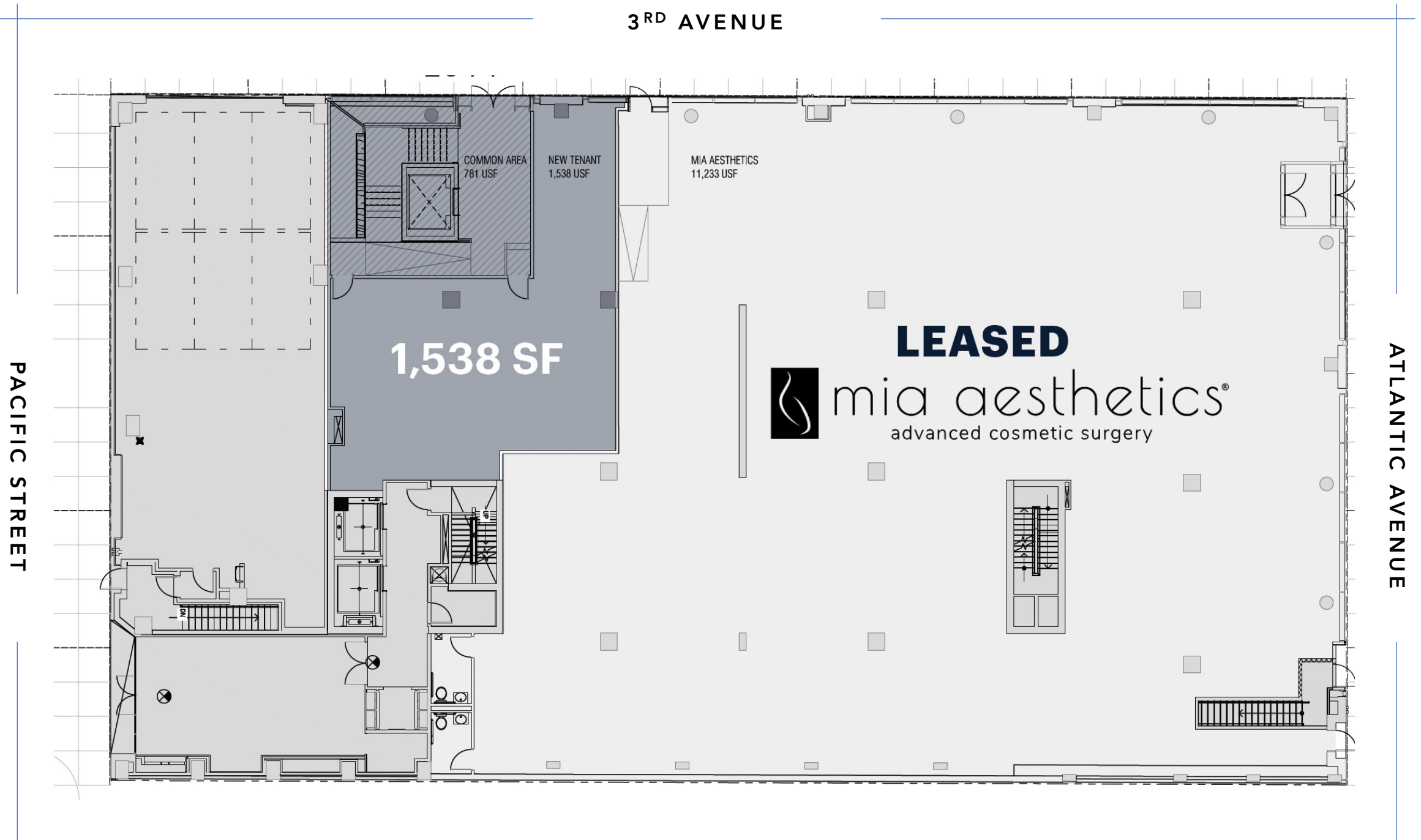


Exclusive Leasing Broker

Keat Chew
keat@kineticreg.com
347.571.3338

FLOOR PLAN - GROUND FLOOR

3RD AVENUE

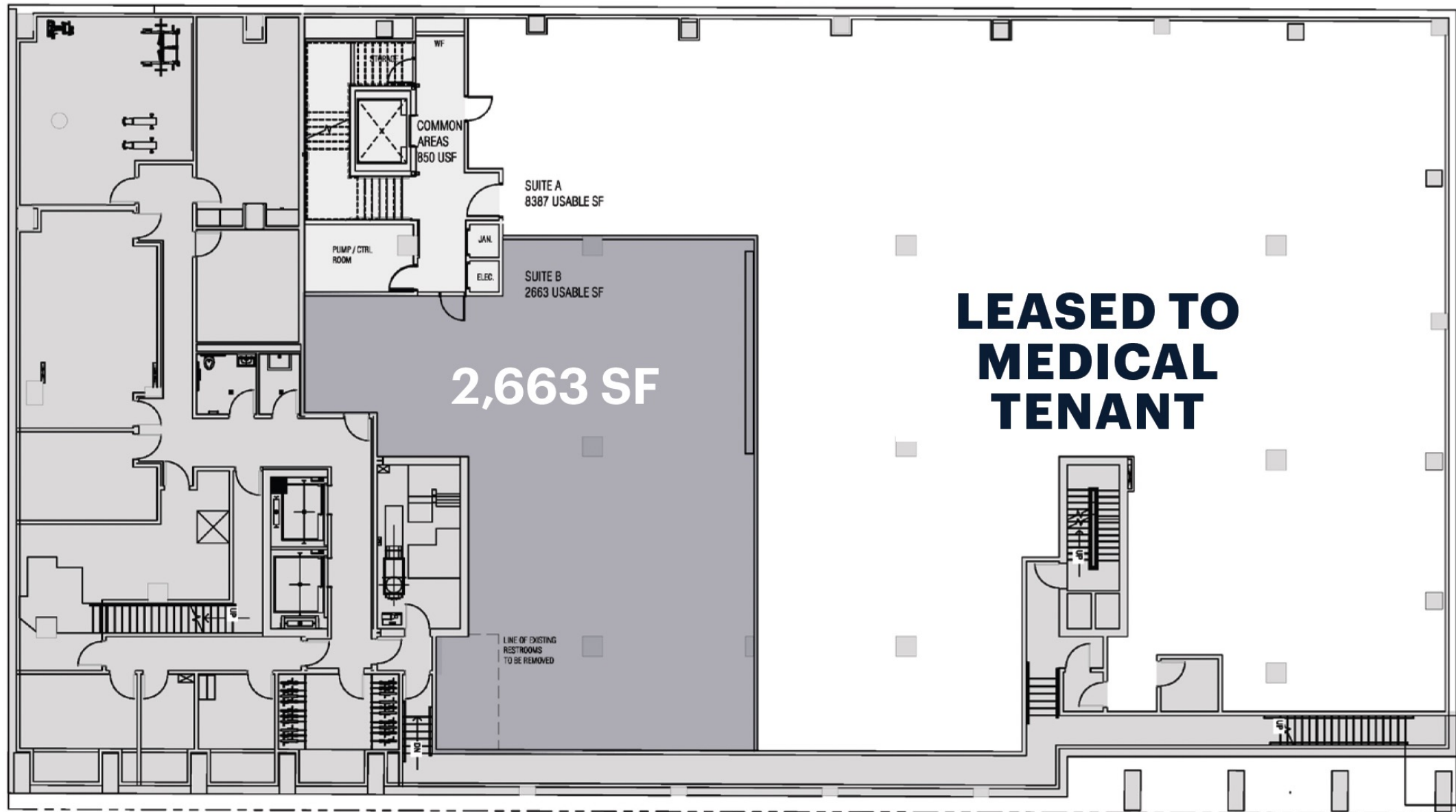


FLOOR PLAN - LOWER LEVEL

3RD AVENUE

PACIFIC STREET

ATLANTIC AVENUE



RENDERINGS



THIRD AVENUE ENTRANCE AND LOBBY



LOWER LEVEL LOBBY

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RETAIL MAP

