

# 509 Pacific Street

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

BOERUM HILL  
BROOKLYN, NY



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

**Ground Floor:** 2,329 sf Lobby Entrance

**Lower Level:** 12,070 sf

**Ceiling Height:** 11 to 14 ft

**Frontage:** 20 ft on 3rd Ave

### Highlights:

- The commercial space sits at the base of a 2018-constructed building with 33 luxury condominiums.
- Lower level space with a dedicated lobby entrance and an exclusive elevator with wide stairs for access.
- **ARTICLE 28 compliant;** exceptional opportunity for medical users.
- TI package available for qualified groups.
- **2 3 4 5 B D N Q R W** trains located one block away at the Atlantic Ave-Barclays Center station with over 9.58mm annual ridership (2023).
- LIRR located one block away at the Atlantic Terminal.
- All non-competing uses considered. **No Cannabis.**

Exclusive Leasing Broker

**Keat Chew**

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### TENANTS

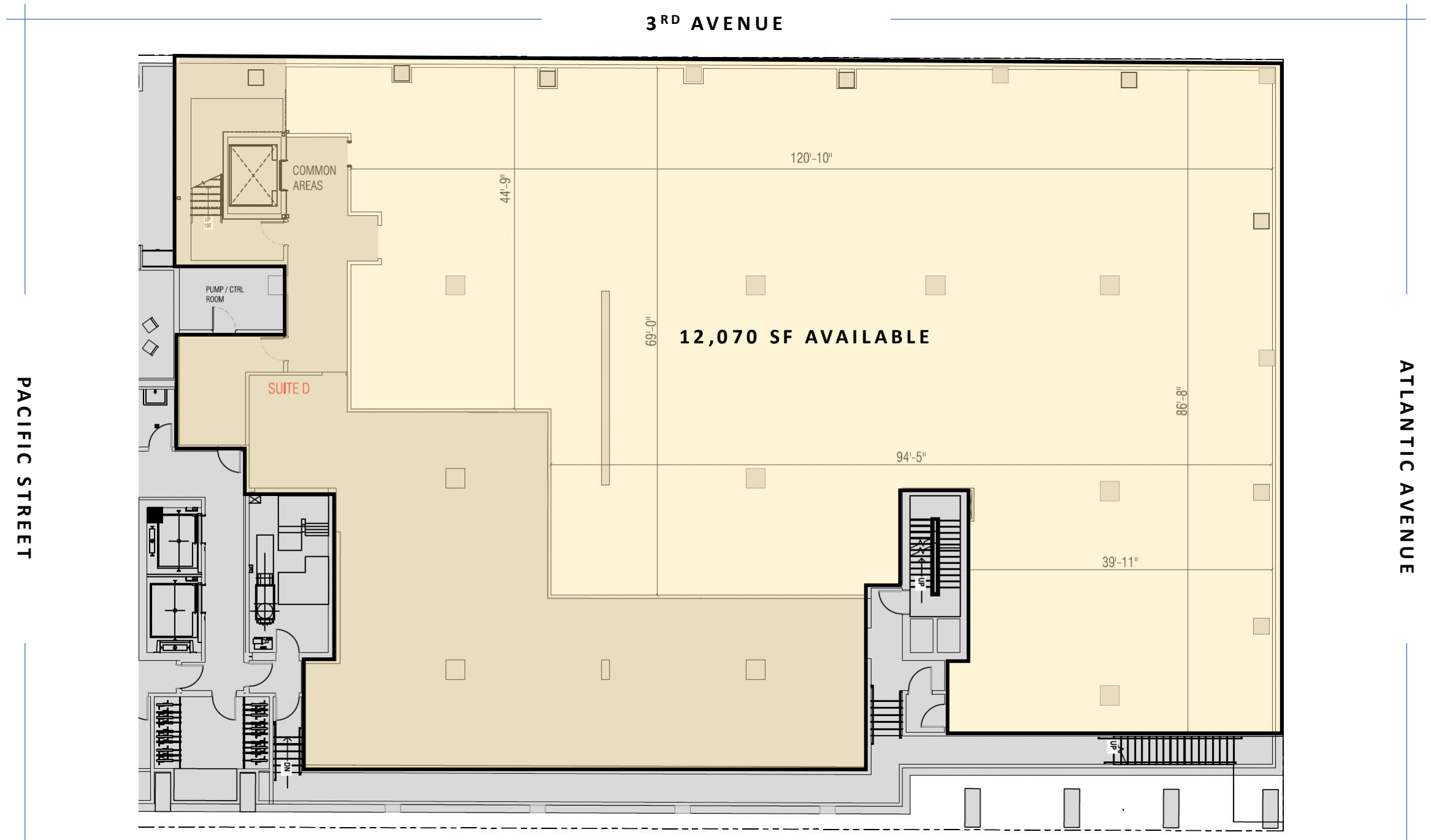
NEIGHBORING



## FLOOR PLAN - GROUND FLOOR



## FLOOR PLAN - LOWER LEVEL



## RENDERINGS



THIRD AVENUE ENTRANCE AND LOBBY



LOWER LEVEL LOBBY

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## RETAIL MAP

