834 PACIFIC STREET

PROSPECT HEIGHTS, BROOKLYN

COMMUNITY FACILITY SPACE - 2,040 SF I DENSE BURGEONING RESIDENTIAL NEIGHBORHOOD

834 Pacific Street

Between Vanderbilt & Underhill Avenues

Available Space

Community Facility Space: 2,040 sf
(Step down with street access)

Possession: Immediate
Rent: Upon request

Comments

- Two (2) Four (4) ton Daikin heat pump HVAC units with condensers are already installed, and will be located pursuant to Tenant plan
- Great location for medical, day care, educational / tutoring or non-profit uses
- Partially below grade with windows — (2) bathrooms in place
- At base of 113-unit residential building located on the border of Park Slope, Boerum Hill, Clinton Hill, and Cobble Hill
- Bordering Pacific Park Brooklyn - a multi-building mixed-use complex expected to deliver approximately 6,430 housing units upon full construction completion, as well as new office and retail space
- Centrally located between The Brooklyn Hospital Center and Interfaith Medical Center
- 3 Blocks from B D N Q R 2 3 4 5 express and local subway lines and MTA Long Island Rail Road at the Atlantic Ave/Barclays Center transportation hub; and vicinity of multiple bus lines that run through Prospect Heights including B25 B26 B52 B44 B48 B69

By the Numbers

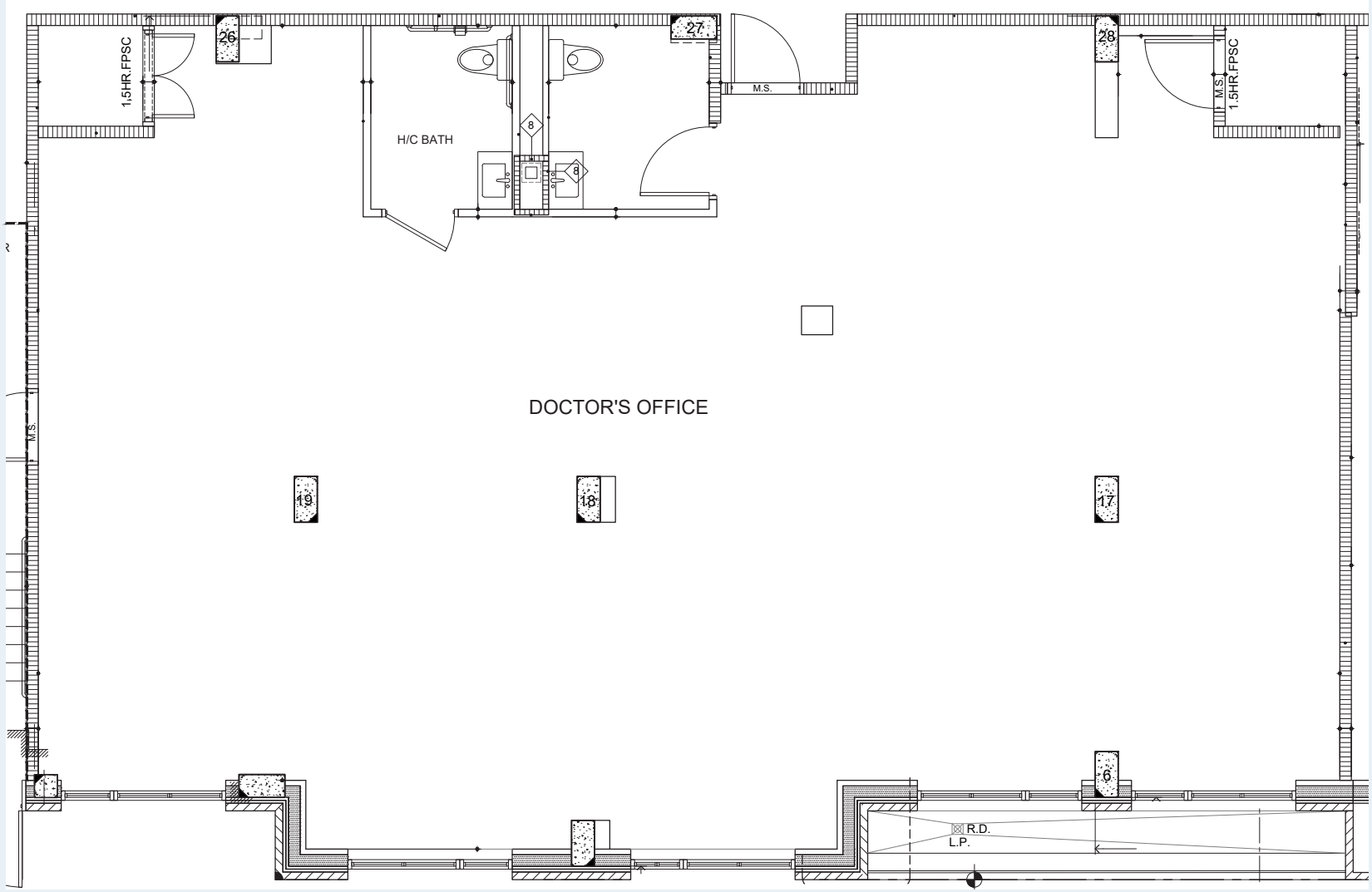
Health Care / Social Assistance
2,182
Businesses - 1 Mile Radius

Households
80,051
2024 est. - 1 Mile Radius

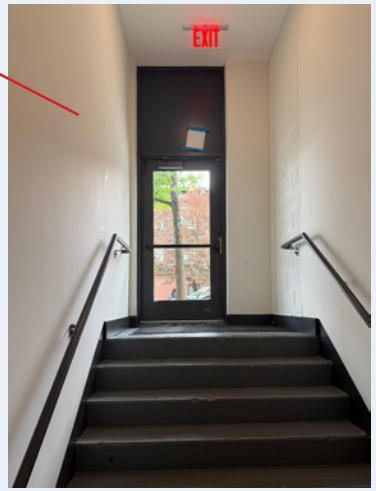
Household Income
$142,499
2024 Average

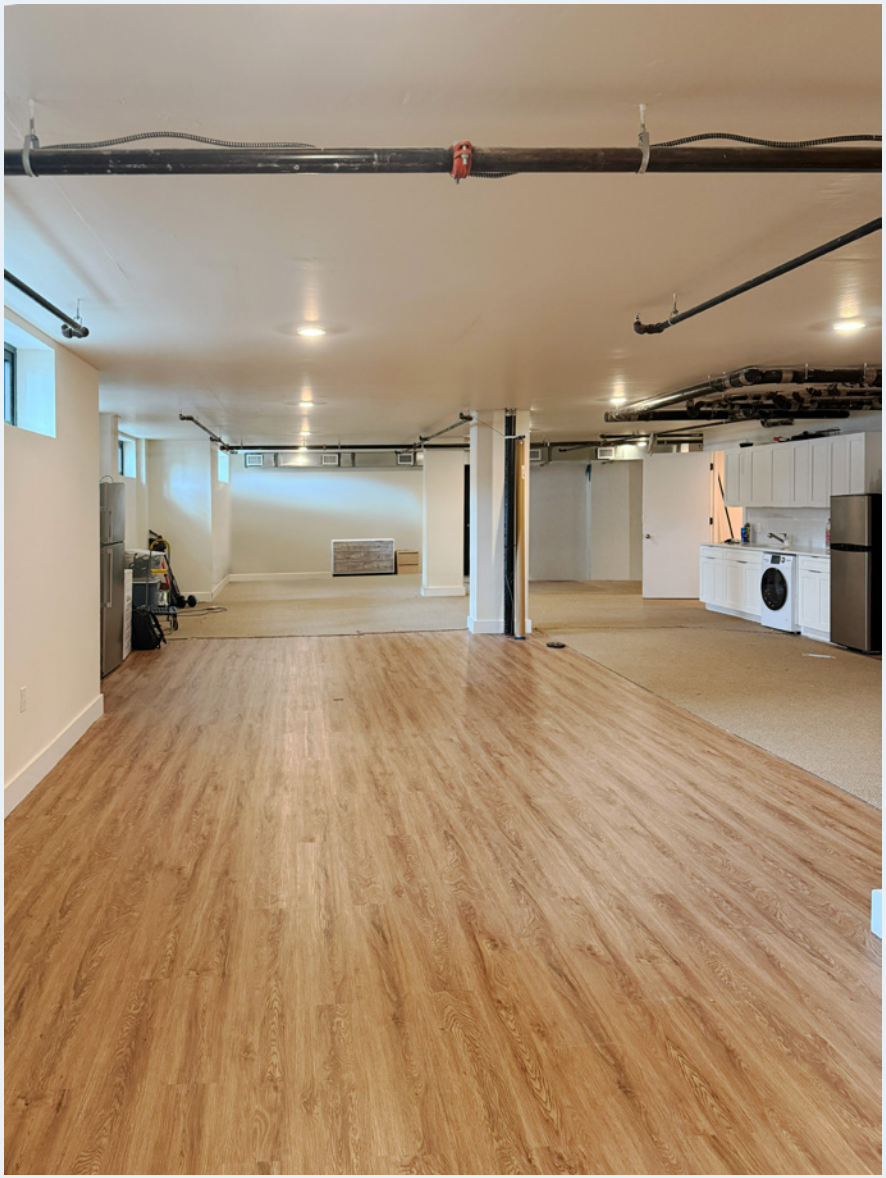
All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.

Floor Plan - 2,040 SF

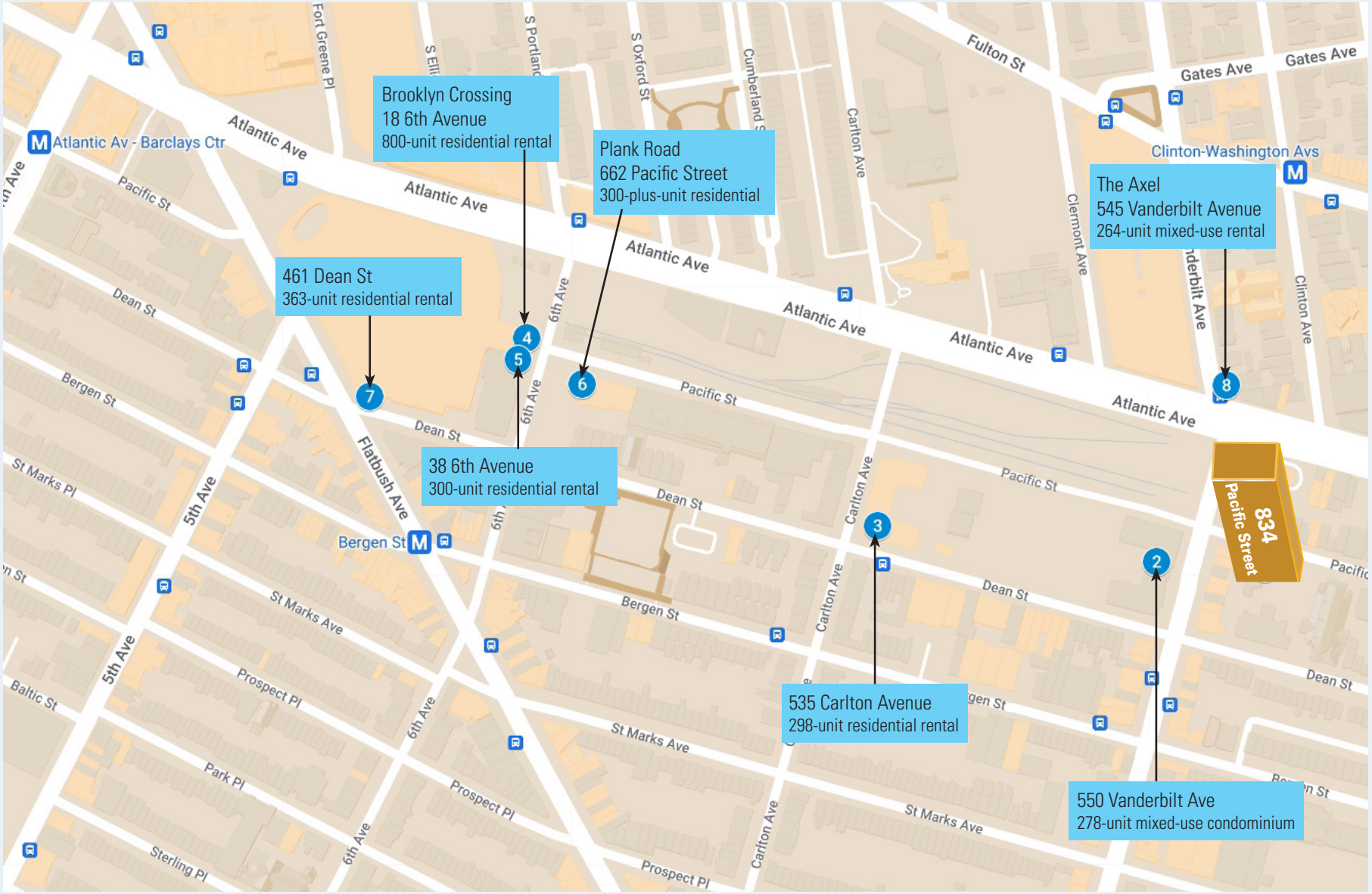


Existing Conditions





Area Residential



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