



## 249-251 4th Ave

249-251 4th Ave, Brooklyn, NY 11215



**Izzy Simpson**

Urban Pads

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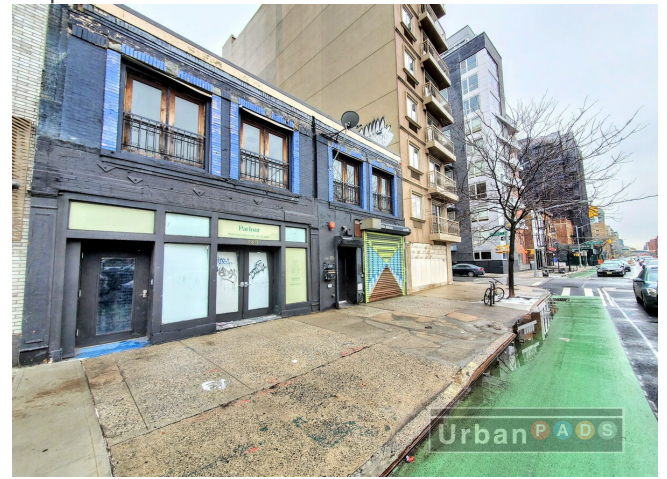
(347) 560-1631

# 249-251 4th Ave

\$Upon Request /SF/YR

Endless opportunities with nearly 6K square feet and the entire property at your fingertips! Be creative with the flexible layout. This Sun-filled Commercial space is located in the heart of bustling Park Slope! The entire property will be leased as a single space with two floors and a 600 square foot outdoor roof deck!-2 story space with outdoor deck and outdoor area on ground level. So Much Room! Be Creative!-Right in the middle of 1000's of new condos / high end rentals, and all the new developments coming to Park Slope & Gowanus.-Come build your dreams here..-Just 1 block from the Union Street Subway.-Ground floor 3700 sq ft.-2nd...

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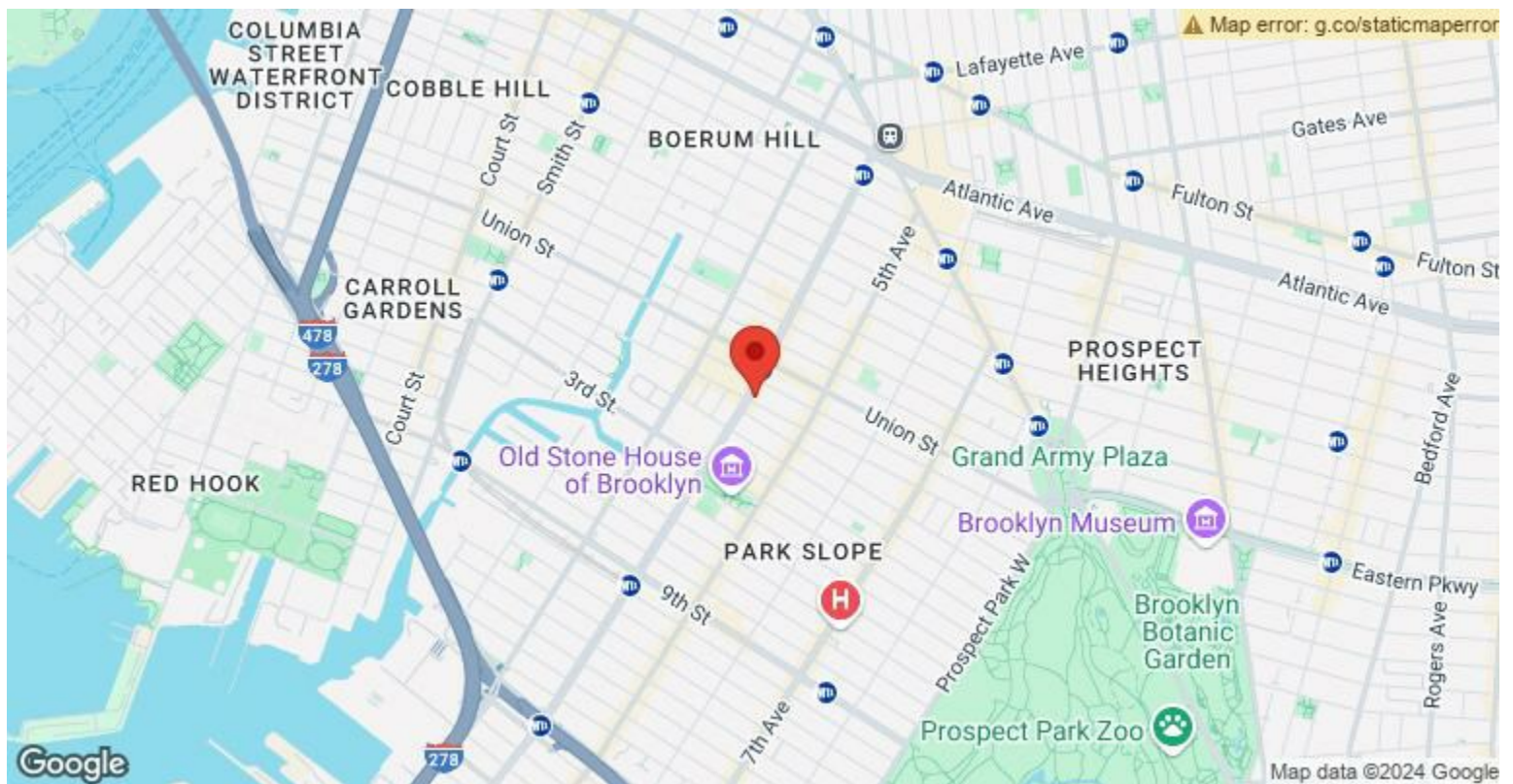


Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	5,800 SF
Year Built:	1921
Walk Score ®:	96 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	Upon Request

## 1st Floor Ste E1 & E2

Space Available	5,800 SF
Rental Rate	Upon Request
Contiguous Area	5,800 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

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-Come build your dreams here..

-Just 1 block from the Union Street Subway.

-Ground floor 3700 sq ft.

-2nd floor 1500 sq ft plus 600 sq ft outdoor deck on 2nd floor.

-Total gross square footage approximately 5,800. Monthly rent Upon Request!

-Tenant pays utilities. Insurance, Taxes and Lease term (min 5-10/years) negotiable!

Please text or email with any questions you may have and to schedule a tour!

# Property Photos



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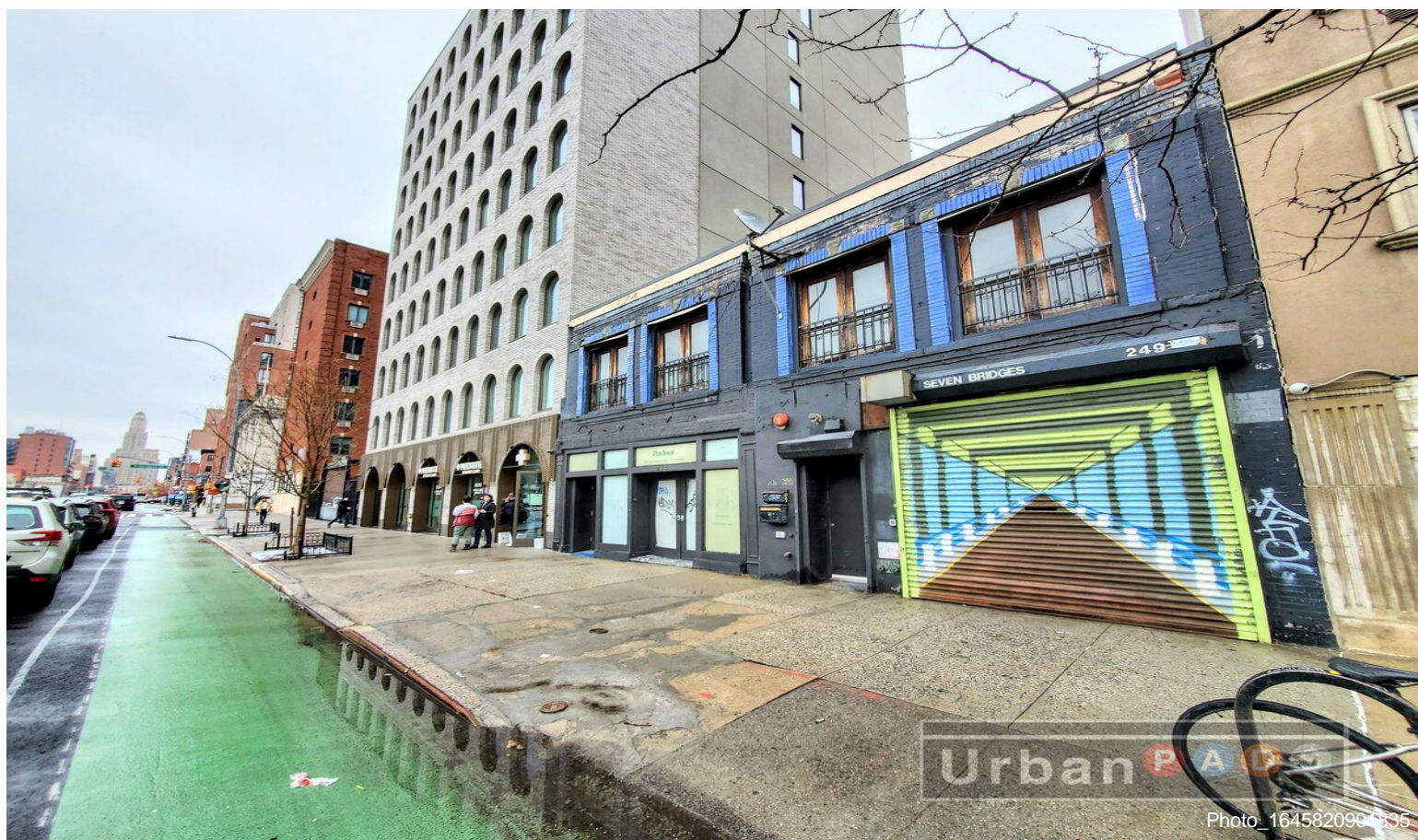
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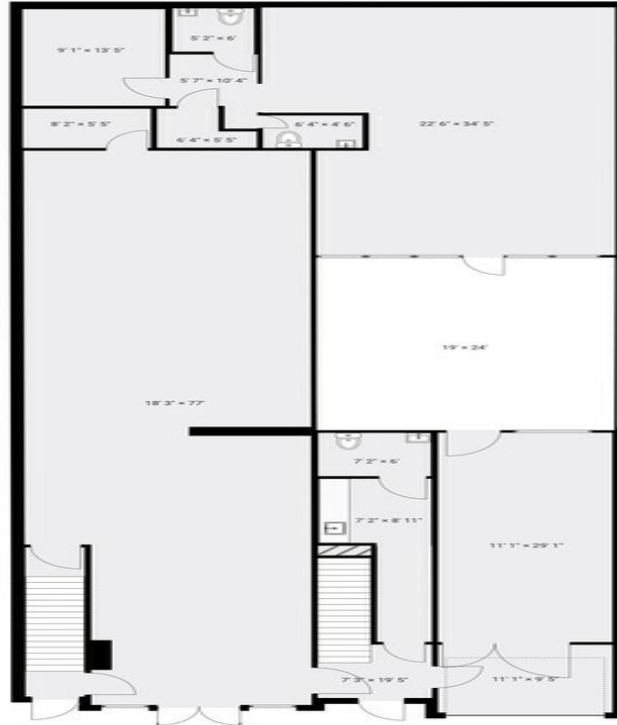
## 249 Fourth Avenue

TOTAL AREA: 5621.94 sq ft

FLOORS: 2

### ▼ 1st Floor

TOTAL AREA: 3607.24 sq ft



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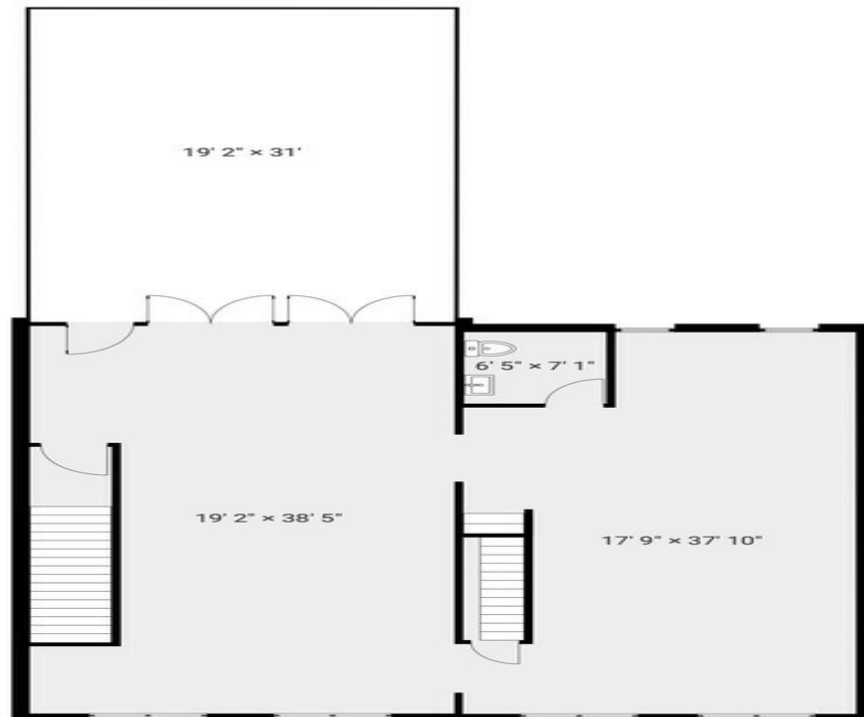
## 249 Fourth Avenue

TOTAL AREA: 5621.94 sq ft

FLOORS: 2

### ▼ 2nd Floor

TOTAL AREA: 2014.70 sq ft



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