



Located in the bustling Brownsville market of Brooklyn, this newly developed two-sided multifamily building offers 10000 rentable square feet across four ground-floor retail/office units, with basement storage including drive-in access. Positioned for success, it's ideal for national chains or medical retail offices catering to heavy foot traffic.

brokered by
VORO
 REAL ESTATE

Retail Lease - Four Ground Units & Lower Level Storage

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com
 Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC

Brownsville Area Brooklyn, NY 11212

For Lease

Four Ground Units

Lower Level Storage Units

451 Rockaway Ave: 1 Retail/Office

110 Thatford Ave: 3 Retail/Office



“redefining service, building loyalty”

ZINBLE PARTNERS INC.

Real Estate Investments

Marketing | Advisory | Research | Sales

brokered by



Offering Memorandum

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC

Disclaimers and Limitation of Liability

Zinble Partners Inc brokered by VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030

None of the Content on the Zinble Partners site or marketing material shall be considered an offer or recommendation to buy or sell or a solicitation of an offer to buy or sell any security or instrument or to participate in any particular trading strategy. Further, none of the Content is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such. Historical data and analysis should not be taken as an indication or guarantee of any future performance, analysis, forecast or prediction. The entire risk as to the accuracy, completeness and use of the Content of the Zinble Partners site or marketing material is with you, as is the risk of viruses and other contamination. YOU HAVE THE SOLE RESPONSIBILITY FOR ADEQUATE PROTECTION AND BACKUP OF DATA AND/OR EQUIPMENT USED IN CONNECTION WITH THE Zinble Partners site or marketing material. THE Zinble Partners site or marketing material AND ITS CONTENT, INCLUDING ANY PROPERTY, LISTING, SERVICE, CONSULTATION AND RELATED DATA, ARE PROVIDED "AS IS" AND "AS AVAILABLE" WITH ALL FAULTS, ERRORS, DEFECTS, INACCURACIES AND OMISSIONS. Zinble Partners DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS, ALL WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF NON-INFRINGEMENT, FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY WITH RESPECT TO ALL ASPECTS OF THE Zinble Partners site or marketing material AND THE CONTENT CONTAINED THEREIN. Zinble Partners DOES NOT IN ANY WAY GUARANTEE, AND SHALL NOT BE LIABLE FOR, THE ADEQUACY, QUALITY, ACCURACY, COMPLETENESS, WORTH, OR TIMELINESS OF CONTENT THAT IS MADE AVAILABLE OR OBTAINED BY WAY OF THE Zinble Partners site or marketing material, INCLUDING THE PROPERTY, LISTING, SERVICE, CONSULTATIONS. Zinble Partners DOES NOT WARRANT THAT THE Zinble Partners site or marketing material OR ITS CONTENT, INCLUDING ANY PROPERTY, LISTING, SERVICE, CONSULTATION, WILL BE ERROR-FREE OR THAT DEFECTS WILL BE CORRECTED. SOME JURISDICTIONS DO NOT ALLOW THE EXCLUSION OF IMPLIED WARRANTIES, SO THE ABOVE EXCLUSION MAY NOT APPLY TO YOU. WITHOUT LIMITING ANY OF THE FOREGOING, TO THE MAXIMUM EXTENT PERMITTED BY LAW, UNDER NO CIRCUMSTANCES, SHALL Zinble Partners, OR ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS OR CONSULTANTS, BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, TRADING LOSSES, LOST TIME OR GOODWILL, ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM THESE TERMS OF USE, THE Zinble Partners site or marketing material OR THE CONTENT, EVEN IF THEY MIGHT HAVE ANTICIPATED OR HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

Indemnity

To the maximum extent permitted by law, you agree to indemnify Zinble Partners and its directors, managers, employees, agents and consultants (the "Indemnified Parties") in respect of, and hold each of them harmless from and against, any and all losses, liabilities, damages, fines, penalties, deficiencies, costs or expenses, including the reasonable fees and expenses of attorneys or other experts and professional advisers suffered, incurred or sustained by any of them, or to which any of them becomes subject, as a result of, any third party claim arising from or related to: (a) your use of the Content (including without limitation PROPERTY, LISTING, SERVICE, CONSULTATION values and related data); (b) your positions and/or transactions in respect of any products based on an PROPERTY, LISTING, SERVICE, CONSULTATION; or (c) your violation of these Terms of Use.

brokered by



Disclaimers

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



Building - Local Trade Area Mix of National & Local Brands



brokered by



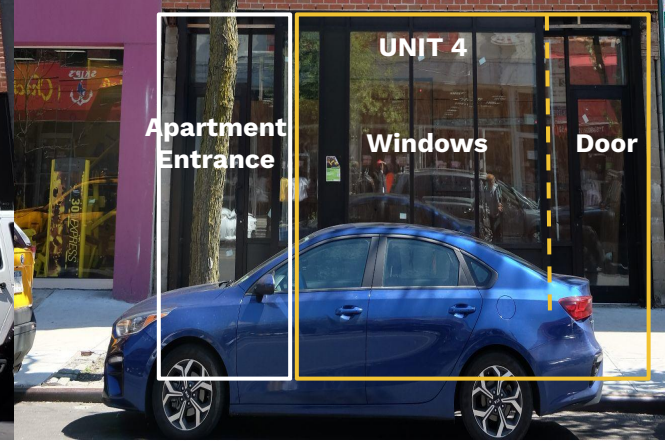
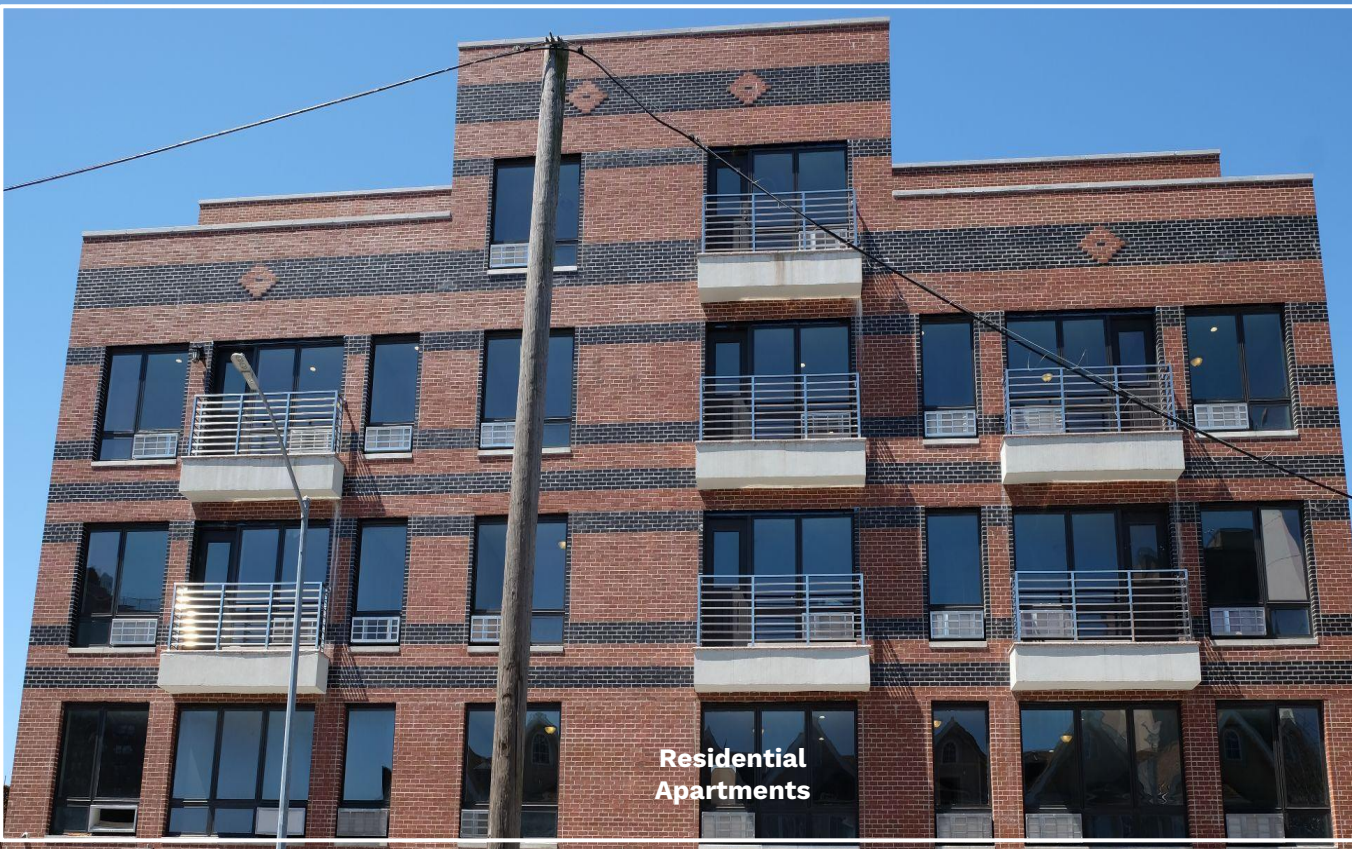
Building - 3D View

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC

Thatford Ave

Rockaway Ave



brokered by
VORO
 REAL ESTATE

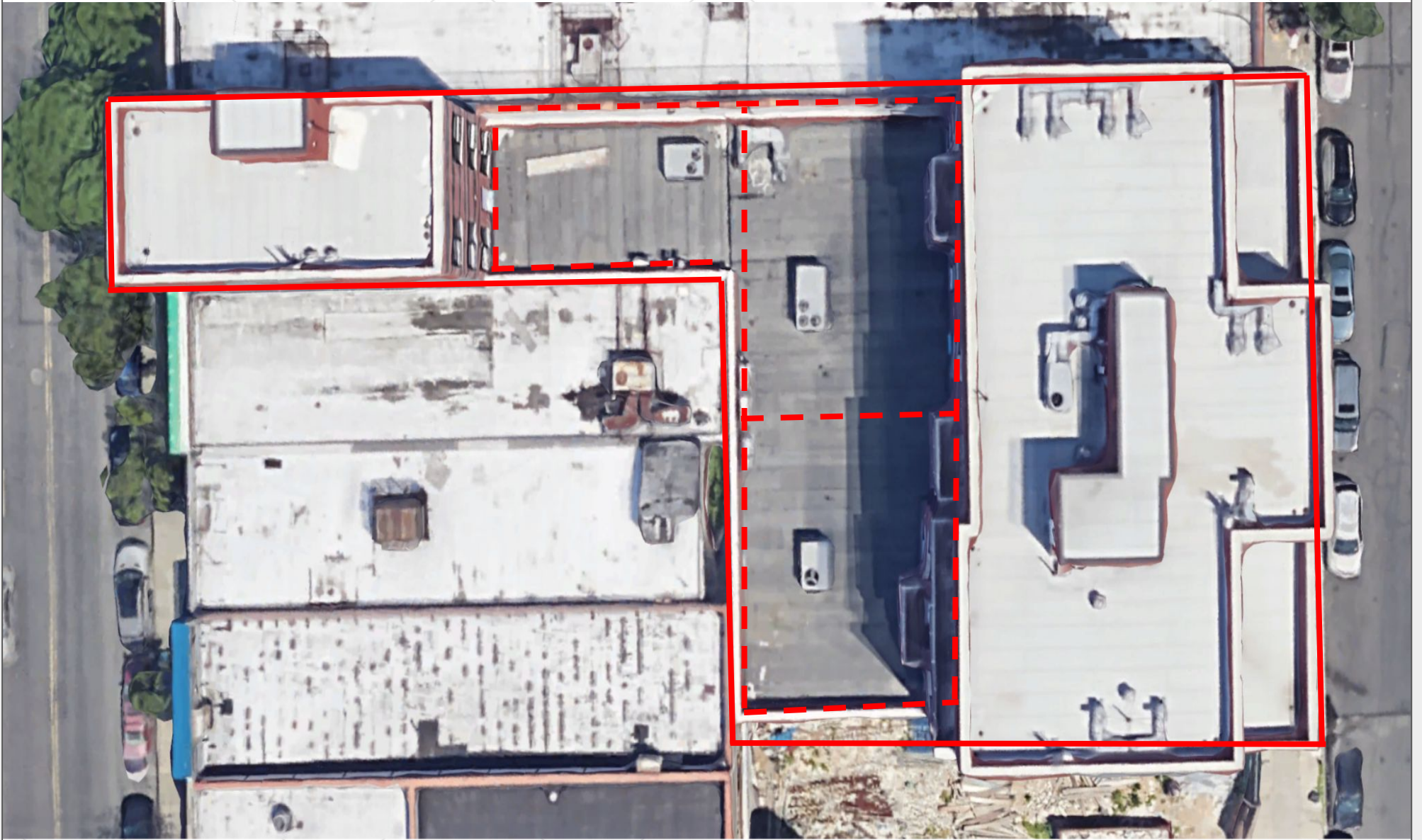
Building - Opens on two sides

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com
 Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC

ZINBLE PARTNERS Inc brokered by VORO LLC LIC#10991208003, SITE OR MARKETING MATERIAL AND ITS CONTENT, INCLUDING ANY PROPERTY, LISTING, SERVICE, CONSULTATION AND RELATED DATA, ARE PROVIDED "AS IS" AND "AS AVAILABLE" WITH ALL FAULTS, ERRORS, DEFECTS, INACCURACIES AND OMISSIONS

ROCKAWAY
AVE

THATFORD
AVE

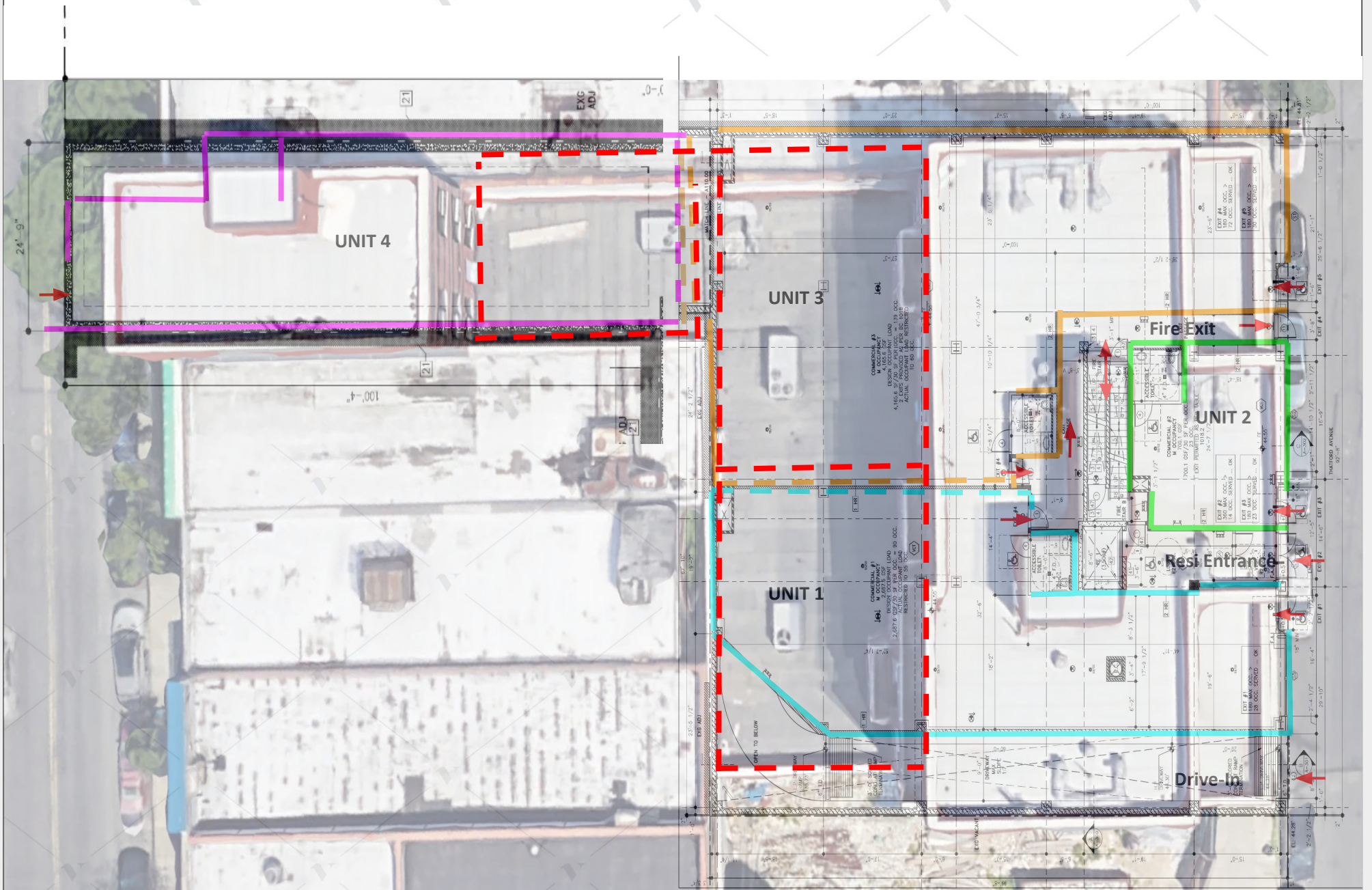


Building Top (dotted red line are ground to direct roof area)

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com
Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC

ROCKAWAY AVE

THATFORD AVE



brokered by
VORO
 REAL ESTATE

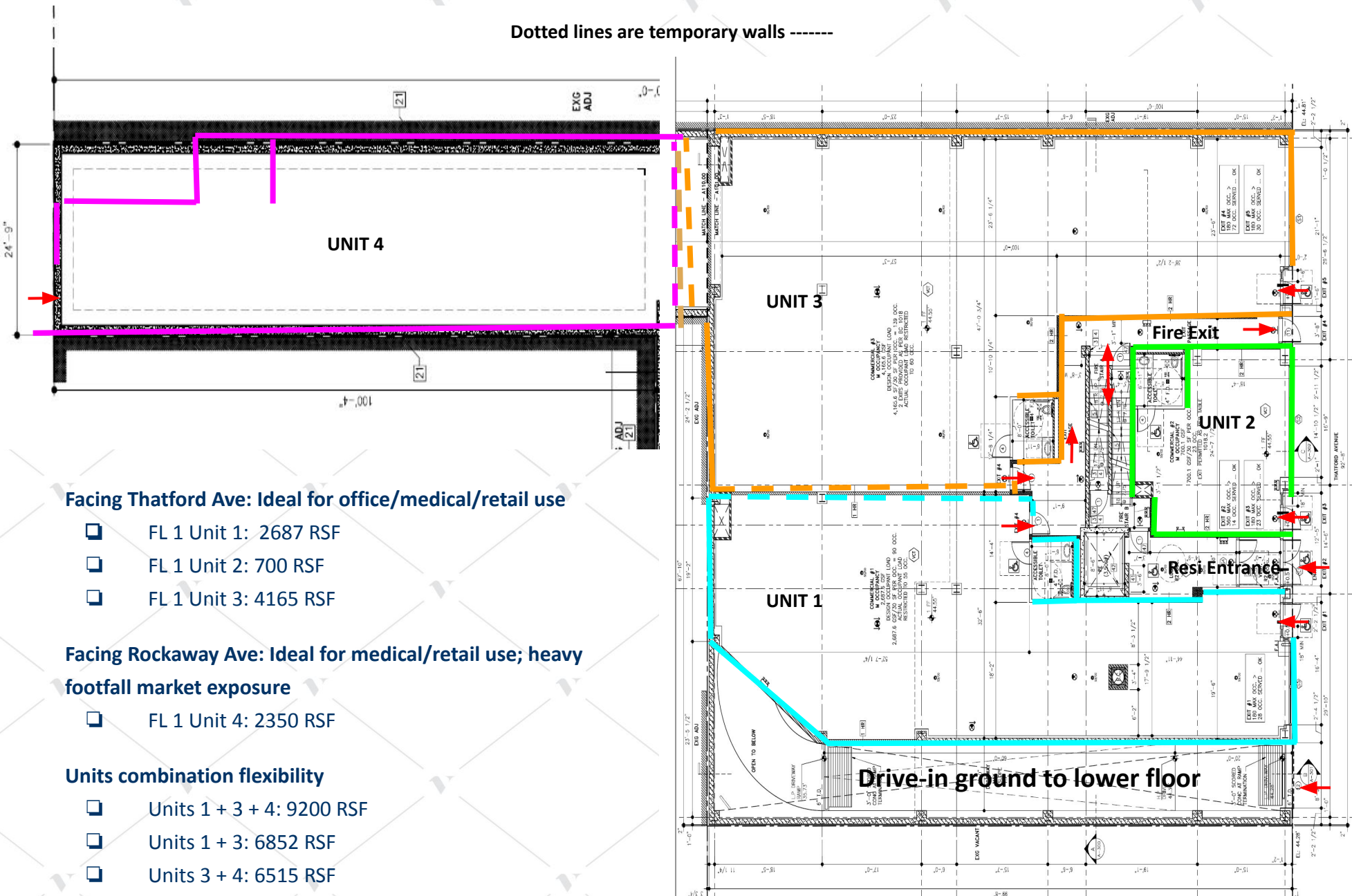
Building Top - with Ground Floor Plan Overlay

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com
 Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC

Dotted lines are temporary walls -----

ROCKAWAY AVE

THATFORD AVE



Facing Thatford Ave: Ideal for office/medical/retail use

- FL 1 Unit 1: 2687 RSF
- FL 1 Unit 2: 700 RSF
- FL 1 Unit 3: 4165 RSF

Facing Rockaway Ave: Ideal for medical/retail use; heavy footfall market exposure

- FL 1 Unit 4: 2350 RSF

Units combination flexibility

- Units 1 + 3 + 4: 9200 RSF
- Units 1 + 3: 6852 RSF
- Units 3 + 4: 6515 RSF
- Each Unit divided by a temporary removable wall

Drive-in ground to lower floor

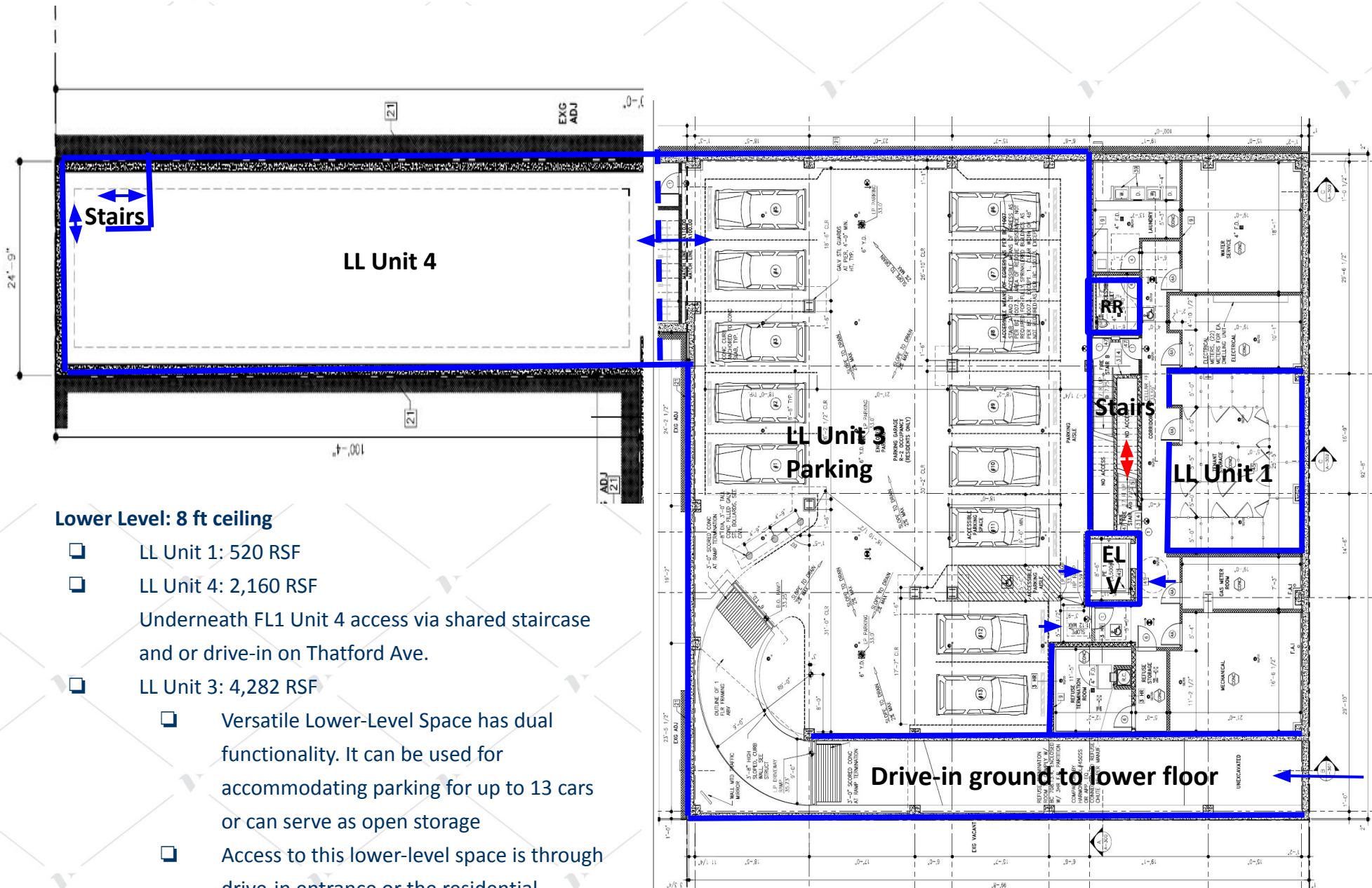
brokered by



Ground Floor Layout - Four Units Retail/Office

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



Lower Level: 8 ft ceiling

- ❑ LL Unit 1: 520 RSF
- ❑ LL Unit 4: 2,160 RSF
- Underneath FL1 Unit 4 access via shared staircase and or drive-in on Thatford Ave.
- ❑ LL Unit 3: 4,282 RSF
 - ❑ Versatile Lower-Level Space has dual functionality. It can be used for accommodating parking for up to 13 cars or can serve as open storage
 - ❑ Access to this lower-level space is through drive-in entrance or the residential elevators

Lower Floor Layout - Storage

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com
 Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC

Ground Level (1st floor):

110 Thatford Ave: Office / medical / retail use

- ❑ FL 1 Unit 1: 2687 RSF (27% PRS)
- ❑ FL 1 Unit 2: 700 RSF (7% PRS)
- ❑ FL 1 Unit 3: 4165 RSF (42% PRS)

451 Rockaway Ave: Medical/retail use; heavy footfall market exposure

- ❑ FL 1 Unit 4: 2350 RSF (24% PRS)

Units combination flexibility

- ❑ Units 1 + 3 + 4: 9200 RSF
- ❑ Units 1 + 3: 6852 RSF
- ❑ Units 3 + 4: 6515 RSF
- ❑ Each Unit divided by a temporary removable wall

Drive-in: Rolling door 10.5' H x 9.9' W

Windows: Approx. 8' H

- ❑ Unit 1: 14' W
- ❑ Unit 2: 16' W
- ❑ Unit 3: 20.6' W
- ❑ Unit 4: 18' W

Rent guidelines

- ❑ Advertised rent is the base rent
- ❑ Gross rent = Base rent + Additional rent
- ❑ Additional rent = Operating Expenses and Real Estate Taxes per pro rata share applies on ground floor units only
- ❑ Gross Square Feet from building plans used

Lower Level:

- ❑ LL Unit 1: 520 RSF
- ❑ LL Unit 4: 2,160 RSF
 - Underneath FL1 Unit 4 access via shared staircase and drive-in on Thatford Ave
- ❑ LL Unit 3: 4,282 RSF
 - Versatile Lower-Level Space has dual functionality. It can be used for accommodating parking for up to 13 cars or can serve as open storage
 - Access to this lower-level space is through drive-in entrance or the residential elevators

Amenities: Per Unit

- ❑ One prefinished restroom
- ❑ Separate gas and electric meters
- ❑ HVAC system for Cooling & Heating

Ceiling heights (ft): Max | Beam | Pipe | Drop

- ❑ Ground floor: 12.5 | 10.5 | 9.3 | 9
- ❑ Lower Level: 10.8 | 8
- ❑ Parking: 11.3 | 8.8 | 8.6 | 8

brokered by



Specifications

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



brokered by



Ground - Unit 1 on Thatford Ave

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



brokered by



Ground - Unit 1 on Thatford Ave

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



brokered by



Ground - Unit 1 on Thatford Ave

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



brokered by



Ground - Unit 3 on Thatford Ave

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



brokered by



Ground - Unit 3 on Thatford Ave

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



brokered by



Ground - Unit 1 & 3 (currently has temp wall b/w both units)

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



brokered by



Ground - Unit 4 Rockaway Ave

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



brokered by



Lower Level - Unit 4 Rockaway Ave

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



brokered by



Lower Level - Parking with Drive-in

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com

Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



brokered by
VORO
 REAL ESTATE

MAP - Long Island Rail Road (LIRR East New York Station)

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com
 Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC



Other Bus Routes

- Q7** East New York - JFK Airport Cargo Area
- Q8** Spring Creek - Jamaica
- Q10** Kew Gardens - JFK Int'l Airport
- Q11** Old Howard Bch/Hamilton Bch - Elmhurst
- Q18** Astoria - Maspeth
- Q21** Howard Beach - Elmhurst
- Q24** Bushwick - Jamaica
- Q35** Midwood - Rockaway Park
- Q39** Long Island City - Ridgewood
- Q41** Howard Beach - Jamaica
- Q52** SBS Arverne - Elmhurst
- Q53** SBS Rockaway Park - Woodside
- Q54** Williamsburg - Jamaica
- Q55** Ridgewood - Richmond Hill
- Q56** Broadway Junction - Jamaica
- Q58** Ridgewood - Flushing
- Q58** Ridgewood - Flushing LTD
- Q59** Williamsburg - Rego Park
- Q60** Manhattan - South Jamaica
- Q67** Long Island City - Middle Village
- S53** Port Richmond - Bay Ridge
- S79** SBS Staten Island Mall - Bay Ridge
- S93** College of SI - Bay Ridge LTD

Brooklyn Bus Routes

- B1** Bay Ridge - Manhattan Beach
- B2** Kings Hwy Station - Kings Plaza
- B3** Bensonhurst - Bergen Beach
- B4** Bay Ridge - Sheepshead Bay
- B6** Bensonhurst - East New York
- B6** Bensonhurst - Canarsie LTD
- B7** Midwood - Bedford-Stuyvesant
- B8** Dyker Heights - East Flatbush
- B9** Bay Ridge - Kings Plaza
- B11** Sunset Park - Midwood
- B12** Lefferts Gardens - East New York
- B13** Spring Creek - Wyckoff Hospital
- B14** Crown Heights - Spring Creek
- B15** Bedford-Stuyvesant - JFK Int'l Airport
- B16** Bay Ridge - Lefferts Gardens
- B17** Canarsie - Crown Heights
- B20** Ridgewood - Spring Creek
- B24** Williamsburg - Greenpoint
- B25** Downtown Brooklyn - B'way Junction
- B26** Downtown Brooklyn - Ridgewood
- B31** Gerritsen Beach - Kings Hwy Station
- B32** Williamsburg - LIC
- B35** Brownsville - Sunset Park
- B35** Brownsville - Sunset Park LTD
- B36** Coney Island - Sheepshead Bay
- B37** Bay Ridge - Boerum Hill
- B38** Ridgewood - Downtown Brooklyn
- B38** Ridgewood - Downtown Brooklyn LTD
- B39** Lower East Side - Williamsburg
- B41** Kings Plaza - Downtown Brooklyn
- B41** Kings Plaza - Downtown Brooklyn LTD
- B42** Canarsie Pier - Rockaway Parkway Station
- B43** Lefferts Gardens - Greenpoint
- B44** Sheepshead Bay - Williamsburg
- B44** SBS Sheepshead Bay - Williamsburg
- B45** Downtown Brooklyn - Crown Heights
- B46** Kings Plaza - Williamsburg
- B46** SBS Kings Plaza - Bedford-Stuyvesant
- B47** Kings Plaza - Bedford-Stuyvesant
- B48** Lefferts Gardens - Greenpoint
- B49** Manhattan Beach - Bedford-Stuyvesant
- B49** Manhattan Beach - Bedford-Stuyvesant LTD
- B52** Downtown Brooklyn - Ridgewood
- B54** Downtown Brooklyn - Ridgewood
- B57** Red Hook - Maspeth
- B60** Williamsburg - Canarsie
- B61** Park Slope - Downtown Brooklyn
- B62** Downtown Brooklyn - Long Island City
- B63** Bay Ridge - Cobble Hill
- B64** Bay Ridge - Coney Island
- B65** Downtown Brooklyn - Crown Heights
- B67** Kensington - Downtown Brooklyn
- B68** Coney Island - Windsor Terrace
- B69** Kensington - Downtown Brooklyn
- B70** Dyker Heights - Sunset Park
- B74** Sea Gate - Stillwell Av
- B82** Coney Island - Spring Creek Towers
- B82** SBS Bensonhurst - Spring Creek Towers
- B83** Spring Creek - Broadway Junction
- B84** Spring Creek - East New York
- B100** Mill Basin - Midwood
- B103** Canarsie - Downtown Brooklyn LTD

Express Bus Routes

- BM1** Mill Basin - Downtown/Midtown
- BM2** Canarsie/Spring Creek - Downtown/Midtown
- BM3** Sheepshead Bay - Downtown/Midtown
- BM4** Gerritsen Beach - Downtown/Midtown
- BM5** Spring Creek - Midtown
- X27** Bay Ridge - Downtown/Midtown
- X28** Sea Gate/Bensonhurst - Downtown/Midtown
- X37** Bay Ridge - Midtown
- X38** Sea Gate/Bensonhurst - Midtown

Legend

<ul style="list-style-type: none"> Subway Line Subway Station Name Hospital Point of Interest Commuter Rail Station Limited Service AirTrain JFK Airport Service 	<ul style="list-style-type: none"> Local Bus Service Full-time Service (Every day 7 a.m. - 10 p.m.; many routes operate longer hours) No Saturday and/or Sunday Service Direction of Service (two-way service has no arrows) Limited Service Stop Full-time Terminal Part-time Service Part-time Terminal 	<ul style="list-style-type: none"> Express Bus Service (Dark Green) Premium fare Express Bus Route Express Section (no stops) +selectbus service Select Bus Service Stop Airport
---	---	--

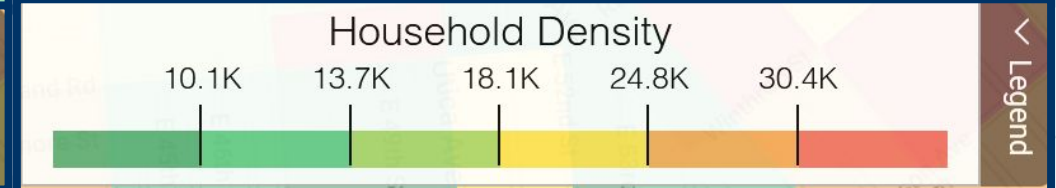
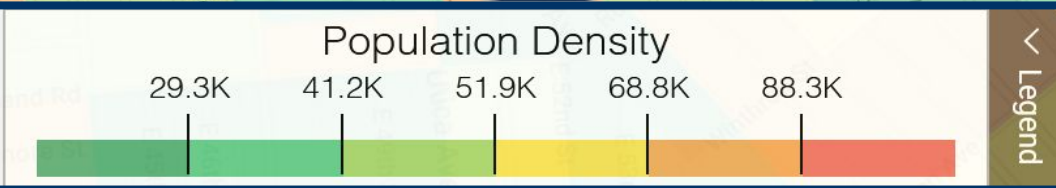
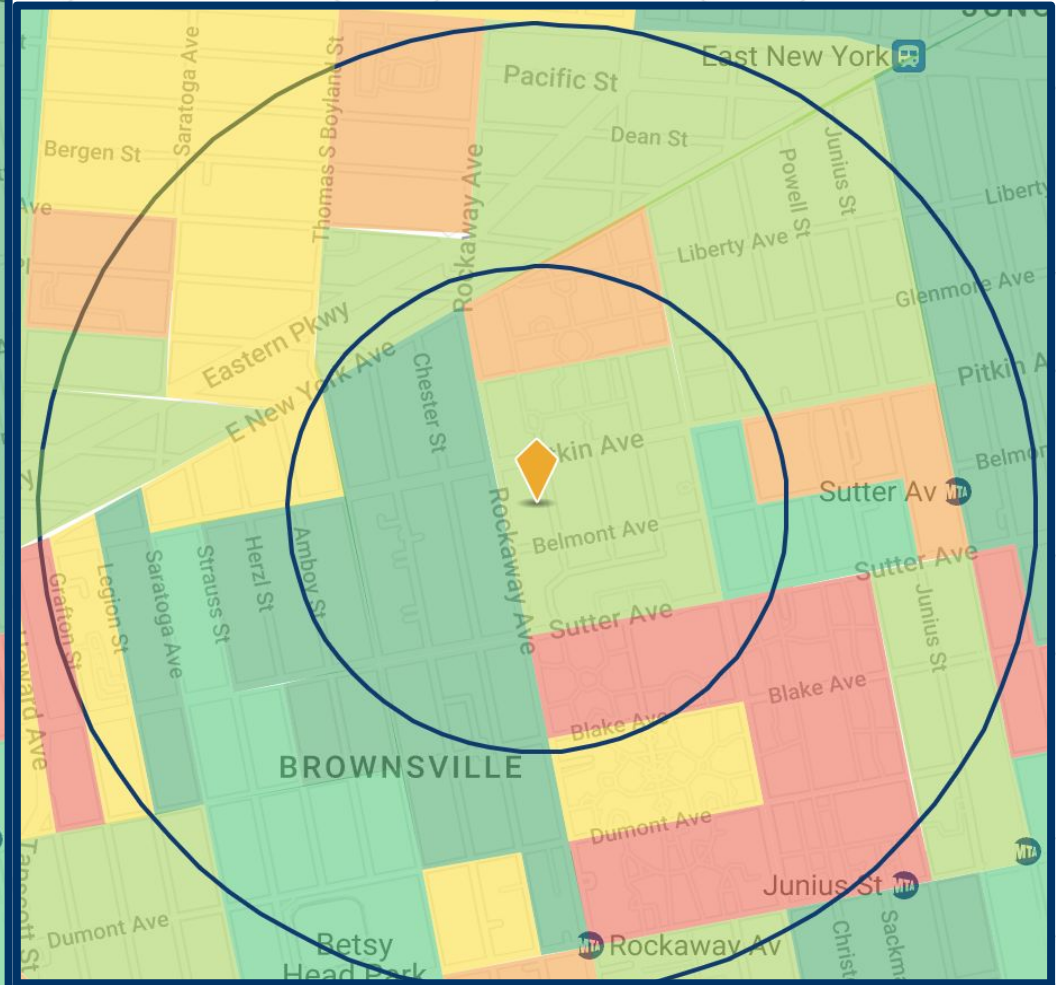
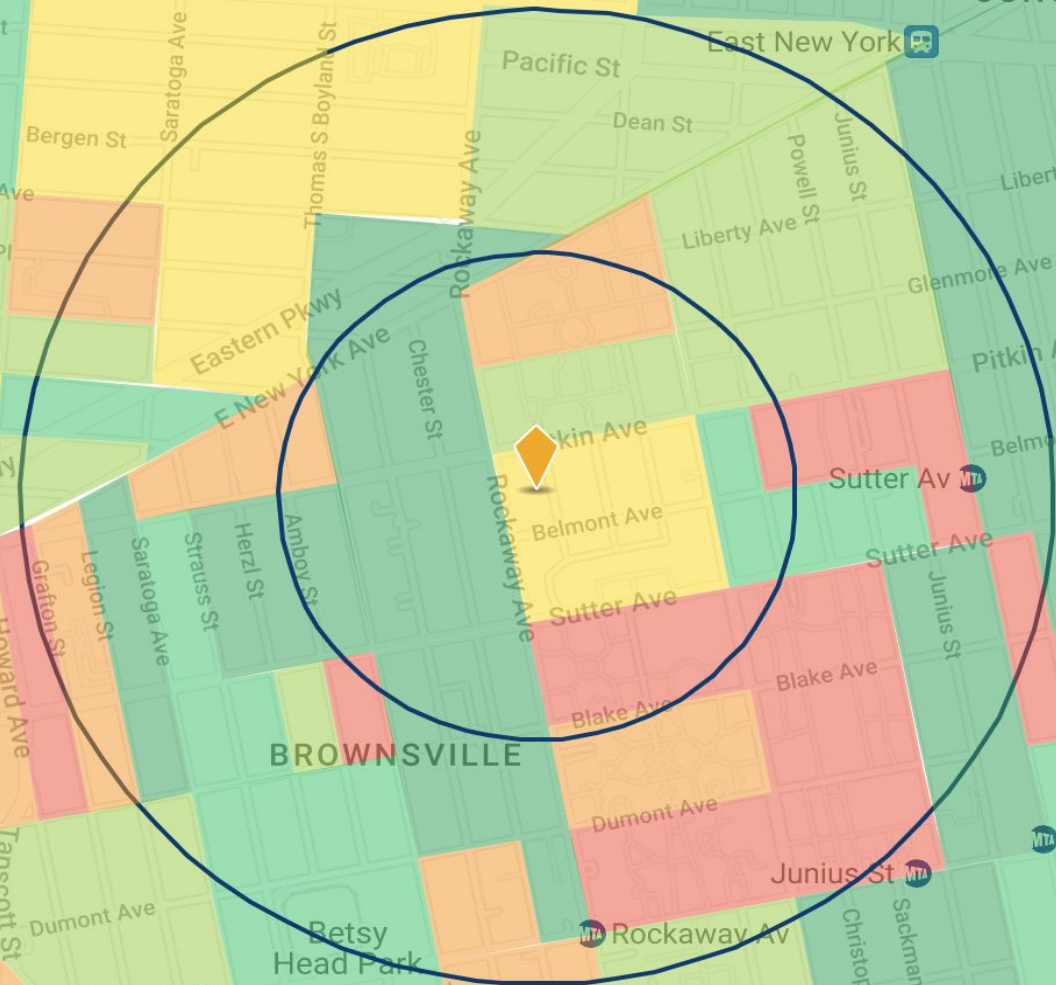
Close proximity to Long Island Rail Road, Subway, and BUS



MAP - MTA BUS (subway line circles)

Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com
 Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC

ZINBLE PARTNERS Inc brokered by VORO LLC LIC#10991208003, SITE OR MARKETING MATERIAL AND ITS CONTENT, INCLUDING ANY PROPERTY, LISTING, SERVICE, CONSULTATION AND RELATED DATA, ARE PROVIDED "AS IS" AND "AS AVAILABLE" WITH ALL FAULTS, ERRORS, DEFECTS, INACCURACIES AND OMISSIONS



Demographics (1/4 mile increments)



Exclusive Listing by Vikramjeet Singh Licensed Real Estate Salesperson 516-464-7878 vik.singh@zinble.com
 Broker VORO LLC 877-943-8676 voro.com 1129 Northern Blvd Suite 404 Manhasset, NY 11030 | Listing Broker VORO LLC