

582 4th Avenue

Brooklyn, NY

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Property Information

Premises:	Lower Level Dedicated Lobby Entrance – 526 SF Cellar level – 2,603 SF Total – 3,128 SF	Ground Level Space A (Corner) - 1,768 RSF* Space B (inline) – 2,130 RSF * *Spaces cannot be combined due to building lobby
Ceiling Heights:	Space A – 18 feet Space B – 18 feet Lower Level – 19 feet & 12 feet	
Possession:	June, 2023	
Comments	<ul style="list-style-type: none">• Brand new construction residential development• Lower Level has dedicated elevator/lobby with entrance on 4th Avenue• Elevator (extra large) from Ground to Cellar level is 6'10" x 5'• Ground and Cellar each have their own electric meter with 400 amps each• Spaces have HVAC	
Subway	Adjacent to the Prospect Av (R) subway with 1.8 MM annual ridership	
Asking Price:	Ground Level - \$75.00 per SF Lower Level - \$45.00 per SF (blended)	

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Cellar Plan

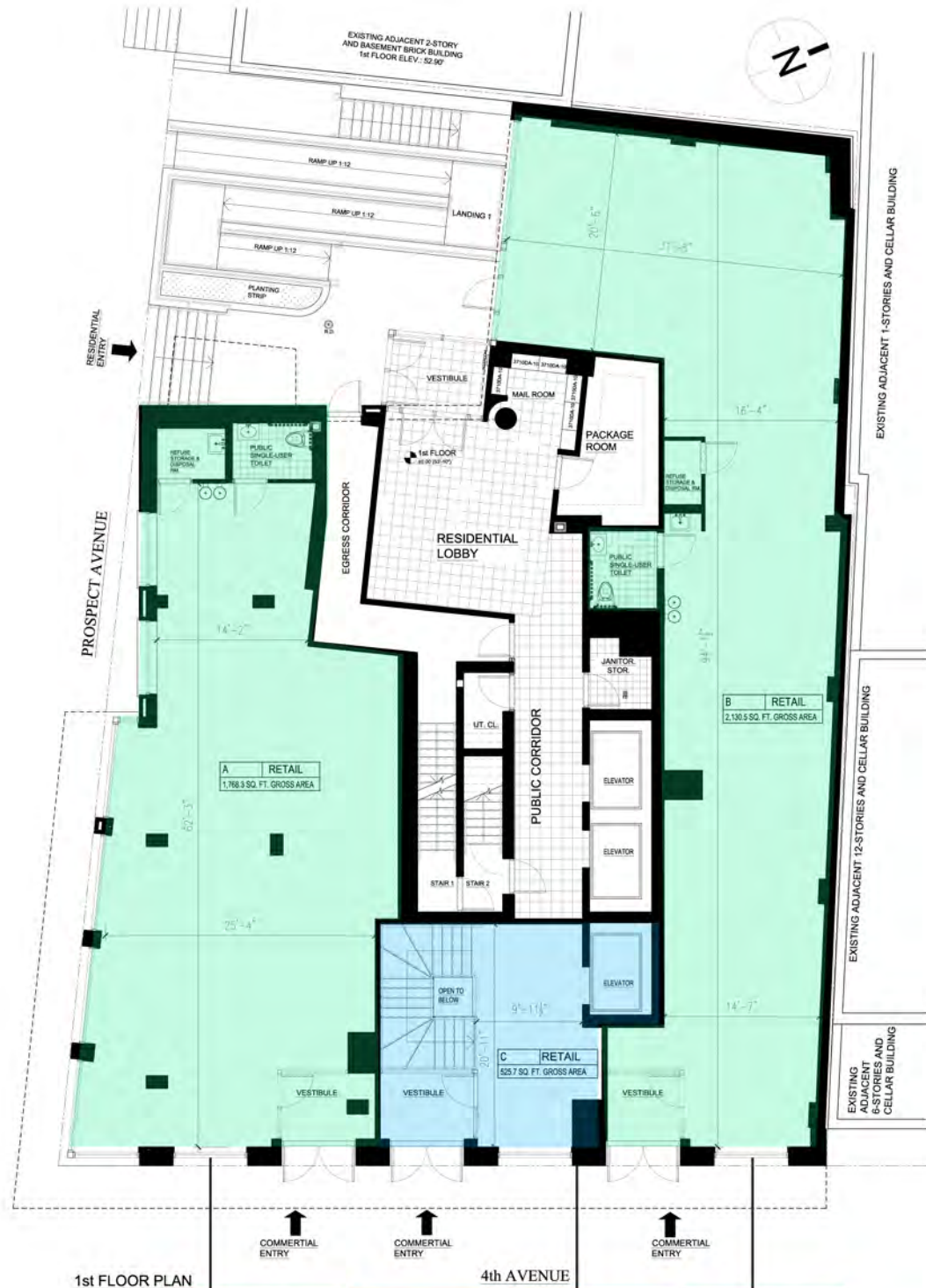


CELLAR FLOOR PLAN

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Ground Floor Plan



1st FLOOR PLAN

COMMERCIAL ENTRY

COMMERCIAL ENTRY

COMMERCIAL ENTRY

4th AVENUE

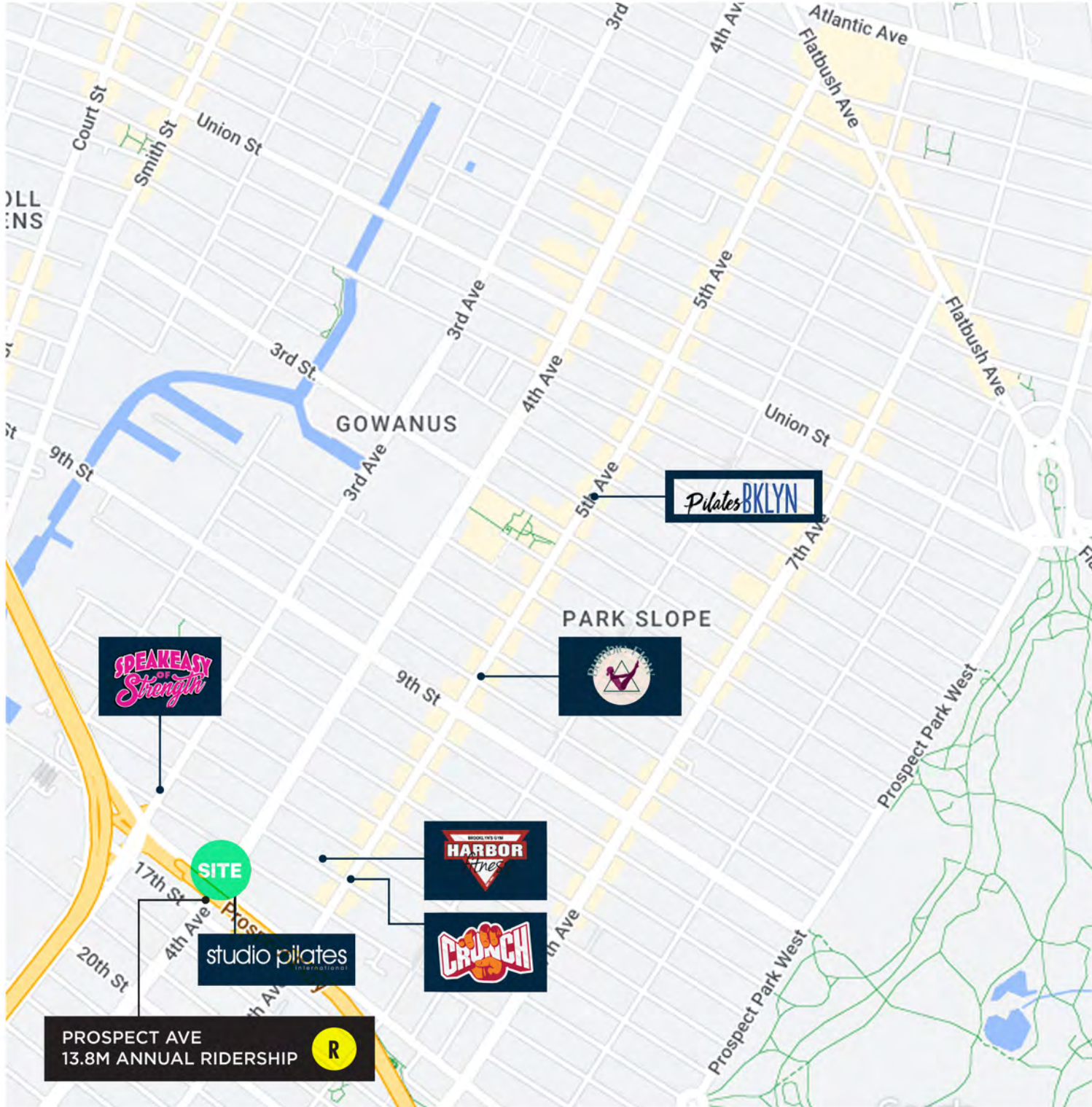
SPACE A

GROUND LEVEL ENTRANCE
CONNECTING TO
LOWER LEVEL

SPACE B

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