



**7,800 SF MOSTLY 1-STORY RETAIL / CREATIVE SPACE  
FOR LEASE / SALE IN PROSPECT HEIGHTS NEAR BARCLAYS CENTER**

**251 St Marks Avenue** is a mostly one-story warehouse & office building in the Brooklyn neighborhood of Prospect Heights, located close to Prospect Park, the Barclays Center, and Atlantic Terminal.

The property is ideal for creative space, retail, small manufacturing, storage, performance space, or photography studios.

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**LEASE PRICE:      \$28.00 PSF**

**SALE PRICE:        \$4,650,000.00**



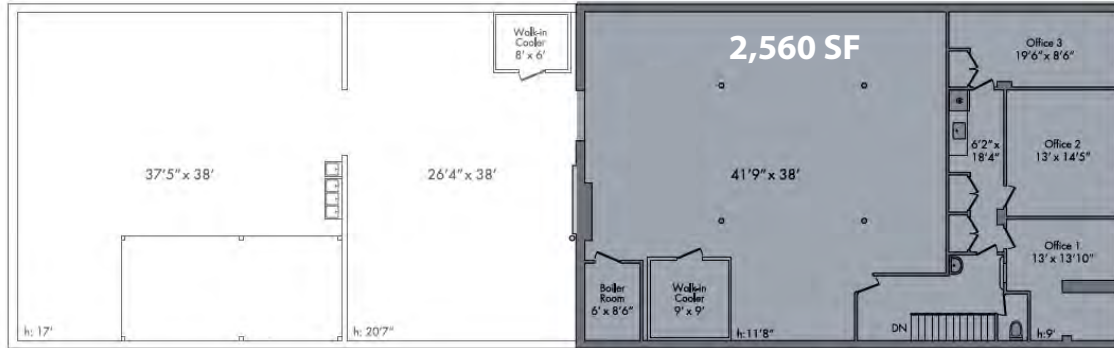
### PROPERTY OVERVIEW

Block:	1145
Lots:	66
Zoning:	R6B
Neighborhood:	Prospect Heights
Total Building Size:	7,800 Sq. Ft.
Ground Floor:	5,240 Sq. Ft. 2,350 Sq. Ft. w/ 14' Ceilings 2,890 Sq. Ft. w/ 20' Ceilings
Second Floor:	2,560 Sq. Ft. 1,000 Sq. Ft. Finished Office 1,560 Sq. Ft. Storage
Loading:	1 Drive-In Door
Electricity:	400 AMPS, 3-Phase
Drainage:	Floor Drains
Unused FAR:	2,672 Sq. Ft.
Facility FAR:	15,600 Sq. Ft.

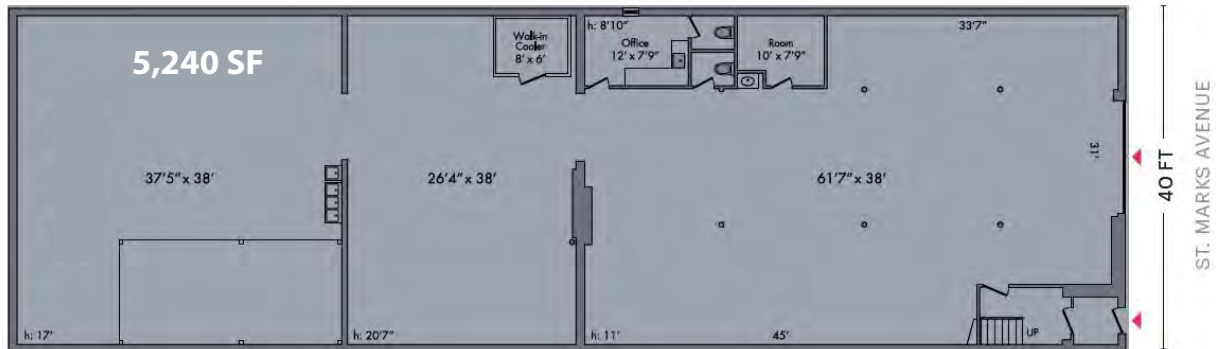
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

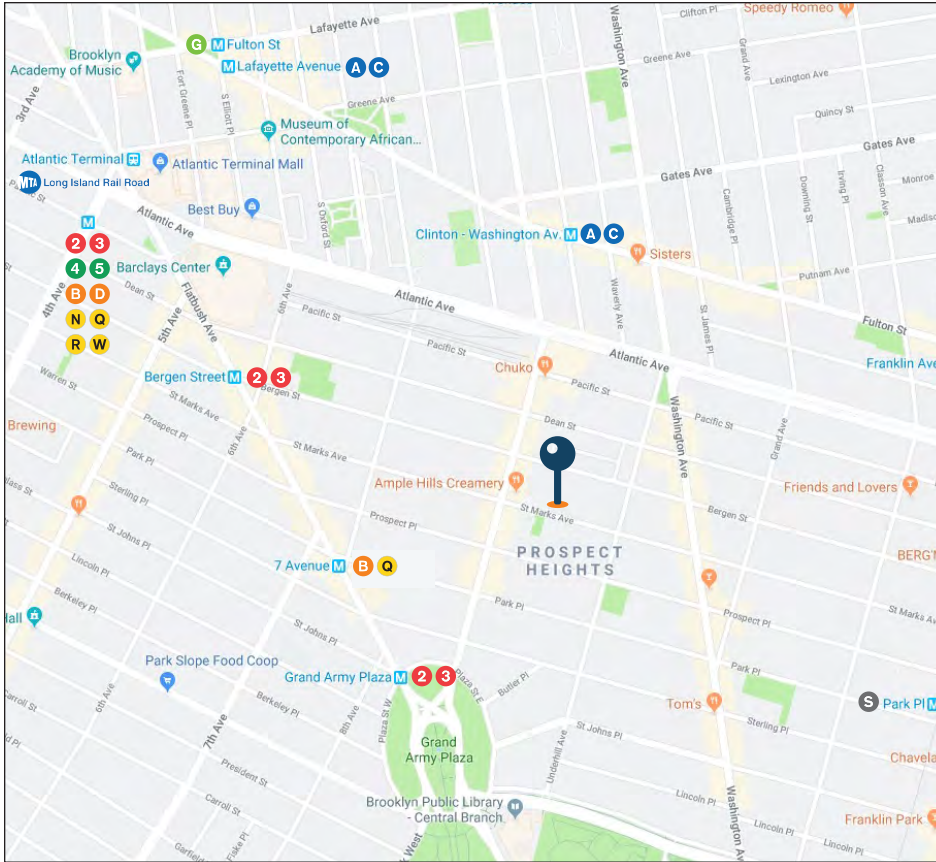


## SECOND FLOOR



## GROUND FLOOR






## TRANSPORTATION

**B** **Q** 7th Avenue

**2** **3** Bergen Street / Grand Army Plaza

 Atlantic Avenue  
 Eastern Parkway  
 Brooklyn-Queens Expressway  
 Prospect Expressway

For More Information About This Property Contact Exclusive Agents:



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