



635 4th Avenue

635 4th Ave.- First Fl. (commercial space)
Brooklyn, NY 11232



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Welcome to 635 4th Avenue

Commercial space
\$60 /SF/Yr

Located in the hottest and fast growing section of Brooklyn!

Busy corner in South Slope!

Short walk to R train !

Right off Prospect Expy!

This fabulous spot counts with:

-4,200 SQFT

-Floor to ceiling windows that give this space that extra exposure and amazing sunlight!

- Polished concrete floors!

- ADA compliant brand new bathrooms!

- Storage rooms!

-Open view plan!

-Turn key!

-Amazing foot traffic!

-Big Street access doors!

FASCINATING FACT:

Thanks to our professional & great design team, this beautiful space is ready built and laid out to fit, if necessary, smaller businesses, and subdivide it into smaller spaces and all its features!

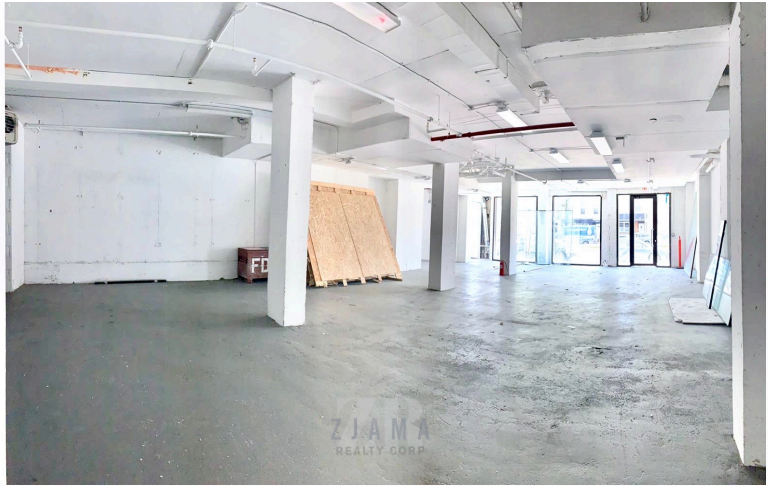
Rental Rate:	\$60 SF/Yr
Min. Divisible:	700 SQFT
Property Type:	Multifamily Apartments
Property Sub-type:	Commercial
Apartment Style:	Modern
Year Built:	2014



1st Floor

1F

Space Available	4,200 SF
Rental Rate	\$60 /SF/Yr
Date Available	30 Days
Service Type	Negotiable
Built Out As	N/A
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable



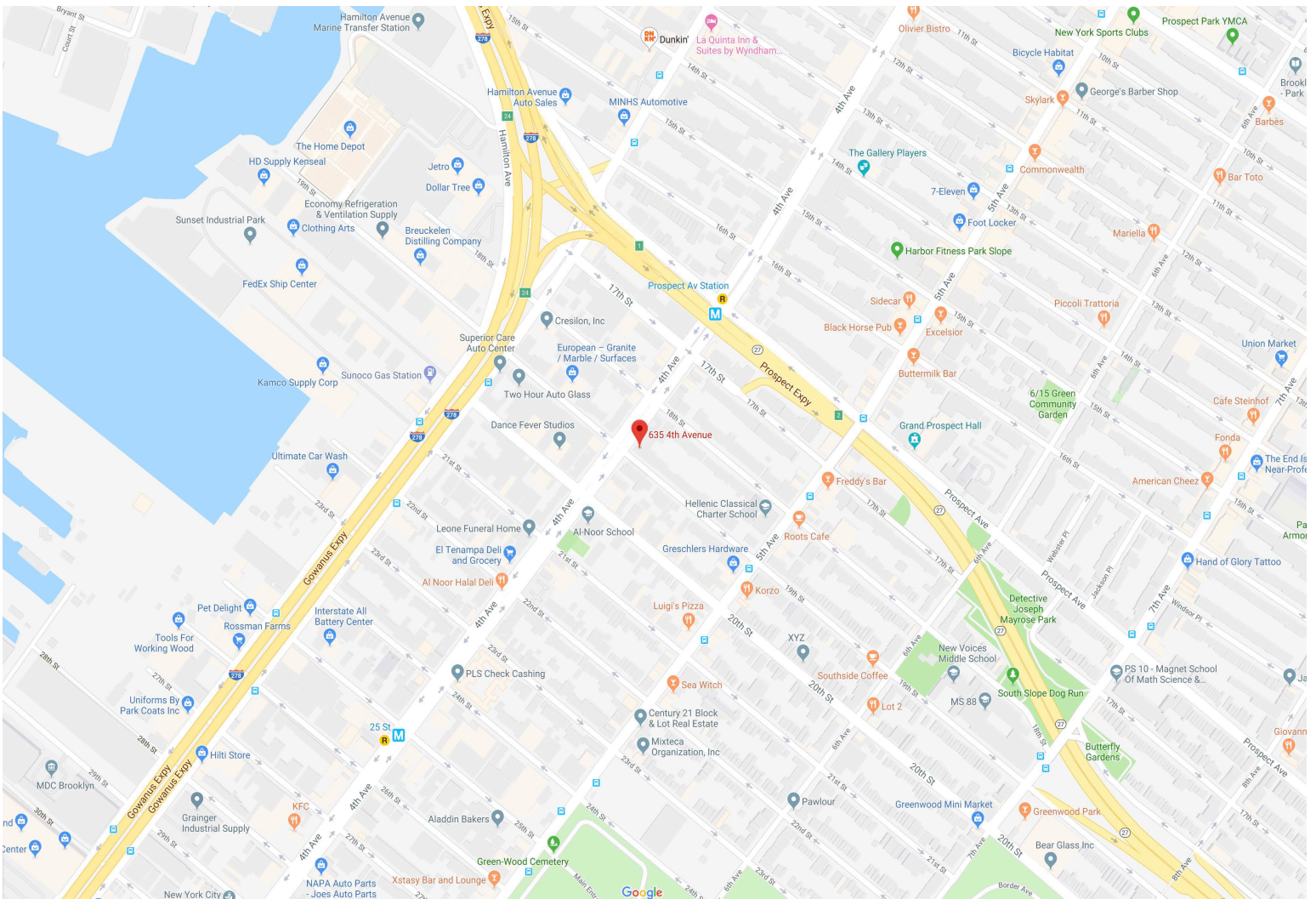
Lower Level

LL

Space Available	3,200
Rental Rate	\$35 /SF/Yr
Date Available	LEASED!
Service Type	Triple Net
Built Out As	
Space Type	
Space Use	Doggy Daycare
Lease Term	N/A



Street map (neighboring stores, highways and trains!)



Property Photos



Fabulous sunlight throughout the whole floor



Store Front window- fluent foot traffic

Property Photos



Big & spacious open view plan



*Big & spacious
Passage to other space*

Property Photos



Property Photos



Storage space in the back of the store



ADA compliant brand new beautiful bathroom

