

SAINT MARKS PLACE

BOERUM HILL

58 Saint Marks Place
Brooklyn NY

**RETAIL SPACE
FOR LEASE**



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GROUND FLOOR

7,800 SF

LOWER LEVEL

4,000 SF

FRONTAGE

217 FT

OCCUPANCY

SEP 2021



SPACE HIGHLIGHTS

LOCATION

Located on the corner of
4th Avenue and Warren Street

DIMENSIONS

180 FT x 50 FT

CEILING HEIGHT

14 FT

ZONING

R8A

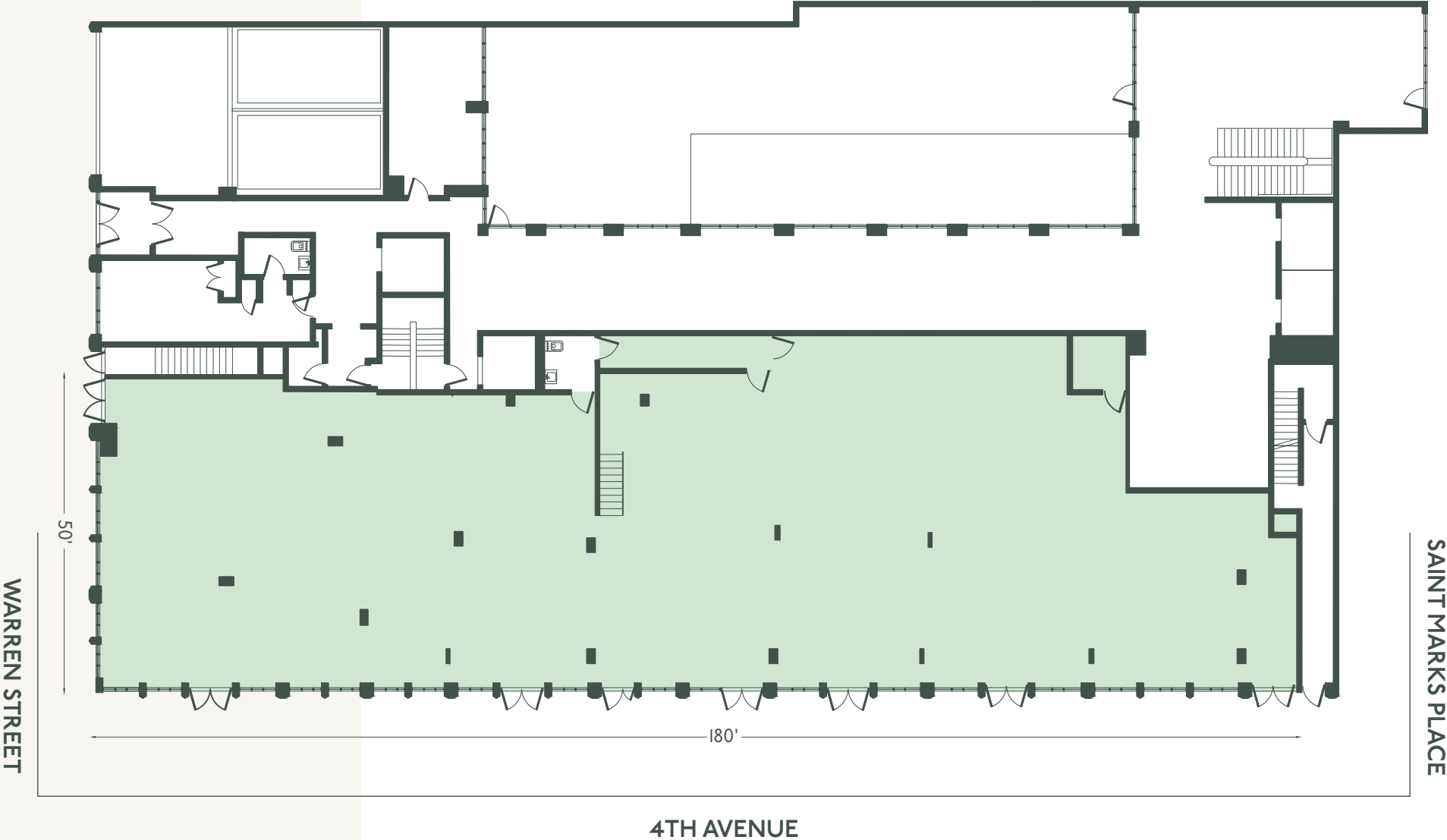
HIGHLIGHTS

- Tremendous retail opportunity located at the base of a brand new 100-unit luxury condo building.
- Retail features 180' ft. of floor to ceiling glass frontage on 4th Ave, uniquely set-back underneath a beautifully landscaped marquee, offering sidewalk seating and activation opportunities for a variety of users.
- Situated in the heart of Brooklyn within 5 minutes walking distance to the Barclays Center, Atlantic Terminal, and Prospect Park.
- Designed by the renowned INC Architecture and Design group, offering a quintessential modern facade and overall striking appearance.
- 13 Subway lines accounting for 26,737,339 annual transfers.
- Plans to add over 2M SF of office space and over 7,800 residential units in the next couple of years, creating multiple tailwinds for retail tenants.
- Zoned within the boundaries of the new 4th Avenue Corridor Improvement Plan, with a goal to enhance and continue to revitalize this major borough thoroughfare through public realm, street improvements, and requirements for permanently affordable housing.

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FLOORPLANS & DETAILS
GROUND FLOOR | OPEN PLAN



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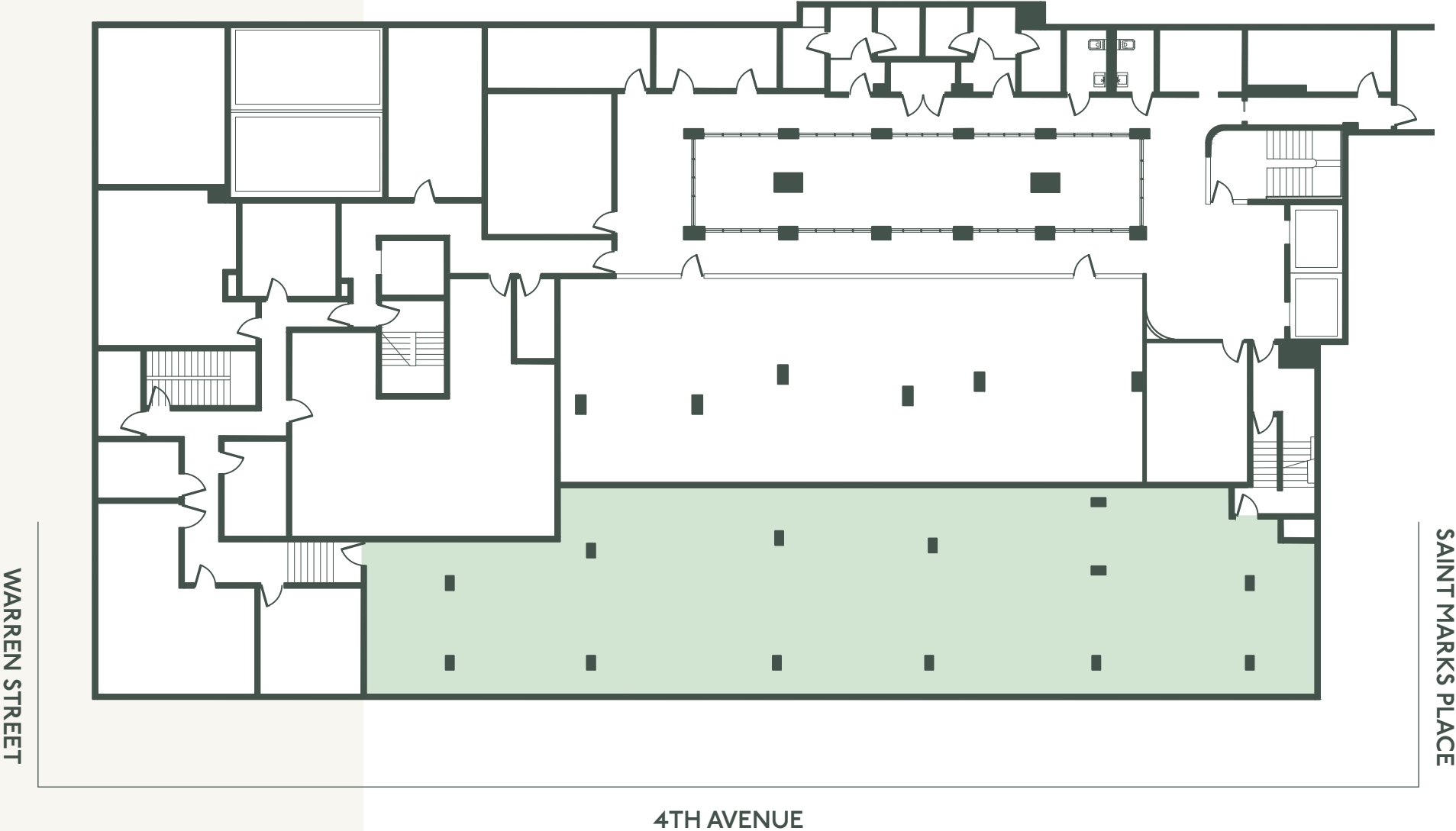
FLOORPLANS & DETAILS
GROUND FLOOR | DIVISIBLE



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FLOORPLANS & DETAILS
LOWER LEVEL

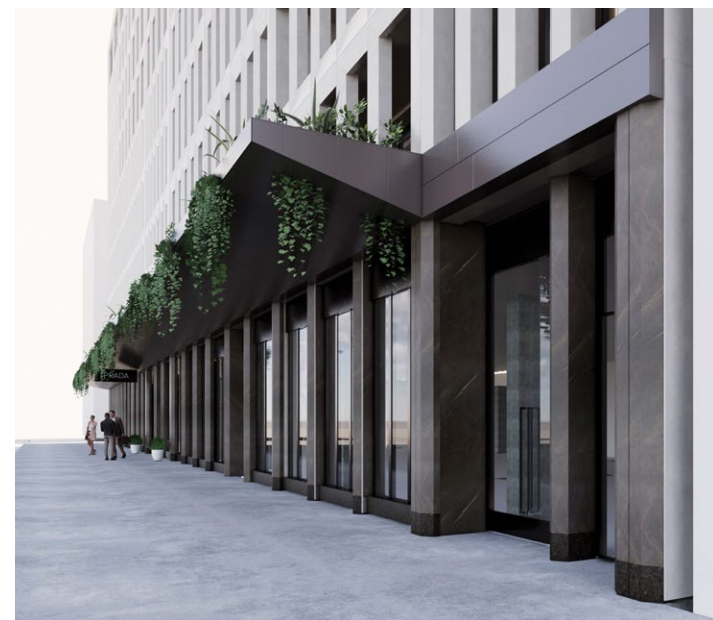


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3D VISUALIZATION

EXTERIOR RENDERINGS



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Fourth Avenue places the best of Brooklyn right at your feet. The beauty of this location is that you are in the middle of Brooklyn's best neighborhoods, Park Slope, Boerum Hill Gowanus, Fort Greene, Cobble Hill, and Downtown Brooklyn and steps from some of the most popular culture and green-space in all of NYC.

Within walking distance from Downtown Brooklyn, where visitors/residents can take in a play or show at the Brooklyn Academy of Music (BAM)—or go see the Brooklyn Nets at the Barclays Center. A little further along are family-friendly destinations like the Brooklyn Museum, the Brooklyn Botanical Garden, and the Prospect Park Zoo. Head in another direction and you are minutes from Gowanus, where you will find some of New York City's most frequented destinations including hip bars, boutiques, and art galleries. Downtown Brooklyn is already home to over 17M SF of office space, making the area the third largest office market in NYC. In the next few years alone, there are plans to add over 2M SF of office space and over 7,800 residential units within a few blocks' radius.

NEIGHBORHOOD & DEMOGRAPHICS WITHIN 1-MILE RADIUS



167,814

RESIDENTS

37.60

AVERAGE
POPULATION AGE

20.73%

POPULATION
GROWTH SINCE 2010

\$151,885

AVERAGE HHI

8,182

TOTAL BUSINESSES

\$2.3 bn

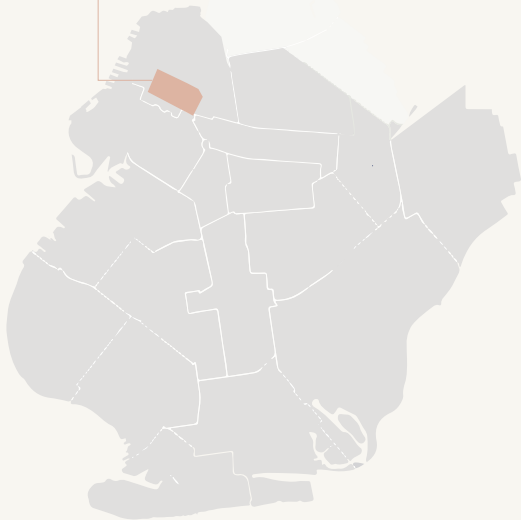
ANNUAL SPENDING

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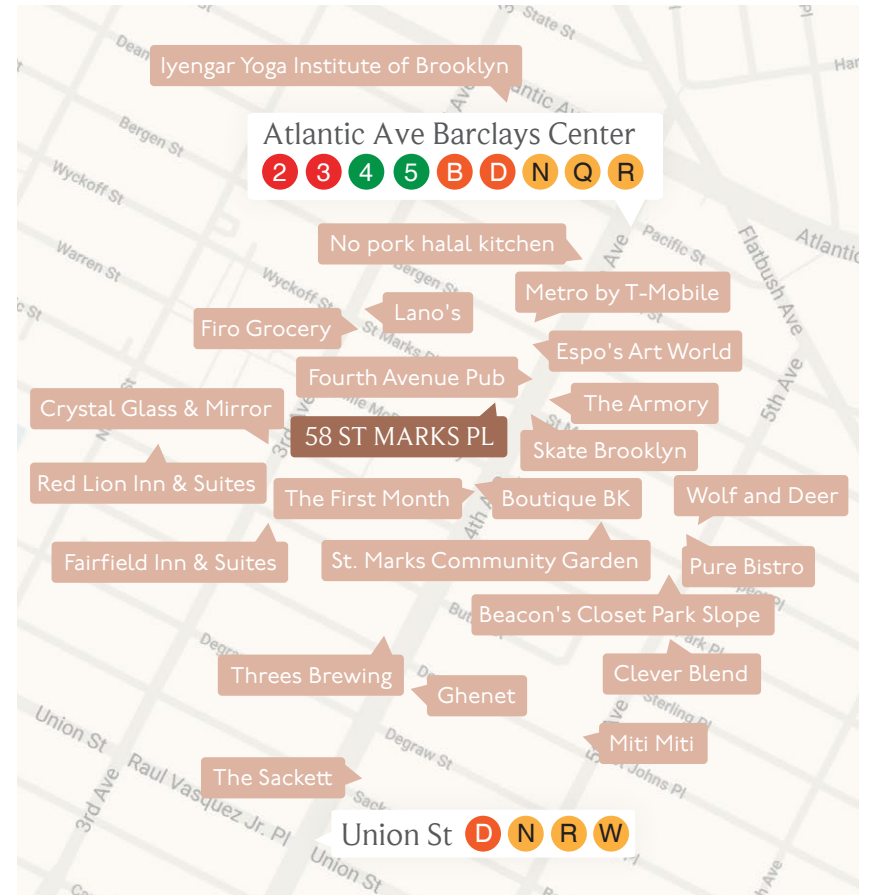
TENANTS

Skate Brooklyn
The Armory
Fourth Avenue Pub
St. Marks Community Garden
Wolf and Deer
Pure Bistro
Beacon's Closet Park Slope
The First Month
Boutique BK
Firo Grocery
Lano's
Clever Blend
Espo's Art World
Metro by T-Mobile
Iyengar Yoga Institute of BK
No pork halal kitchen
Red Lion Inn & Suites BK
Crystal Glass & Mirror
Fairfield Inn & Suites by Marriott
Threes Brewing
Ghenet
Miti Miti
The Sackett

TENANTS & TRANSPORTATION

TRANSPORTATION

- 4 Min Walk at Pacific Street (0.2 mi)
- 6 Min Walk at Atlantic Avenue (0.3 mi)
- 7 Min Walk at Bergen Street (0.3 mi)
- 8 Min Walk at Union Street (0.4mi)
- 11 Min Walk at Fulton Street (0.5 mi)





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