



FOR LEASE | RETAIL SPACE | BOERUM HILL, NY 11201

PROPERTY DESCRIPTION

Location: Smith Street & Hoyt Street
Zoning: C2-4/R6A
Frontage: 15'
Ground Floor: 400 SF *
RE Taxes: Pro Rata
*Approximate

PROPERTY FEATURES

- Bergen Street station is located steps away where over 11,548 commuters take the F and G trains
Located in a highly desirable retail pocket with great co-tenancies
Within a radius: 122,009 residents and \$139,434 average annual household income

TRANSPORTATION

The F & G trains are located steps away at Bergen Street station
B57 and B65 MTA buses service the immediate area



NEIGHBORING TENANTS

MAC WARBY PARKER LUCKY*BRAND EST. 1990



KONDITORI Swedish Espresso Bar

ASKING RENT: \$4,500 PER MONTH

For Further Information, Please Contact Exclusive Leasing Team:

Ryan Condren
718.687.4212
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George Danut
718.687.4220
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Keat Chew
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CPEX REAL ESTATE | 81 WILLOUGHBY STREET, 8TH FL | BROOKLYN, NY 11201 | TEL: (718) 935-1800 | FAX: (718) 935-1822 | WWW.CPEXRE.COM

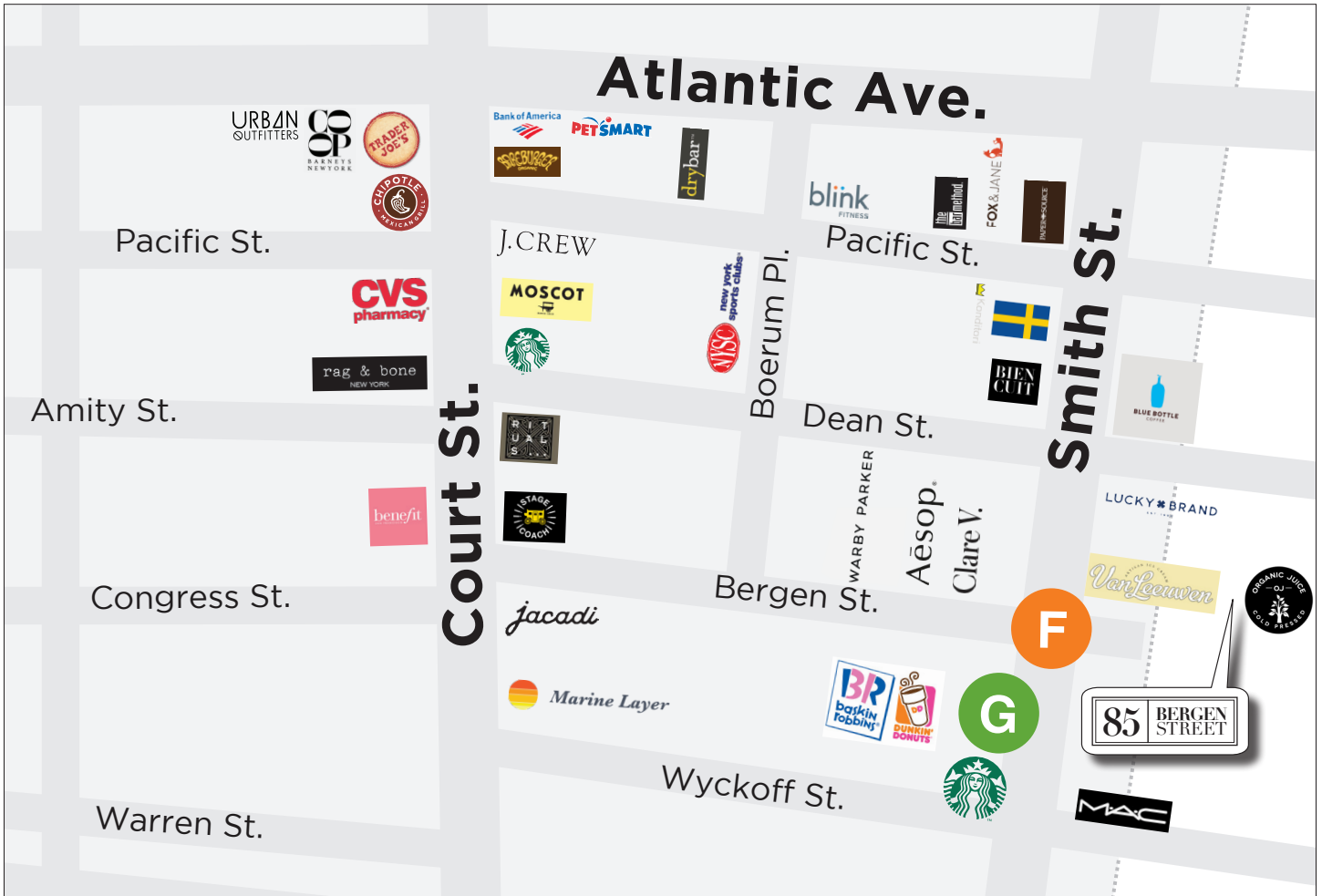
All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.



REAL ESTATE

85	BERGEN STREET
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