



4TH
AVE

SOUTHWEST CORNER OF PACIFIC STREET

**7,300 SF FULL BUILDING
RETAIL OPPORTUNITY**
STEPS FROM
BARCLAY'S CENTER &
ATLANTIC TERMINAL



3 | 4TH
2 | AVE

7,300 SF
STAND ALONE
CORNER
COMMERCIAL
BUILDING

AT THE INTERSECTION
OF BOERUM HILL,
PARK SLOPE AND
DOWNTOWN
BROOKLYN

SIZE

Ground Floor	2,400 SF
Mezzanine	1,000 SF
Second Floor	2,400 SF
Lower Level	2,400 SF
Lot Size	30' x 80'

FRONTAGE

80' on 4th Avenue
30' on Pacific Street

POSSESSION

Immediate

COMMENTS

- Corner stand alone commercial building located at the intersection of Boerum Hill, Park Slope and Downtown Brooklyn
- Half block from Barclays Center and Atlantic Terminal Mall
- Directly across from Atlantic Terminal, the busiest station in Brooklyn
- Tremendous exposure from vehicular and pedestrian traffic in the heart of numerous recently completed residential developments
- Elevator in building, servicing all floors



3 | 4TH
AVE
2

**7,300 SF
STAND
ALONE
CORNER
BUILDING
AVAILABLE**

**ATLANTIC AVE
-BARCLAYS CENTER
STATION**

24M
ANNUAL RIDERSHIP

**ATLANTIC
TERMINAL**

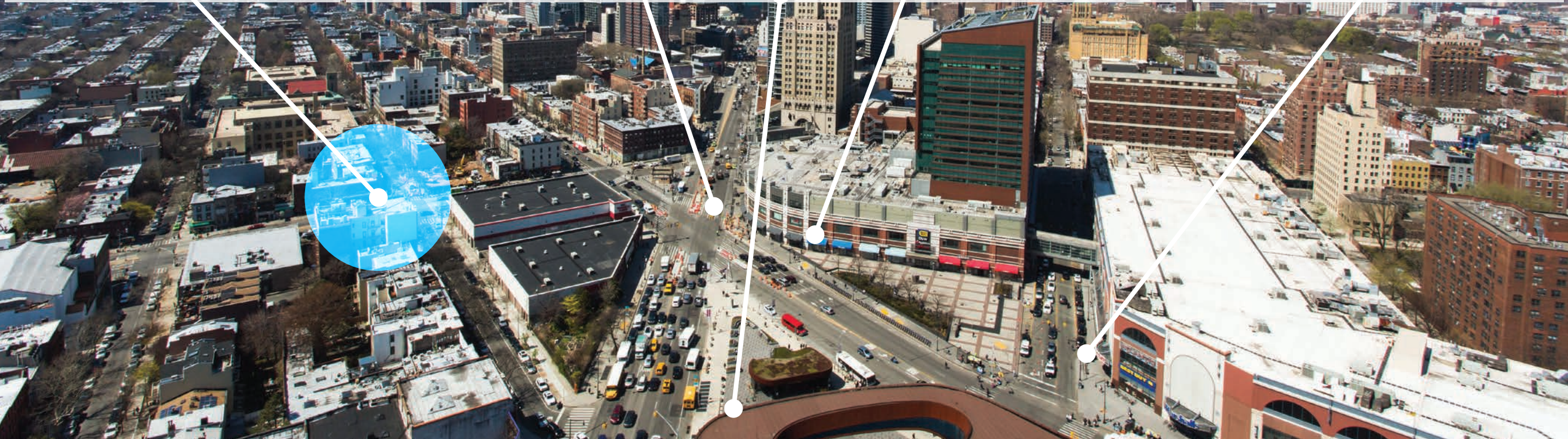
20M
ANNUAL SHOPPERS

**ATLANTIC
SHOPPING
CENTER**

394K SF

TENANTS
INCLUDE:
MARSHALL'S,
BEST BUY,
BURLINGTON
COAT FACTORY
&
STOP 'N SHOP

BARCLAYS CENTER
ONE OF THE
HIGHEST-GROSSING EVENT VENUES
IN THE COUNTRY



3 | 4TH
2 | AVE

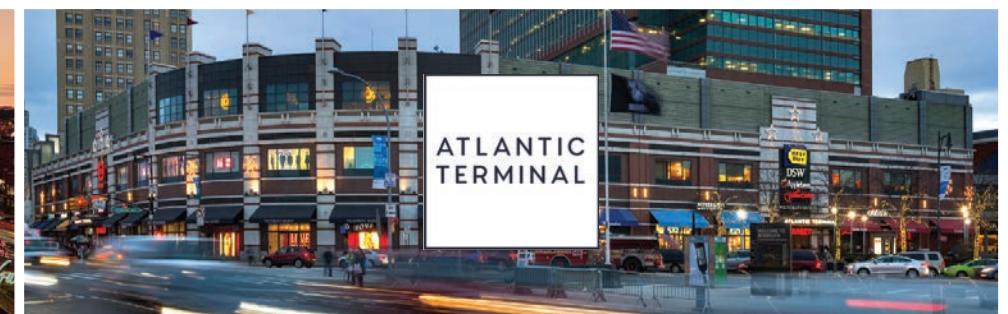
EXISTING INTERIOR



3 2 | 4TH AVE

NEIGHBORS INCLUDE

- TARGET
- CHICK-FIL-A
- SHAKE SHACK
- DUNKIN'
- PC RICHARD & SON
- T-MOBILE
- THE VITAMIN SHOPPE
- APPLE
- KITH
- UNIQLO
- SEPHORA



3
2

4TH AVE

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