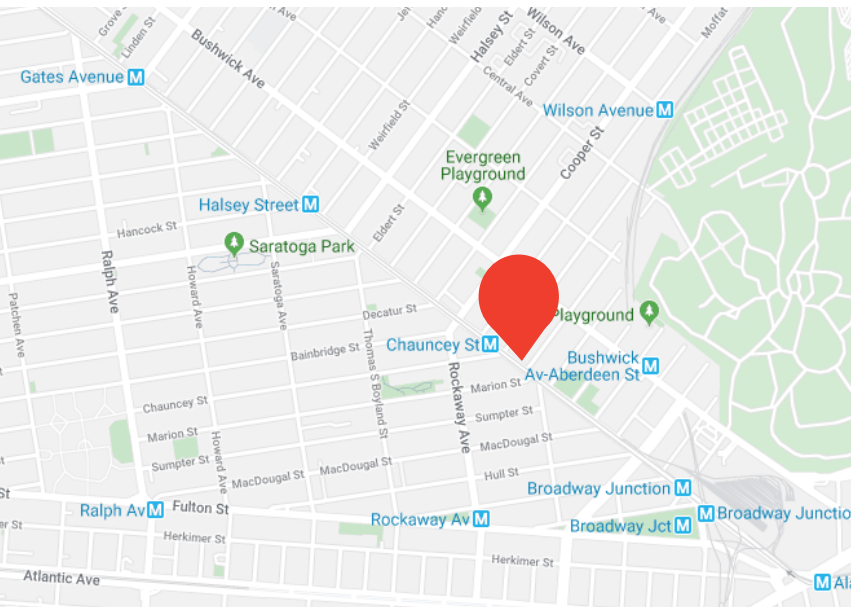


10,000 SF Available for Immediate Lease

1611 Broadway

BROOKLYN, NY



FEATURES

- 9,000 SF LOWER LEVEL AVAILABLE
- SIDE ENTRANCE ON ELDERT STREET
- 12' CEILINGS IN BASEMENT
- DIRECT INTERIOR LOADING DOCK WITH 18' CEILINGS THAT CAN ACCOMMODATE A TRUCK
- 1,000 SF GROUND FLOOR LOADING/ STAGING AREA
- FREIGHT ELEVATOR DIRECT TO BASEMENT SPACE
- PRIVATE PARKING
- RETAIL SIGNAGE EXPOSURE POTENTIAL
- FULLY SPRINKLERED
- GAS HEAT

ASKING RENT

\$11 PSF! SAVE FOR HOLIDAY SHOPPING

ACCESS

3 BLOCKS FROM HALSEY STREET

J TRAIN STATION

Any information set forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

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