

FOR LEASE

# 4030 18<sup>th</sup> Avenue

Northeast Corner of East 4th Street | Kensington, Brooklyn



Ownership will build to suit or deliver white box

AS EXCLUSIVE AGENTS WE ARE PLEASED TO OFFER THE FOLLOWING RETAIL OPPORTUNITY FOR DIRECT LEASE:

**APPROXIMATE SIZE** *spaces can be leased separately or combined*

## FIRST FLOOR

Space A: 1,600 SF

Space B: 2,800 SF

## SECOND FLOOR

Space C: 5,152 SF      TOTAL: 9,552 SF

## ASKING RENT

Upon Request

## FRONTAGE

96 Feet on 18<sup>th</sup> Avenue

60 Feet on East 4<sup>th</sup> Street

## TERM

Long Term

## POSSESSION

Q1 2020

## COMMENTS

Brand new modern office building with office and retail space

Core delivery: Stubbed Utilities; sprinkler, electric and gas

Tenant Improvement Allowance

Elevated with multiple means of egress.

Expansive frontage for branding on 18<sup>th</sup> Avenue & East 4<sup>th</sup> Street

Close proximity to multiple schools, cultural community facilities & neighborhood retail amenities

Highly dense residential area with multiple new residential and commercial developments in the immediate area

At the mouth of the Borough Park community

Easy access to Ocean Parkway on to Gowanus Expy; i278; BQE

## ARIC TRAKHTENBERG

Director

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## HARRIS BULOW

Senior Director

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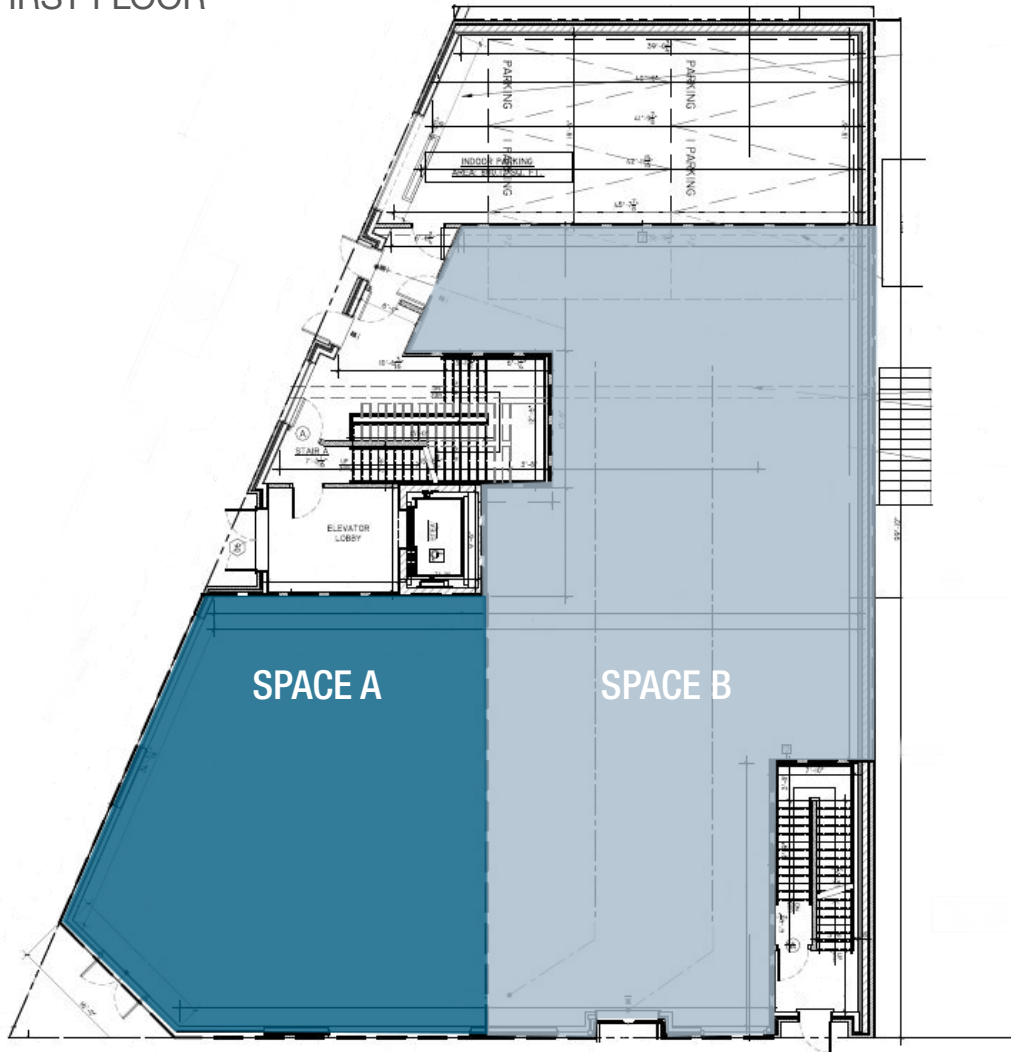
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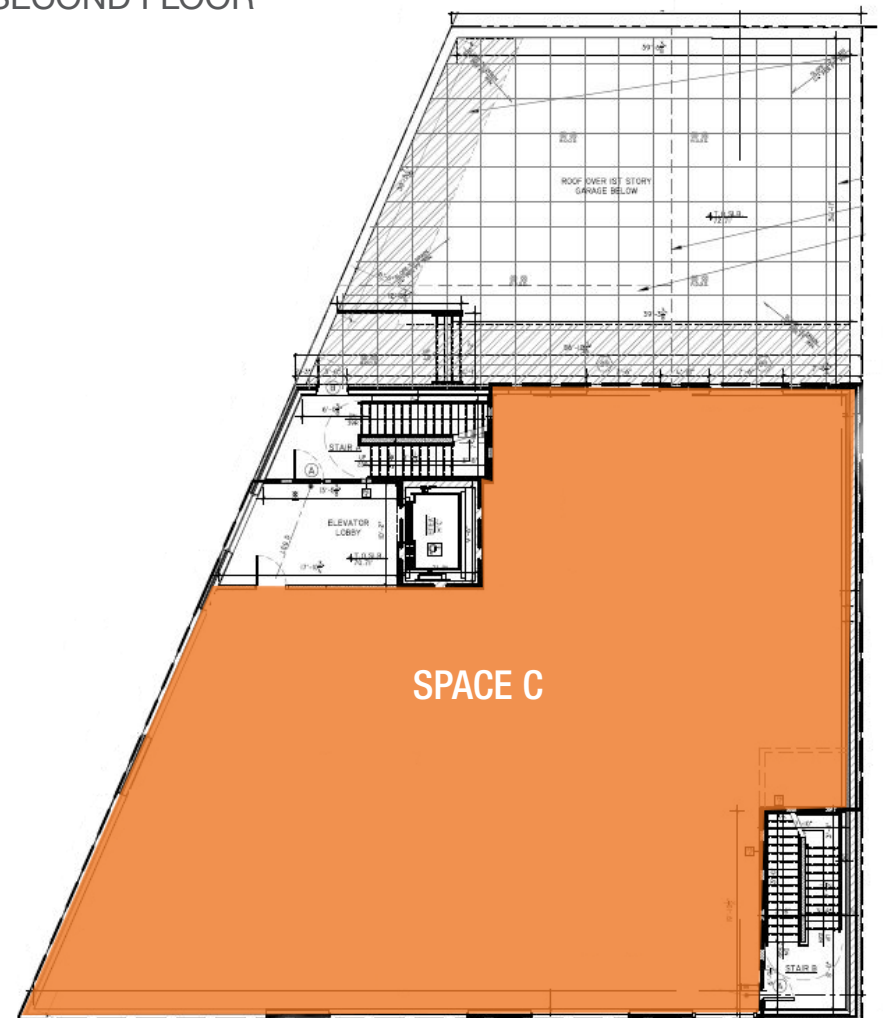
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## FIRST FLOOR



## SECOND FLOOR



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