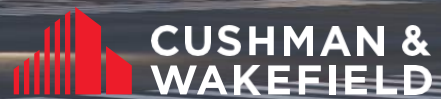


GOWANUS

**204
4th Ave**

PARK SLOPE

THE RETAIL OPPORTUNITIES AT 4th AVENUE & UNION STREET



EXCLUSIVE LEASING AGENT



204
4th Ave

RETAIL SPACE AVAILABLE

GROUND

458 SF – 5,627 SF

** Flexible layout with various division options available*

FRONTAGE

Up to 130 FT on 4th Ave & Sackett St

LEASE TYPE

Direct

POSSESSION

Immediate

CEILING HEIGHT

16 Feet

ASKING RENT

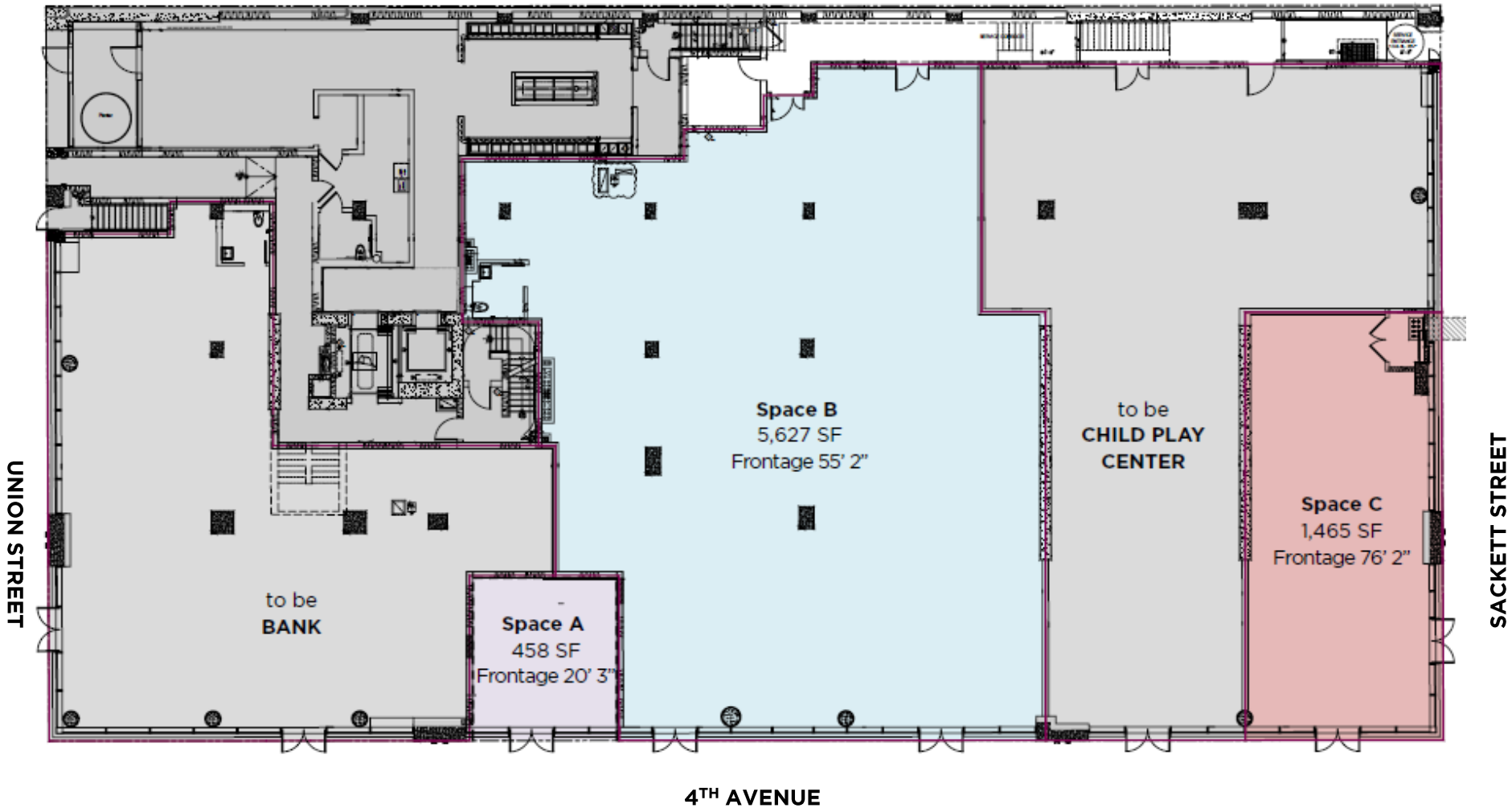
Upon Request

HIGHLIGHTS

- Excellent retail opportunities along bustling 4th Avenue at the intersection of Gowanus & Park Slope
- Thoughtfully designed, division-friendly retail spaces
- New all-glass storefronts being installed
- Located at the base of an incoming 200-unit luxury residential building with full amenity offerings
- Situated on top of the R subway station at Union Street, a two-way commercial thoroughfare connecting Park Slope to Gowanus & Carroll Gardens and beyond

GROUND FLOOR – SCENARIO ONE

GROUND A	458 SF
GROUND B	5,627 SF
GROUND C	1,465 SF

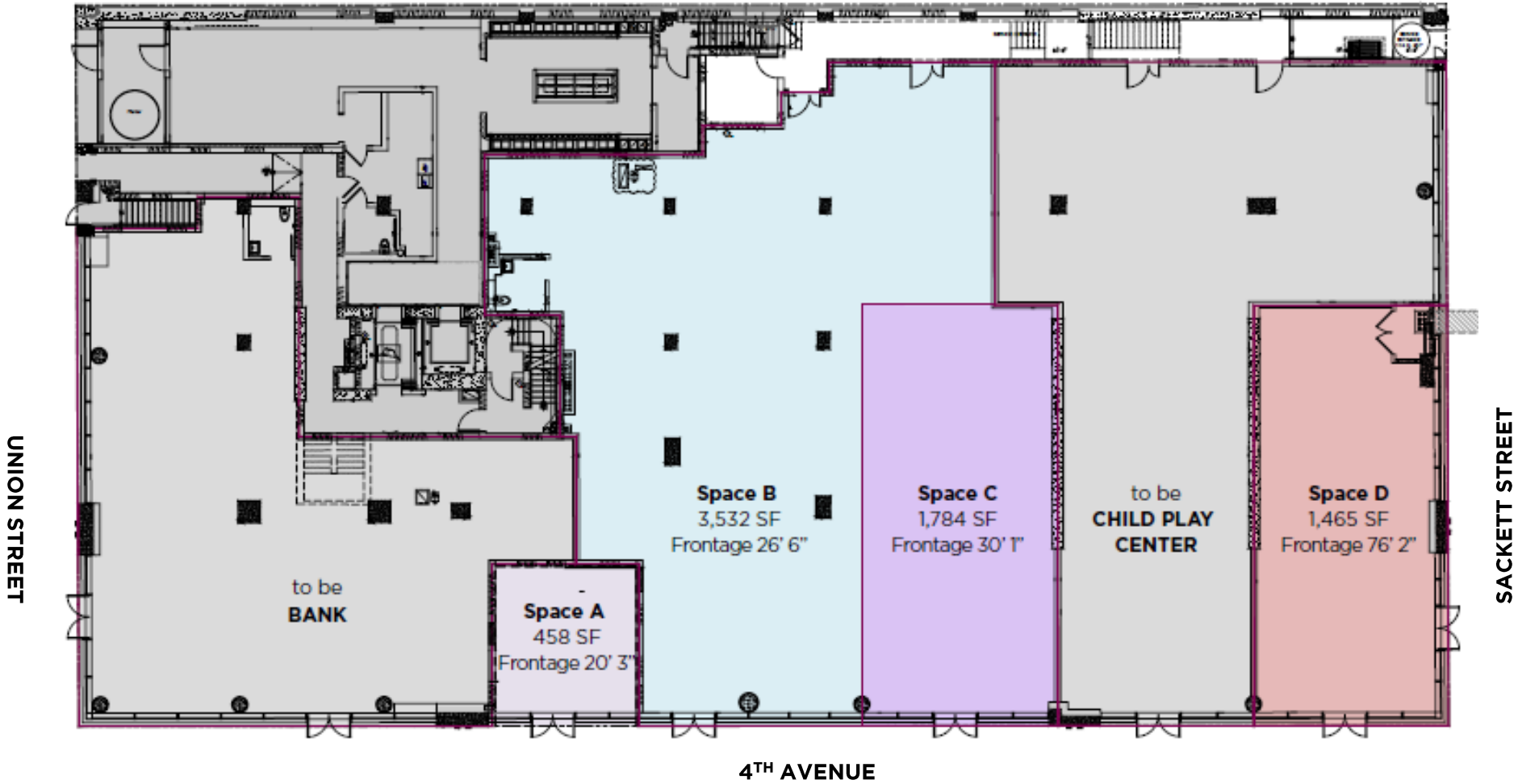


* Spaces can be further divided or arranged in other configurations

GROUND A	458 SF
GROUND B	3,532 SF
GROUND C	1,784 SF
GROUND D	1,465 SF



GROUND FLOOR – SCENARIO TWO



* Spaces can be further divided or arranged in other configurations

204 4th Ave

Gowanus by 2027



2.5 MSF of New Housing Space



6,000+ New Housing Units



35,000+ Gowanus Residents



Median Age: 38



Average Household Income: \$194K



100K SF New Commercial Space



★ Under Construction & Proposed Housing

204 4th Ave

204 4th Avenue, thoughtfully planned in partnership with Avery Hall Investments and Gindi Capital, is a premier incoming residential building at Union Street and Sackett Street at the intersection of the dense, solidified Brooklyn residential neighborhood of Park Slope, and at the forefront of Gowanus.

Due to the recent Gowanus rezoning, the neighborhood is set to welcome over 5,000 residential units over the next two years. Situated atop the R train at Union Street and with flexible layout divisions, new storefronts and high ceilings – 204 4th Avenue is nearing construction completion and ready to welcome personal services providers, neighborhood amenities, food & beverage, grocery, medical and more to the evolving 4th Avenue and Gowanus retail landscape.



204
4th Ave

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