

**GOWANUS**

**204  
4<sup>th</sup> Ave**

**PARK SLOPE**

THE RETAIL OPPORTUNITIES AT 4<sup>th</sup> AVENUE & UNION STREET



 **CUSHMAN &  
WAKEFIELD**  
EXCLUSIVE LEASING AGENT





204  
4<sup>th</sup> Ave

## RETAIL SPACE AVAILABLE

### GROUND

458 SF – 5,627 SF

*\* Flexible layout with various division options available*

### FRONTAGE

Up to 130 FT on 4<sup>th</sup> Ave & Sackett St

### LEASE TYPE

Direct

### POSSESSION

Immediate

### CEILING HEIGHT

16 Feet

### ASKING RENT

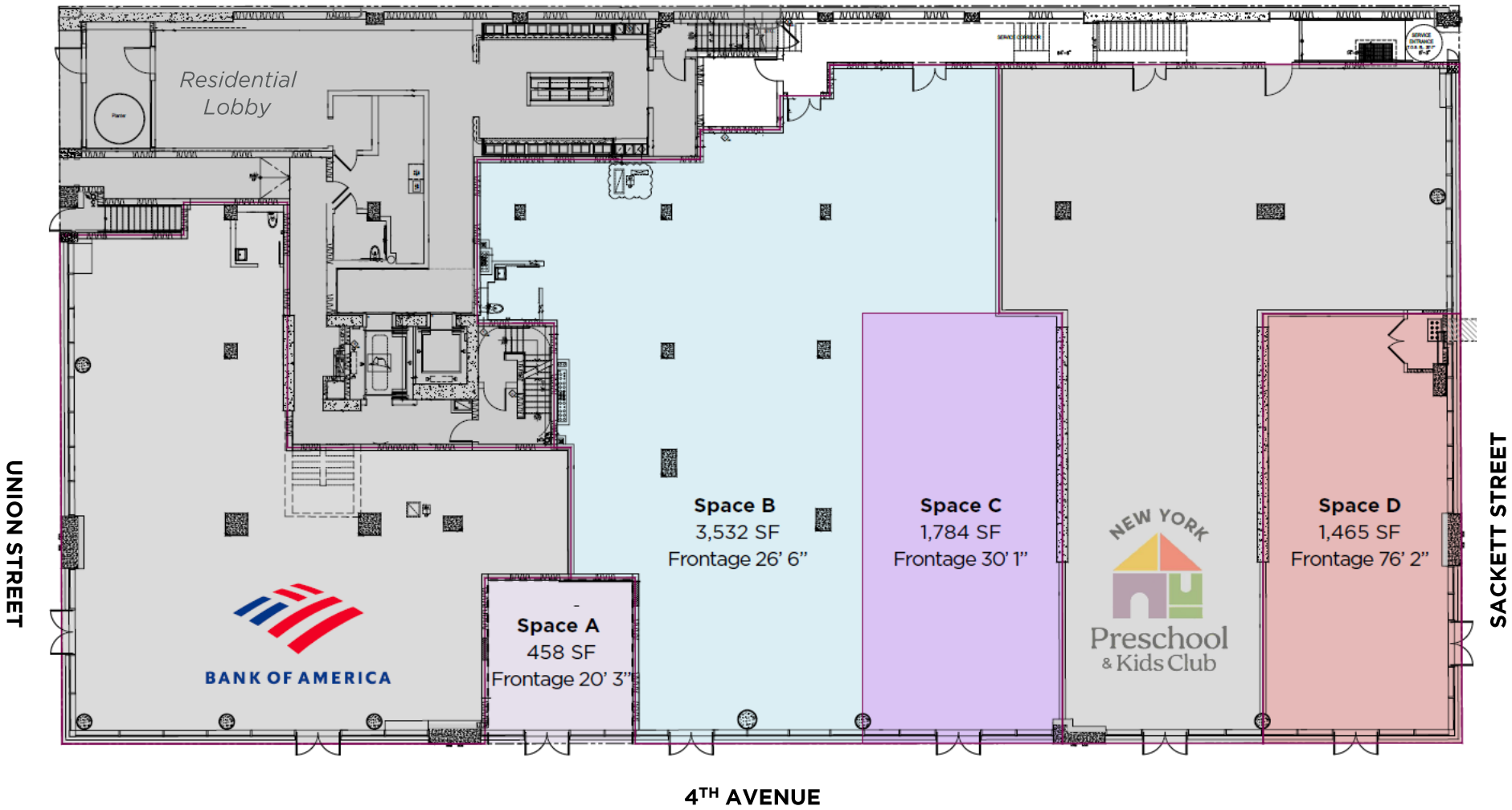
Upon Request

## HIGHLIGHTS

- Excellent retail opportunities along bustling 4<sup>th</sup> Avenue at the intersection of Gowanus & Park Slope
- Join Bank of America and NY Kids Club
- Thoughtfully designed, division-friendly retail spaces with all-glass storefronts
- Located at the base of a new 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

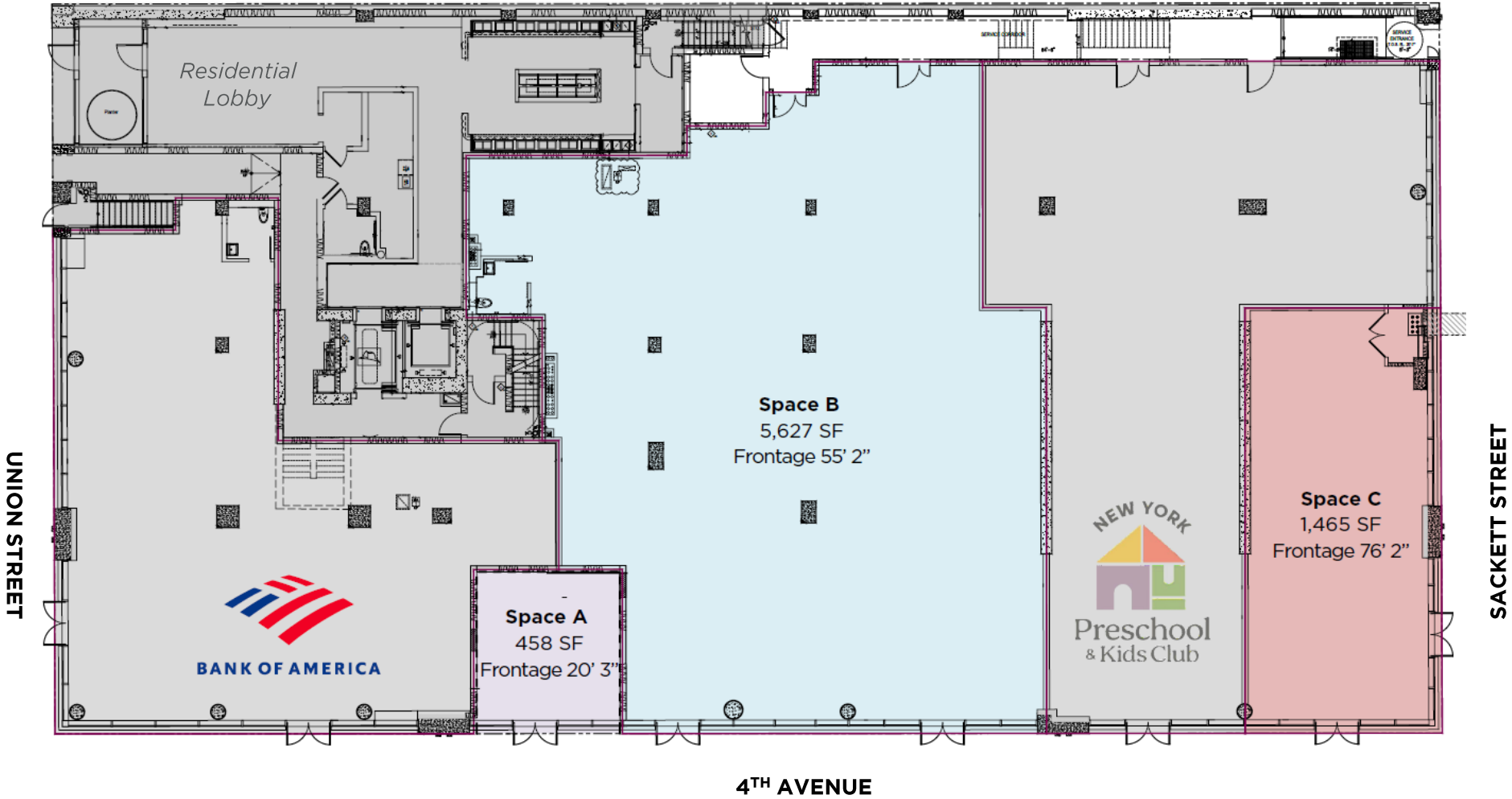


\* Spaces can be further divided or arranged in other configurations



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 4<sup>th</sup> 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  
4<sup>th</sup> Ave

204 4<sup>th</sup> Avenue, thoughtfully planned in partnership with Avery Hall Investments and Gindi Capital, is a premier residential building completed in 2025 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 4<sup>th</sup> Avenue is ready to welcome personal services providers, neighborhood amenities, food & beverage, grocery, medical and more to the evolving 4<sup>th</sup> Avenue and Gowanus retail landscape.



204  
4<sup>th</sup> Ave

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