

1465 MYRTLE AVENUE, BROOKLYN, NY 11237

FOR LEASE

# 2,100 SF CORNER 2ND FLOOR RETAIL OFFICE SPACE IN PRIME BUSHWICK

Corner of Bleecker Street & Menahan Street



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## PROPERTY SUMMARY

### LOCATION

Located in the Bushwick neighborhood of Brooklyn.

### HIGHLIGHTS

- Located Inside The Iconic “Flatiron Of Bushwick,” This Full-Floor Corner Loft Features 14 Oversized Windows Wrapping The Façade, Delivering Panoramic Natural Light Throughout The Space

### SPACE DETAILS

- Approx. 2,100 SF (±1,700 SF Usable) Full-Floor Corner Loft
- 14 Oversized Windows – Continuous Light + Visibility
- Sound-Tolerant, Faces Elevated Subway
- Former Event Space — Ideal For Movement + Creative Uses
- Full Window Signage Allowed (Dominant Corner Branding)
- Open, Flexible Layout With Minimal Columns
- Tile Flooring
- Perfect For: Yoga, Pilates, Dance, HIIT, Boxing, Photography, Videography, Performance Rehearsal, Jazz/Acoustic Sessions, Creative Office, Showroom, Art Workshops

### TRANSPORTATION

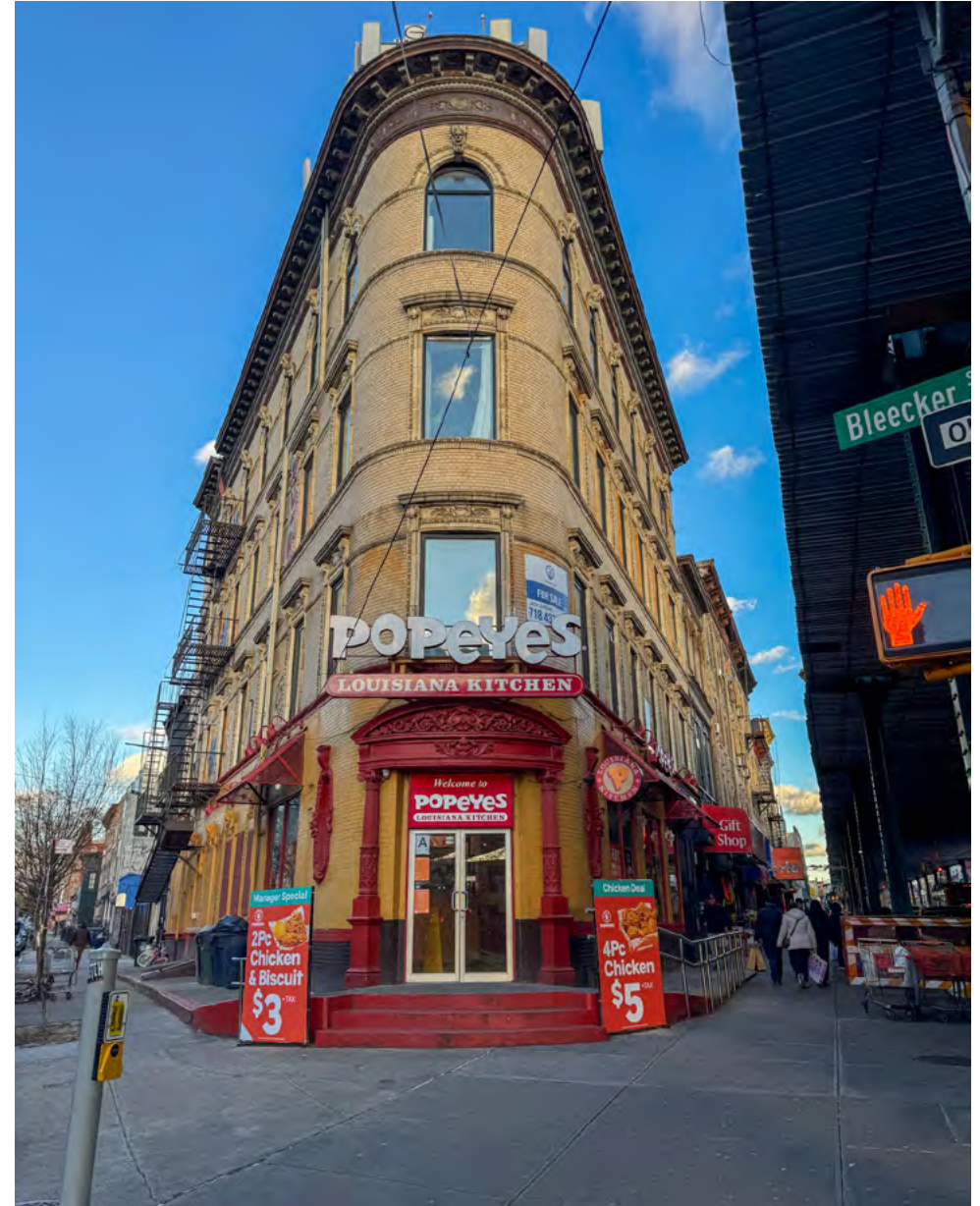
**M** Train at Knickerbocker Avenue

**L** **M** Trains at Myrtle – Wyckoff Avenue

**B54** **B60** **B54** **B13** Bus Lines

### NEIGHBORS

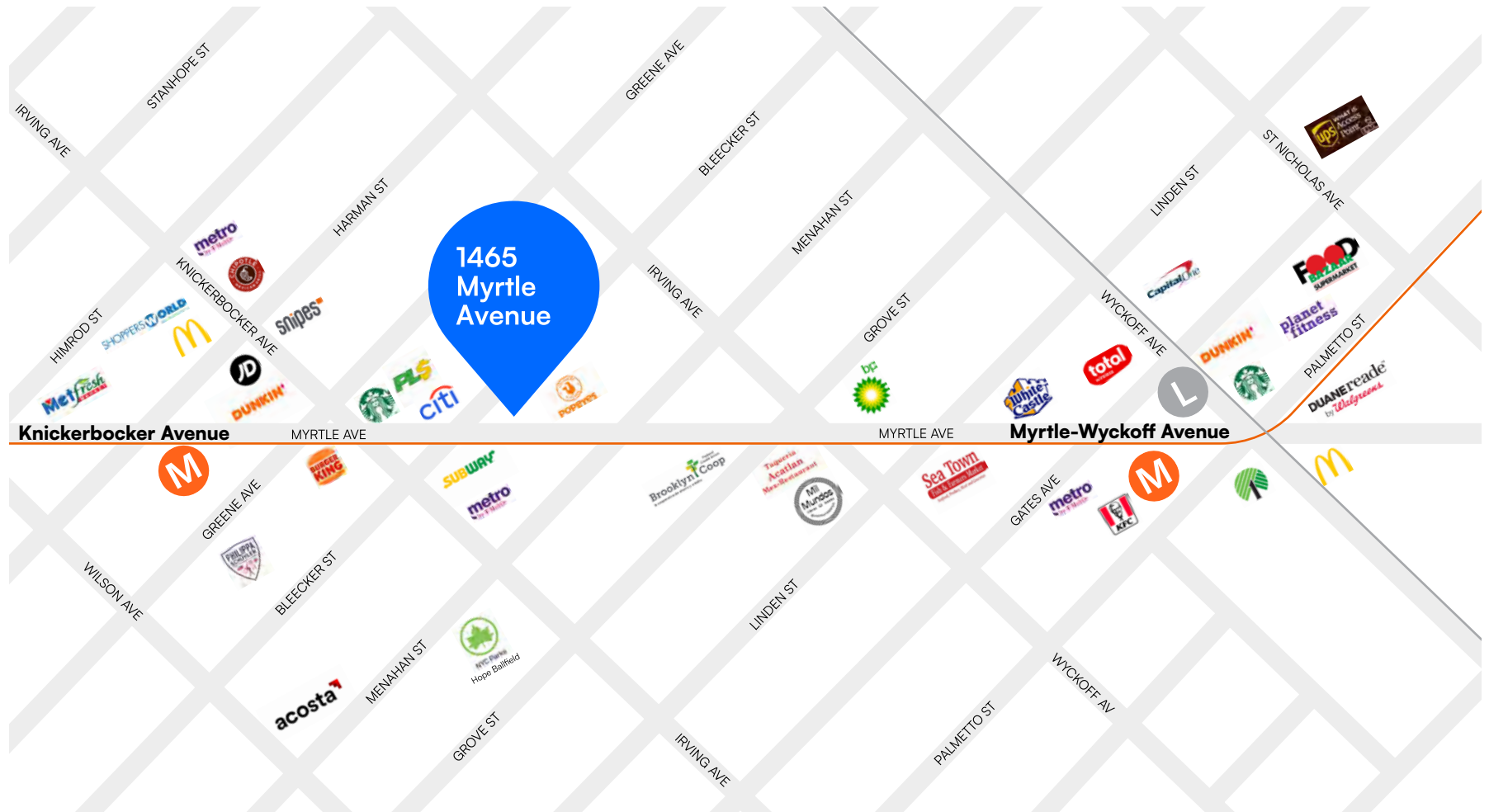
Citibank, Boost Mobile, Qdoba, Subway, Popeyes, Matto Espresso, CVS, Dollar tree, Capital One, Food Bazaar, Blink Fitness, Bank of America, Planet Fitness, White Castle, and more!



# PROPERTY PHOTOS



# RETAIL MAP



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**TSC.**