

159 3RD AVENUE, BROOKLYN, NY 11217

FOR LEASE

870 – 2,300SF PRIME RETAIL SPACES IN A BRAND NEW 96-UNIT APARTMENT BUILDING

Between Baltic Street & Butler Street



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Gowanus neighborhood of Brooklyn.

HIGHLIGHTS

- Great Retail Opportunity
- Base of A 96-Unit Apartment Building
- Some Spaces Have to Meet Certain Use Requirements Approved by the Gowanus Council

SPACE DETAILS

- Ceiling Height: 15 - 20 FT
- Space A: 895 SF
- Space B: 1,132 SF
- Space C: 1,151 SF
- Space D: 1,298 SF
- Space E: 870 SF
- Space B + C: 2,300 SF

TRANSPORTATION

D W N R Trains at Union Street and Atlantic Avenue

F G Trains at Carroll Street

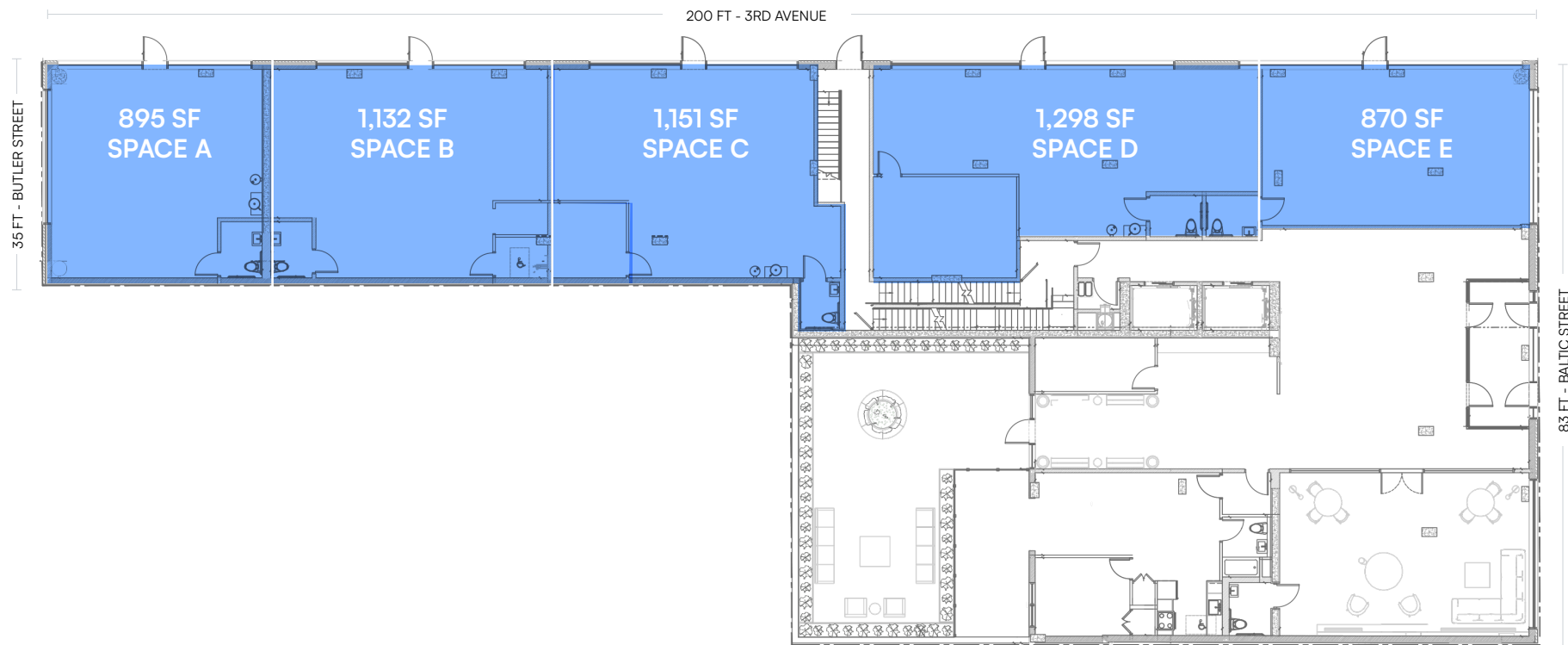
B103 B37 B65 Bus Lines

NEIGHBORS

CubeSmart, Brooklyn Car and Van Rentals, Gowanus Fitness, Threes Brewing, Petri Plumbing, Heating Cooling & Drain Cleaning, Luna's Tire Shop 2, ZeroSpace, Wafels & Dinges Warehouse, Gemini and Scorpio Loft, UpFit Training Academy Brooklyn, Herboganic, Mirrors Collective, and more!



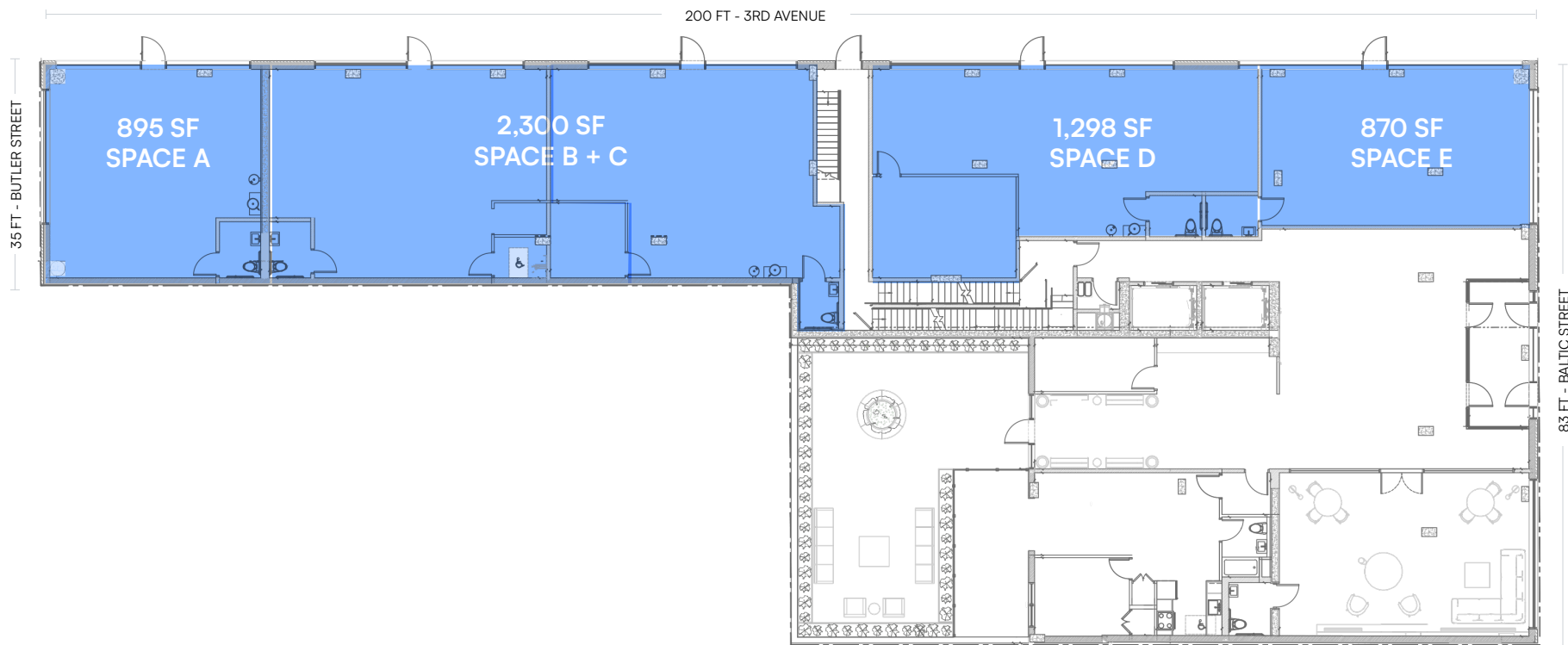
FLOOR PLANS



FIRST FLOOR

All square footages are approximate

FLOOR PLANS



FIRST FLOOR - DIVISION OPTIONS

All square footages are approximate

PROPERTY PHOTOS



PROPERTY PHOTOS



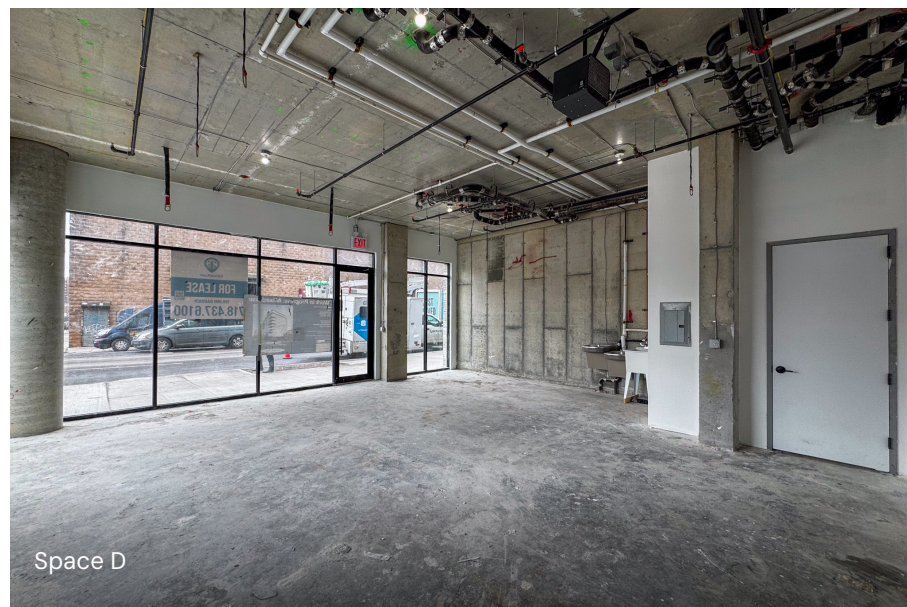
Space B



Space C



Space C



Space D

PROPERTY RENDERINGS



Original



Bakery



Yoga Studio



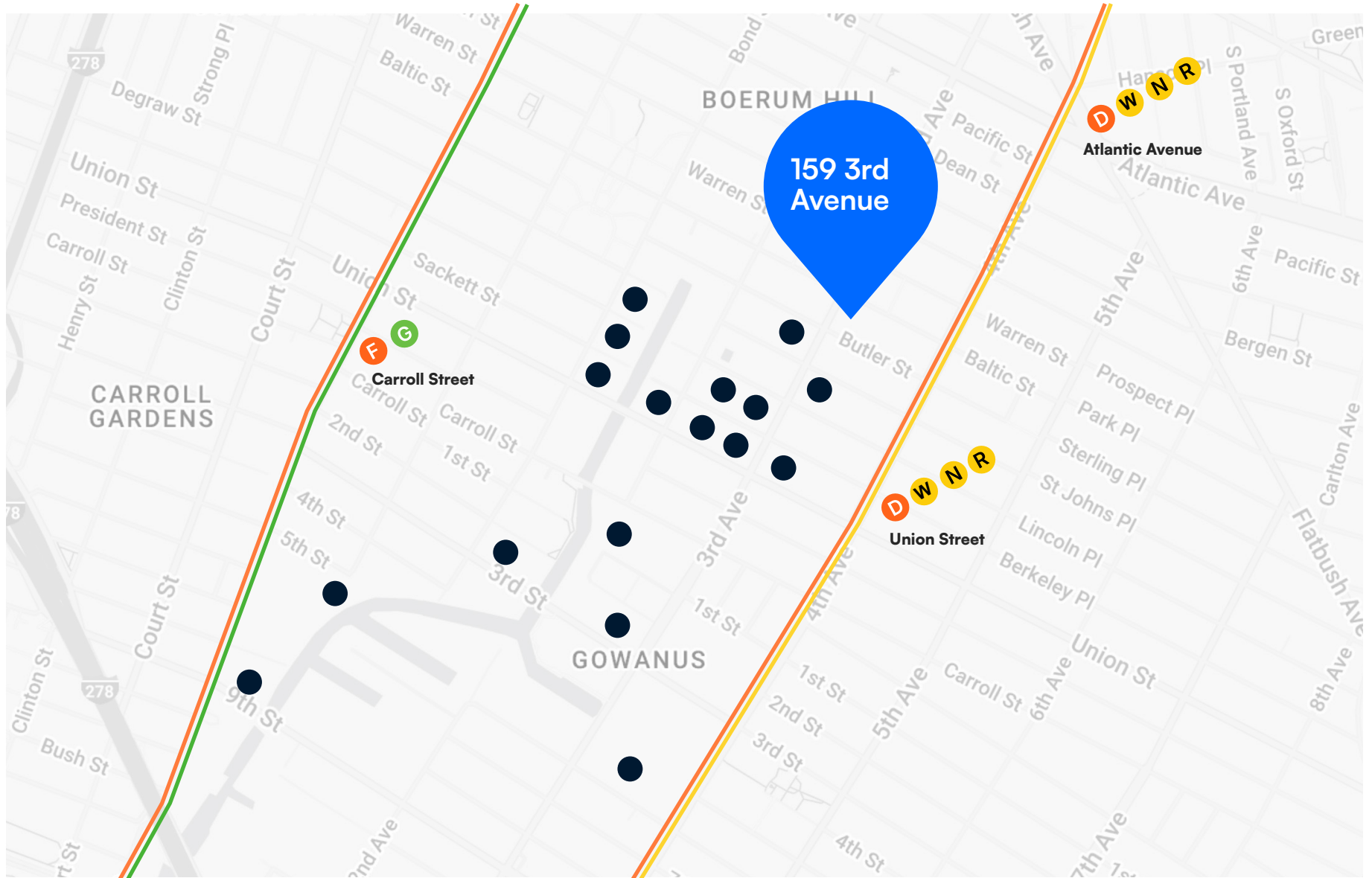
Children Art Class

RETAIL MAP



UPCOMING DEVELOPMENTS IN THE AREA

GOWANUS BY 2027: 5,850 New Housing Units (Proposed & Under Construction)



● Incoming Residential Units



**PLACE
YOURSELF ON
THE GOWANUS
MAP**

LOCATION OVERVIEW

GOWANUS

159 3rd Avenue, at the crossroads of Gowanus and Park Slope, is in a rapidly evolving Brooklyn corridor. Formerly industrial, it now blends modern residences with artisanal workshops, cafés, and design studios. Steps from Union Street subway and near Barclays Center, it offers excellent connectivity and steady traffic. Nearby 4th and 5th Avenues provide vibrant dining, nightlife, and retail, while tree-lined streets maintain Brooklyn's charm. This mix of industrial character and growth attracts innovative businesses and community ventures.

POINTS OF INTEREST

- Prospect Park
- Brooklyn Botanic Garden
- The Old Stone House & Washington Park
- Lefferts Historic House

DEMOGRAPHICS

34,616

Residents

38

Median Age

\$194,076

Avg Household Income

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