

234 VARET STREET, BROOKLYN, NY 11206

FOR LEASE

1,150 SF RETAIL SHOWROOM WITH MEZZANINE LEVEL

Between Bogart Street & White Street



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Bushwick neighborhood of Brooklyn.

HIGHLIGHTS

- Located in a Walkable Corridor With Vibrant Street Life, Dining, & Nightlife
- Surrounded by Established & Emerging Businesses Including Eyval, Roberta's, Beacon's Closet, Bushniwa, Syndicate, & Momo's
- Directly Across From a Busy Hostel Generating Consistent Foot Traffic
- Close Proximity to Public Transit
- NNN Lease Structure

SPACE DETAILS

- 32 FT of High-Visibility Glass Storefront Frontage
- Open Floor Plan With Mezzanine Level for Office, Storage, or Showroom Use
- Landlord Improvements in Progress — Delivered in Upgraded Condition
- Prime Retail Space Steps From the Morgan L Train
- Ideal for Custom Build-Out
- ADA Compliant
- Ground Floor Access
- Plumbing & HVAC in Place
- Signage Opportunity
- Ideal for Retail, Café, Office, Salon, or Boutique Use

TRANSPORTATION

L Train at Morgan Avenue

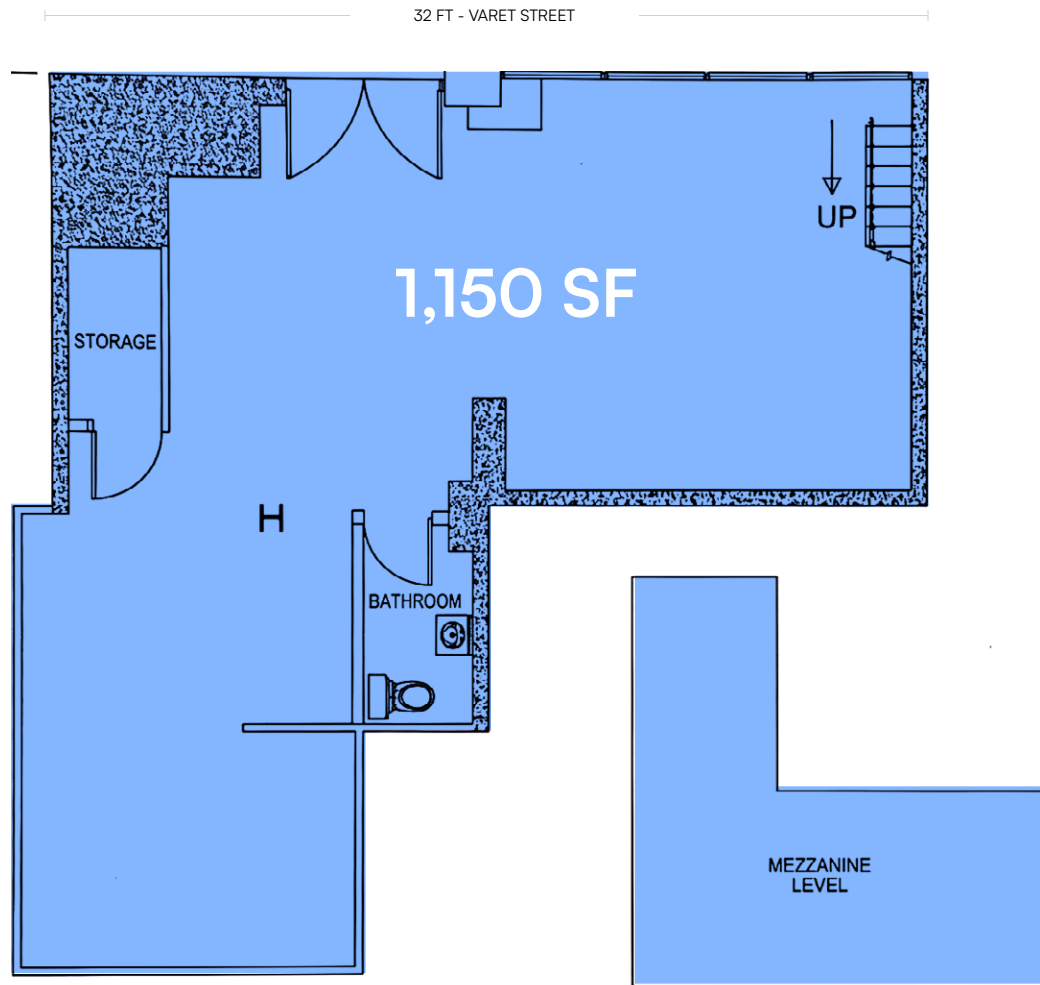
B57 **B60** Bus Lines

NEIGHBORS

Green Fitness Studio, Ange Noir Cafe, Krave It Pizza & Sandwich Joint, Amitufo, Chyelle, Super 8 by Wyndham, OutBox Gym, Chiangmai Diner & Bar, Bake Shop, Sips, Maloya, Metro Refrigeration Supplies Inc., Studio 17 Recording, Queen Plumbing, G&C Plumbing Wholesale Supply, and more!



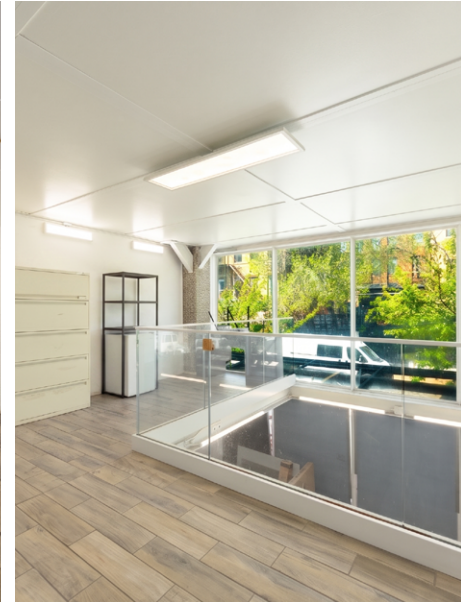
FLOOR PLANS



FIRST FLOOR

All square footages are approximate

PROPERTY PHOTOS



PROPERTY RENDERS



Frontage Window



Coffee Bar & Shop Area

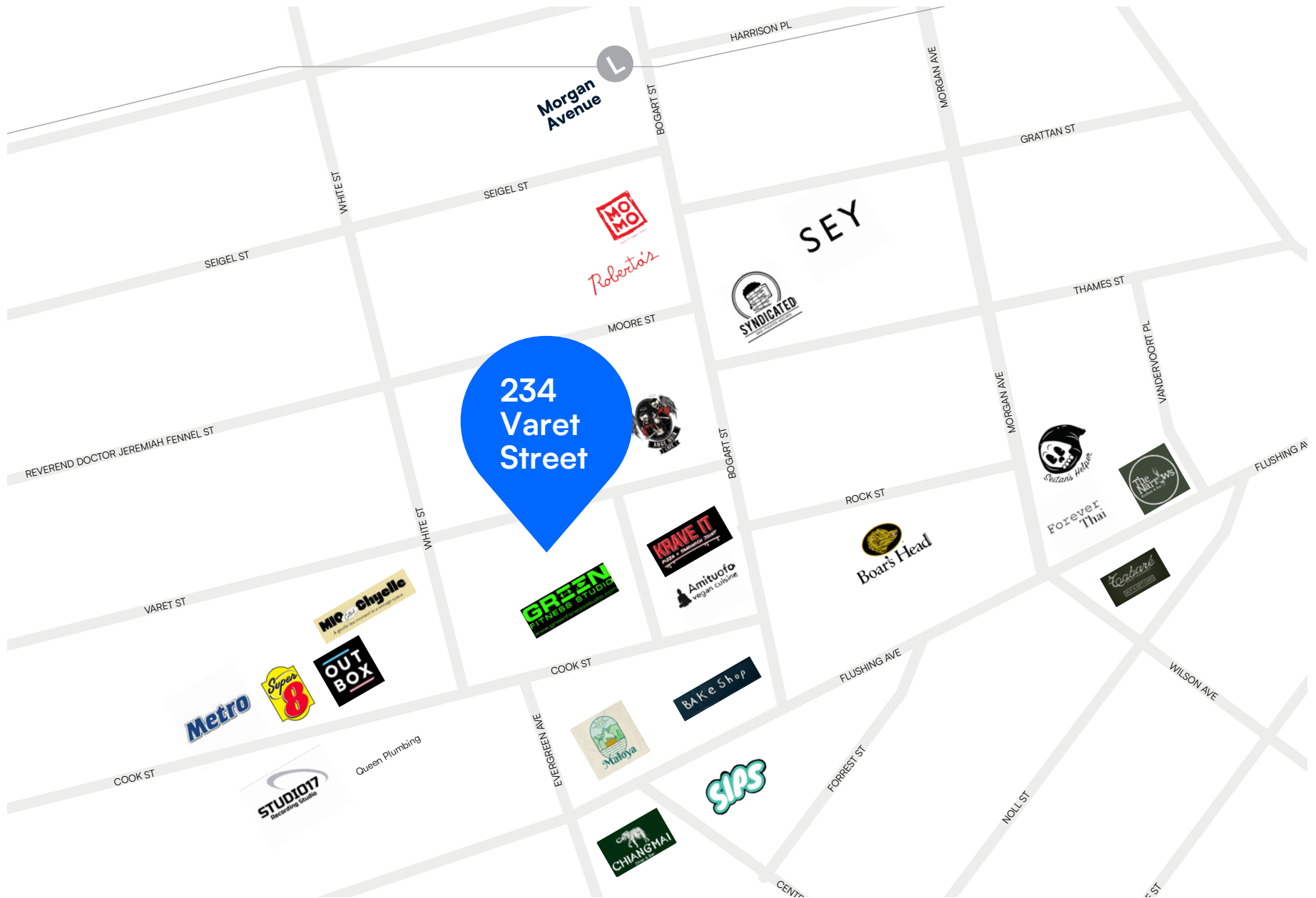


Upper Seating Loft



Seating Boutique Area

RETAIL MAP



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