

294 ATLANTIC AVENUE, BROOKLYN, NY 11201

FOR LEASE

# 900 SF PRIME BOERUM HILL/COBBLE HILL OFFICE NEAR MAJOR TRANSIT HUBS

Between Smith Street & Hoyt Street



**SHLOMI BAGDADI**  
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**TRI STATE COMMERCIAL®**

## PROPERTY SUMMARY

### LOCATION

Located in the Boerum Hill neighborhood of Brooklyn.

### HIGHLIGHTS

- High Pedestrian and Vehicle Traffic Area
- Close Proximity to Public Transit/Subway
- Easy Access to Highways and Bridges
- Dense Residential Population
- Surrounded by National Retailers and Local Boutiques
- Vibrant Nightlife and Dining Scene Nearby
- Proximity to Courthouses

### SPACE DETAILS

- Second Floor
- Built-Out Move-In-Ready Office
- Meeting Room
- Reception/Lobby Area
- Break Room
- Bathroom
- HVAC System
- Plumbing in Place
- Security Features (Keycard Access, Cameras, etc.)
- Signage Opportunities (Awning, Blade, and/or Window)
- Clean Space

### TRANSPORTATION

**F** **G** Trains at Bergen Street

**A** **C** Trains at Hoyt – Schermerhorn

**B61** **B65** **B63** **B57** **B67** **B41** **B45** **B62** Bus Lines

### NEIGHBORS

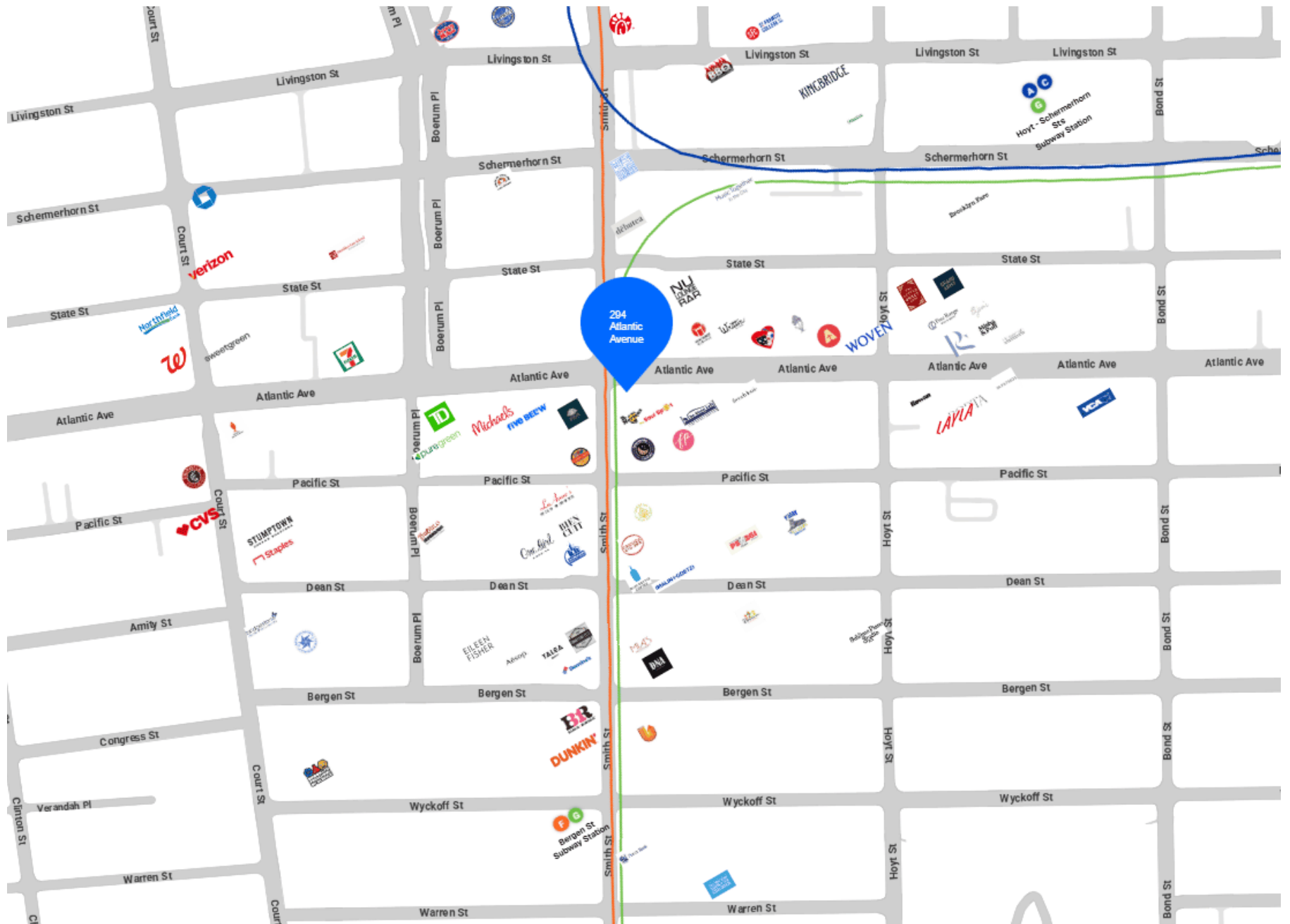
Free People, Five Below, PureGym, TD Bank, Domino's Pizza, Insomnia Cookies, Michaels, Granada Wines and Spirits, Dr. Martens Smith Street, Paper Source, KI SUSHI, Grabstein's Bagels, Pho Rainbow, Piki Poke and Ramen, Juju Cafe and Deli, and more!



# PROPERTY PHOTOS



# RETAIL MAP



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**TSC.**