

315 93RD STREET, BROOKLYN, NY 11209

FOR LEASE

1,000 – 5,500 SF PRIME RESTAURANT OPPORTUNITY WITH ROOFTOP

Between 3rd Avenue & 4th Avenue



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Bay Ridge neighborhood of Brooklyn.

SPACE DETAILS

- First Floor: 1,000 SF
- Rooftop: 1,500 SF
- Usable Basement: 3,000 SF
- Located at the Base of the Bay Ridge Hotel
- Former Bar
- Newly Renovated
- White Boxed
- High Ceilings
- Vent in the Basement
- Potential to Use the Rooftop for a Restaurant
- Attainable Liquor License
- Elevator in the Building
- Perfect for a Cafe, Coffee Shop, Restaurant, Bar, or Spa

DIVISION OPTIONS

- Option 1: First Floor only - 1,000 SF
- Option 2: First Floor 1,000 SF + LL 3,000 SF + Rooftop 1,500 SF
- Option 3: First Floor 1,000 SF + LL 1,500 SF

TRANSPORTATION

R Train at Bay Ridge – 95th Street

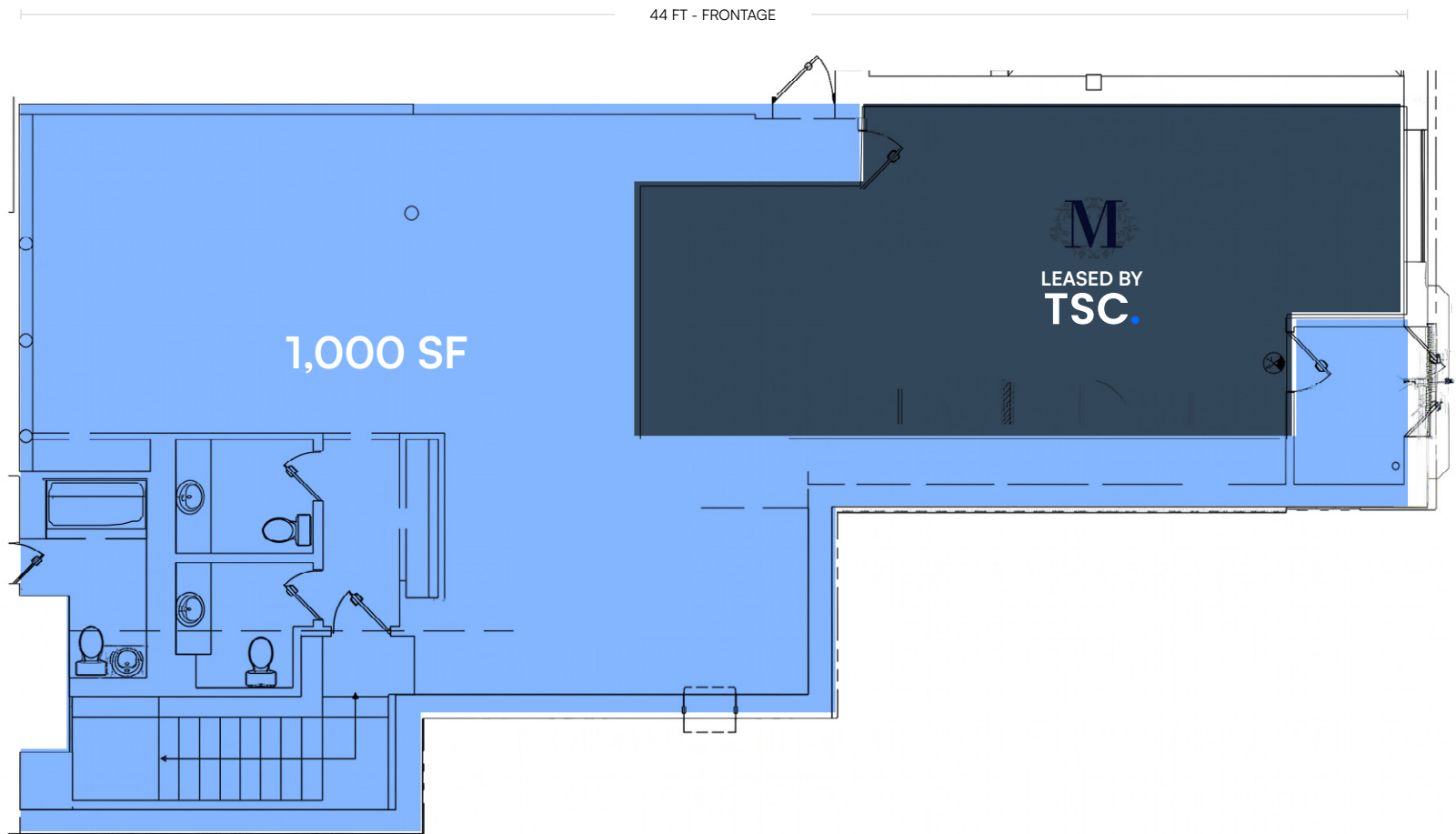
B37 **B8** **S53** **S93** **B63** Bus Lines

NEIGHBORS

Starbucks, Citizens Bank, KeyMe Locksmiths, Rite Aid Pharmacy, The UPS Store, Oishi Noodle Bar, Milk & Honey, Walgreens Pharmacy, Baya Bar – Acai & Smoothie Shop, The Bay Ridge Hotel, Paneantico Bakery Cafe Inc, Al Horno Lean Mexican Kitchen, Cue Boutique, Little Cupcake Bakeshop, Foodtown of Bay Ridge, Nino's Pizza, The Common, and more!



FLOOR PLANS



FIRST FLOOR

All square footages are approximate

PROPERTY PHOTOS



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