

4606 3RD AVENUE, BROOKLYN, NY 11220

FOR LEASE

# 2,500 SF VANILLA BOX RETAIL SPACE

Between 46th Street & 47th Street



**SHLOMI BAGDADI**  
212.433.3355 x101  
sb@tristatecr.com

**MAURICE AMAR**  
212.433.3355 x120  
maurice.a@tristatecr.com

**TRI STATE COMMERCIAL®**

## PROPERTY SUMMARY

### LOCATION

Located in the Sunset Park neighborhood of Brooklyn.

### SPACE DETAILS

- Vanilla Box
- Open Floor
- Large Windows
- Kitchenette
- Sprinklers
- HVAC
- Right off the BQE
- Train Just 2 Blocks Away

### TRANSPORTATION

**N R W** Trains at 45th Street

**D N R W** Trains at 36 Street

**B37 B11 B63** Bus Lines

### NEIGHBORS

Quality Inn near Sunset Park, Urban Air Trampoline and Adventure Park, United Apparel & Promos, Zalmen Reiss & Associates, Los Poblanos, Global Wood Distributors Inc., Whole Foods Market Warehouse, Breakers Plus, New Castle Building Products, Fiesta Pop Supplies, Yafa Cafe, and more!



# PROPERTY PHOTOS



# PROPERTY RENDERINGS



Office



Pilates Studio

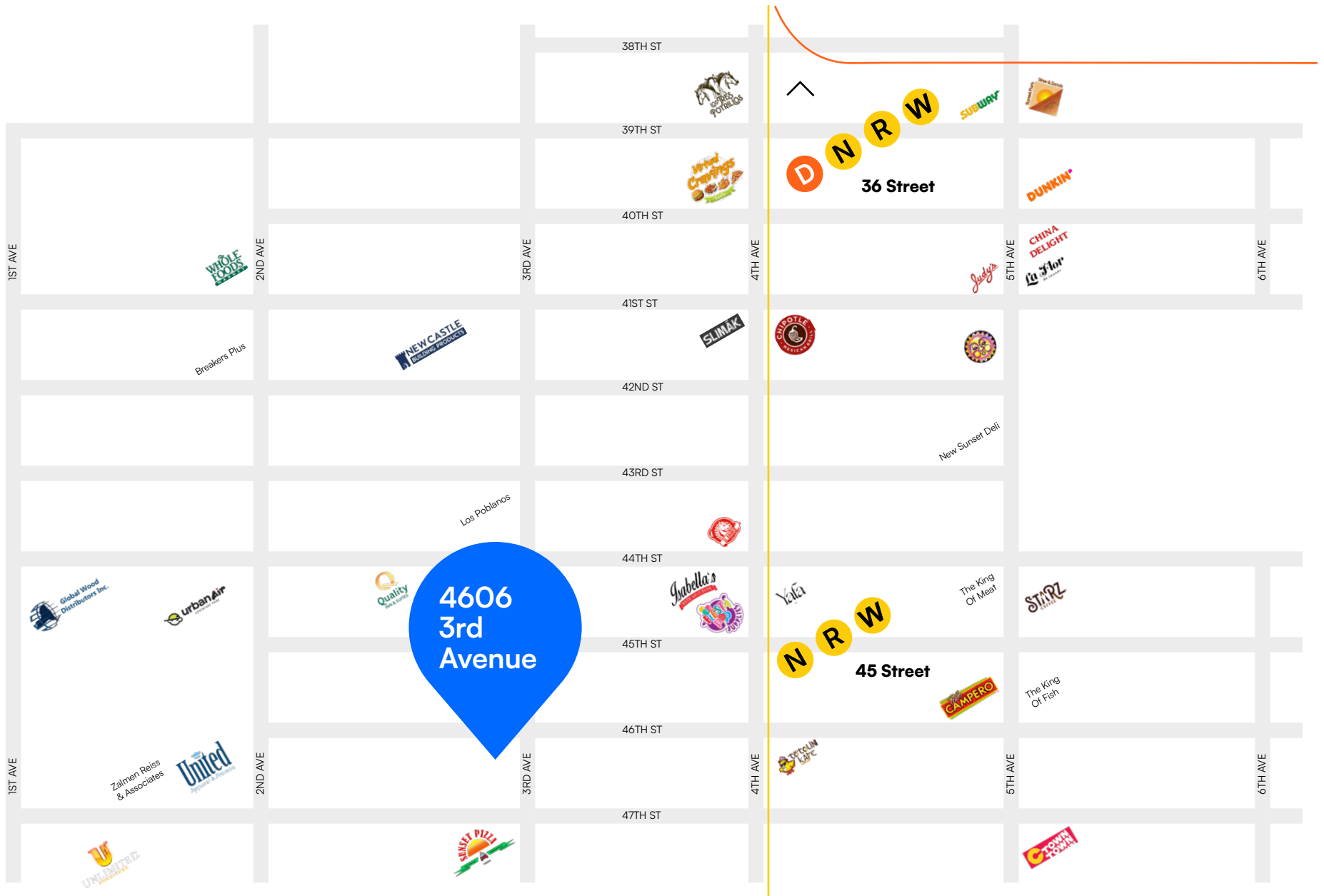


Martial Arts



Pilates Studio

# RETAIL MAP



4606 3RD AVENUE, BROOKLYN, NY 11220

# 2,500 SF VANILLA BOX RETAIL SPACE

Between 46th Street & 47th Street

For Pricing Call: **212.433.3355**

**SHLOMI BAGDADI**  
212.433.3355 x101  
sb@tristatecr.com

**MAURICE AMAR**  
212.433.3355 x120  
maurice.a@tristatecr.com

**TSC.**