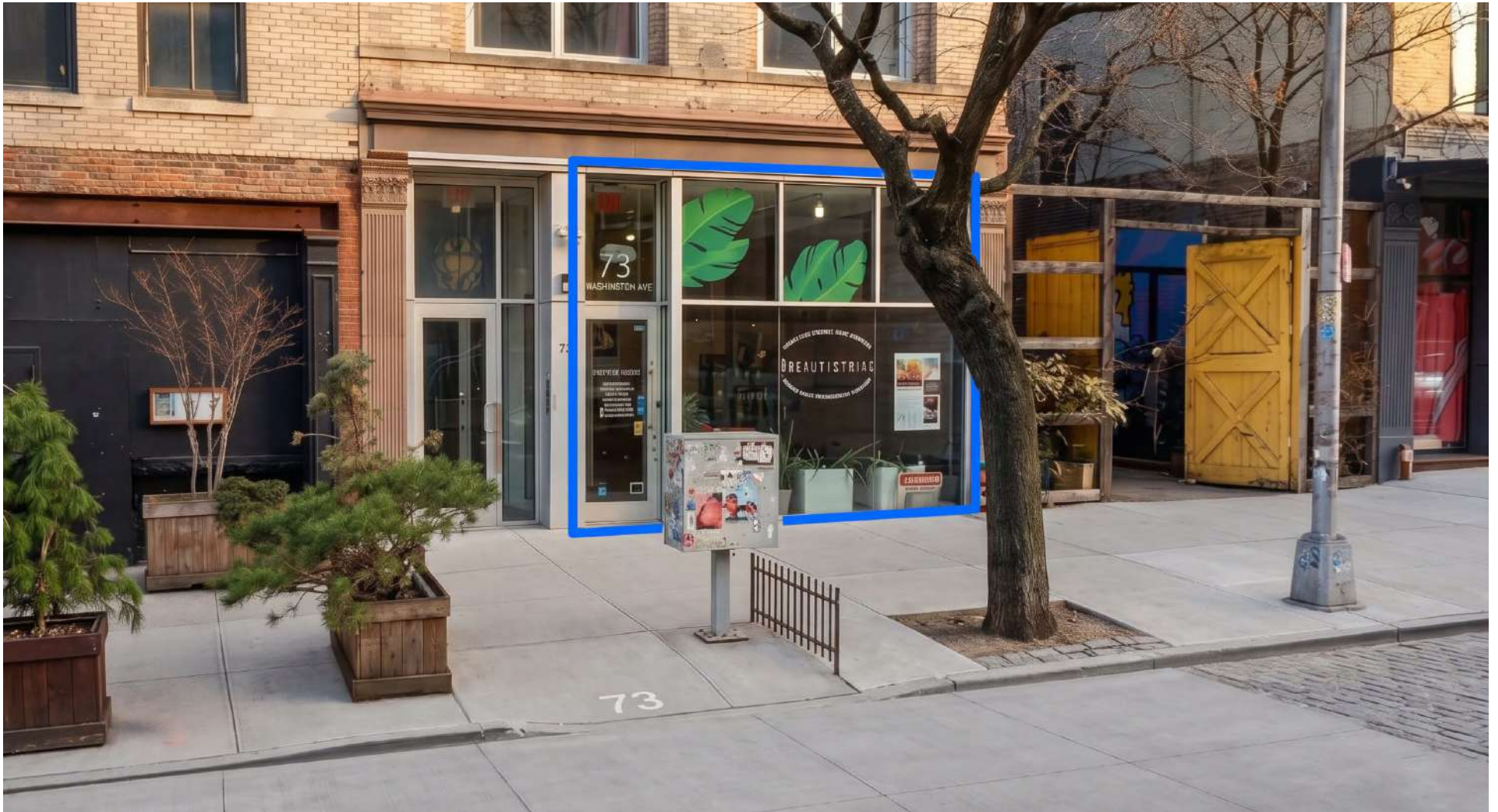


73 WASHINGTON AVENUE, BROOKLYN, NY 11205

FOR LEASE

# 1,000 SF GROUND FLOOR RETAIL WITH 800 SF BASEMENT

Between Park Avenue & Flushing Avenue



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

**RICHARD BABECK**  
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**TRI STATE COMMERCIAL®**

## PROPERTY SUMMARY

### LOCATION

Located in the Clinton Hill neighborhood of Brooklyn.

### HIGHLIGHTS

- High Vehicle Traffic Location with Excellent Street Frontage and Visibility
- Dense Residential Population Nearby
- Surrounded by Local Boutiques and Vibrant Street Life
- Easy Access to Major Highways and Bridges

### SPACE DETAILS

- 1,000 SF Ground Floor + 800 SF Basement
- Previously Built Out as a Pilates Studio, Spa, Facial, and Massage Space
- Open, Column-Free Layout with 15 FT Ceilings and Exposed Brick
- Floor-to-Ceiling Windows and Glass Storefront Providing Excellent Visibility and Natural Light
- Blade Signage, Storefront Signage, and Window Decal Opportunities
- Ground Floor Access with HVAC, Plumbing, and 200 AMPS in Place
- Building Gas Available, Though No Direct Gas Access to the Space
- Clean, Move-In Ready Condition

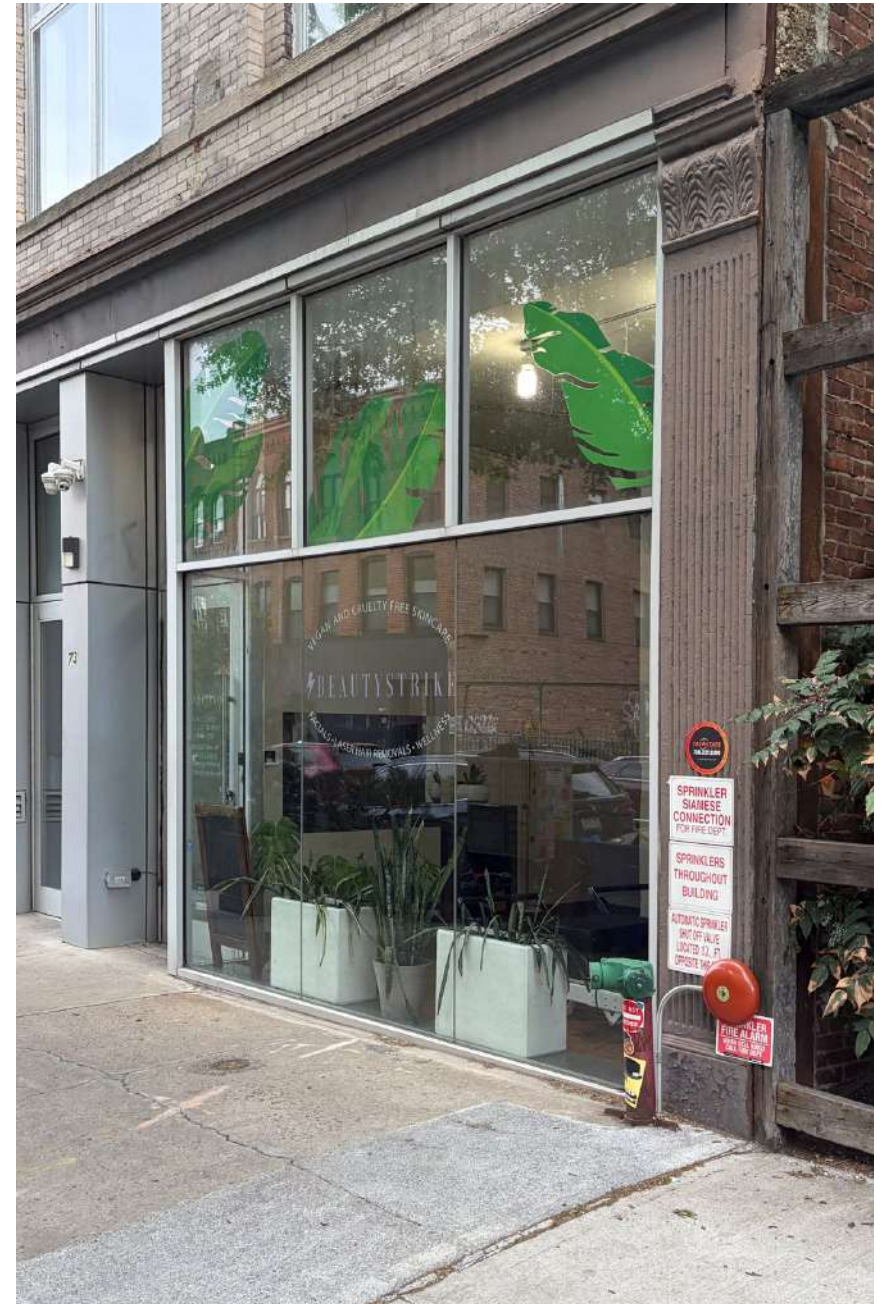
### TRANSPORTATION

**G** Train at Clinton – Washington Avenue

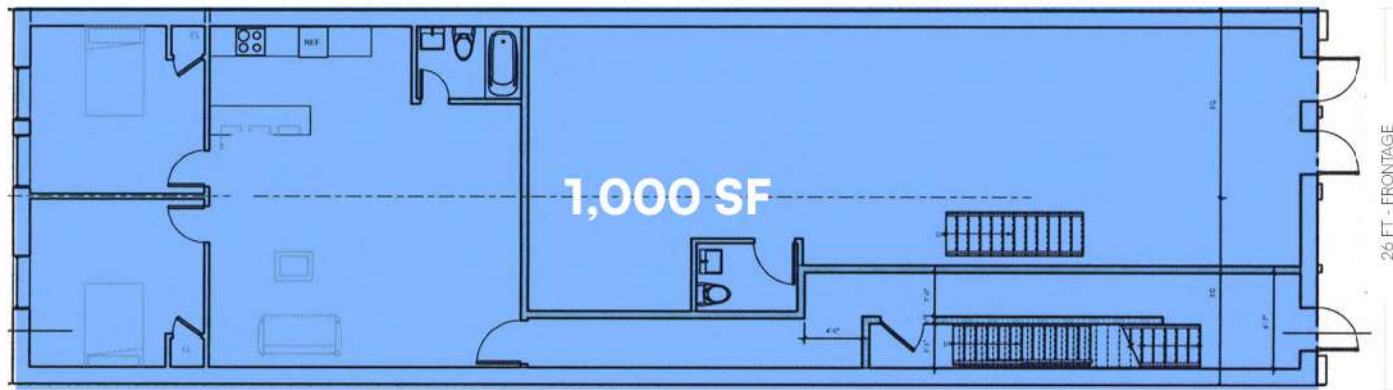
**B62** **B57** **B54** **B69** Bus Lines

### NEIGHBORS

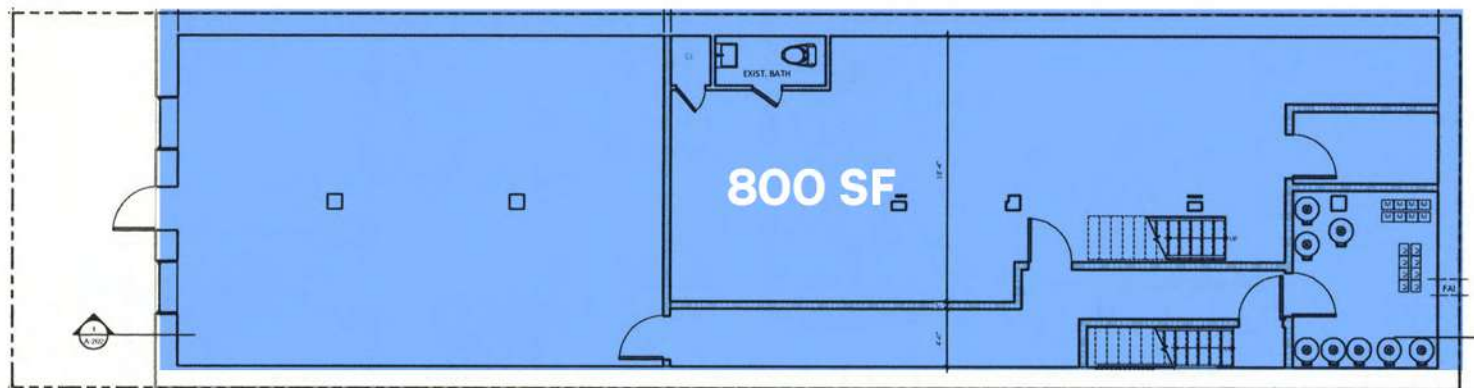
Monolith Studio, Grapeshot Wine & Spirits, Facial Massage Therapy, Il Porto Ristorante & Wood Fired Pizza, Matchaful Culinary Lab, Burger UrWay, Brooklyn Roasting Company, Farmer's Fridge, Bindle & Keep, Patty Wagon Express, Le'Aura Luxury Studio, Greenway Botanical Garden at the Naval Cemetery, and more!



# FLOOR PLANS



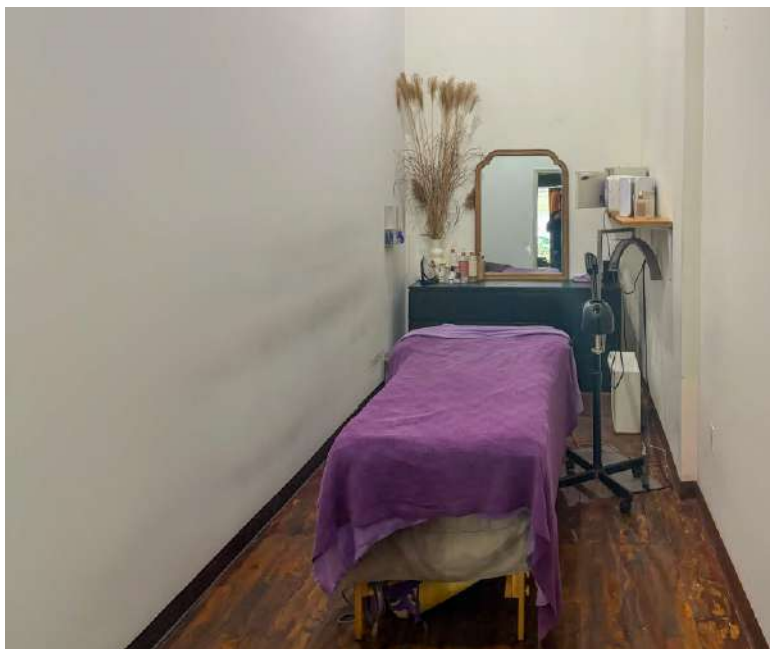
FIRST FLOOR



BASEMENT

All square footages are approximate

# PROPERTY PHOTOS





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For Pricing Call: 212.433.3355

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**TSC.**