

RETAIL/RESTAURANT/MEDICAL/FITNESS/COMMUNITY USE

336 HIMROD STREET - THE RETAIL AT GLASSWORKS

Between Wyckoff and Irving Avenues

BUSHWICK

BROOKLYN | NY

Up to
8,791 RSF*
Retail for Lease
*Divisible
1,522 RSF
Community Use



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SPACE DETAILS

LOCATION

East side of Himrod Street between Wyckoff and Irving Avenues

SIZE

Retail Space

Space 1- Ground Floor	4,477 RSF*
Space 2- Lower Level	4,314 RSF
Total	8,791 RSF

*Divisible

Community Facility

Space 3- Ground Floor	1,522 RSF
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FRONTAGE

Retail Space

Himrod Street	30 FT
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Community Facility

Himrod Street	APPROX. 40 FT
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CEILING HEIGHTS

Retail Space

Ground Floor	12 FT
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ASKING RENT

Upon Request

TAXES

Proportionate share of increases over a base year

CURRENTLY

New Construction

POSSESSION

Immediate

NEIGHBORS

Variety Coffee Roasters, Ops, Top City Gourmet, Wyckoff Realty, Naturally Healthy, B&S Wine and Spirits, Sally Roots, Happy Nails & Hair, Akaru Sushi, State Farm, Marino Pharmacy, Subway, Dunkin' Donuts, Talon Bar

COMMENTS

Be at the base of the 63 unit Glassworks, Bushwick's nicest residential building.

New construction, white-boxed spaces at the base of a luxury residential apartment building.

High ceilings and an abundance of frontage along Himrod Street.

Located approximately 135 feet from prime Wyckoff Avenue retail corridor.

All uses considered.

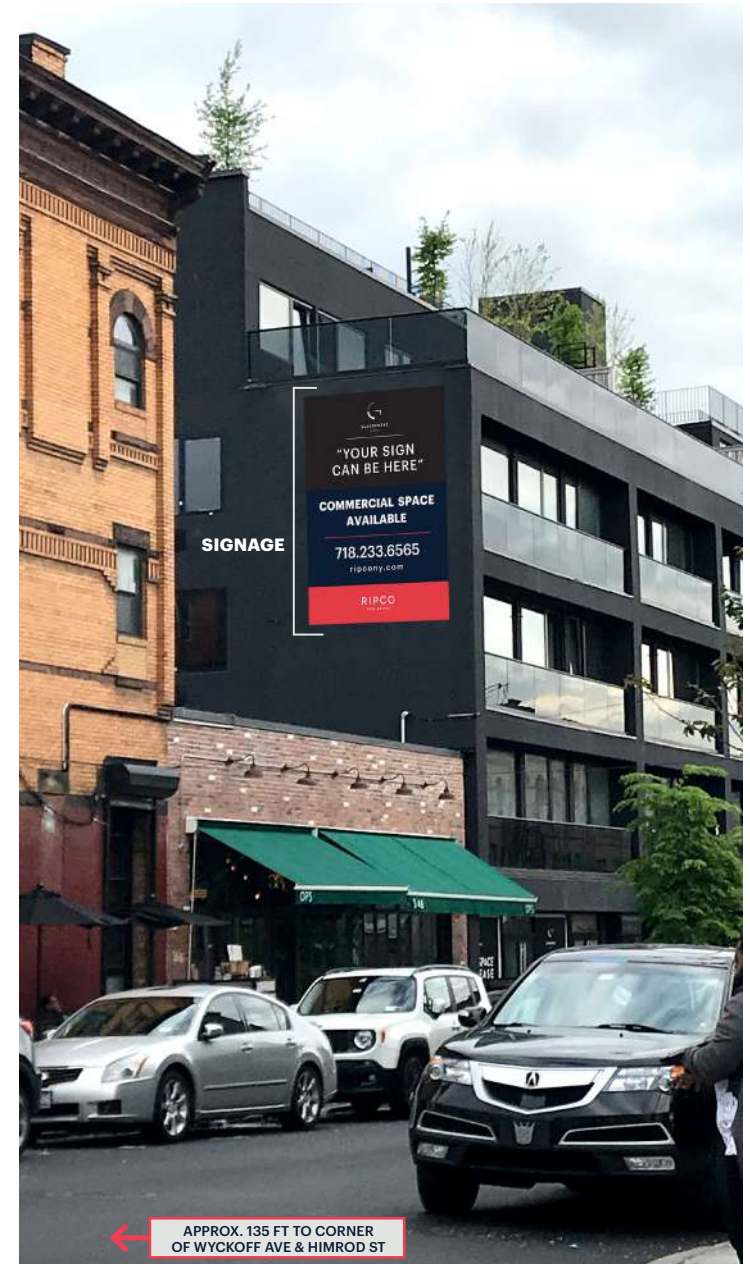
TRANSPORTATION

2019 Ridership Report

Dekalb Avenue	L	Myrtle-Wyckoff Avenues	L M
Annual	3,290,894	Annual	5,927,332
Weekday	1,1214	Weekday	18,735
Weekend	7,985	Weekend	21,219

VIEW FROM WYCKOFF AVENUE

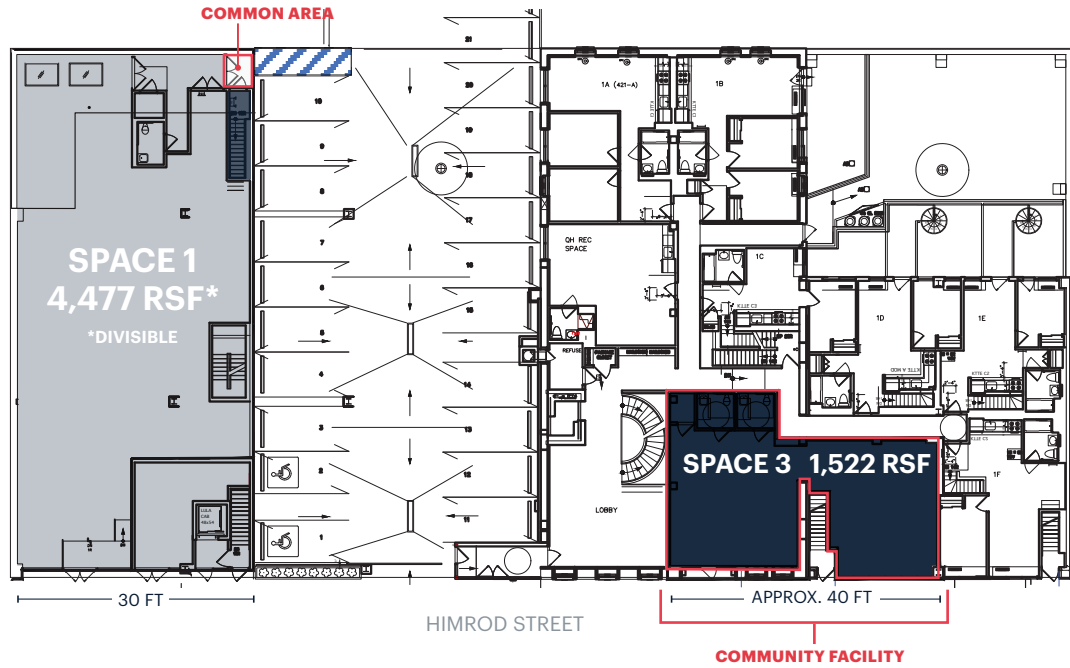
336 HIMROD STREET - FACADE SIGNAGE OPPORTUNITY



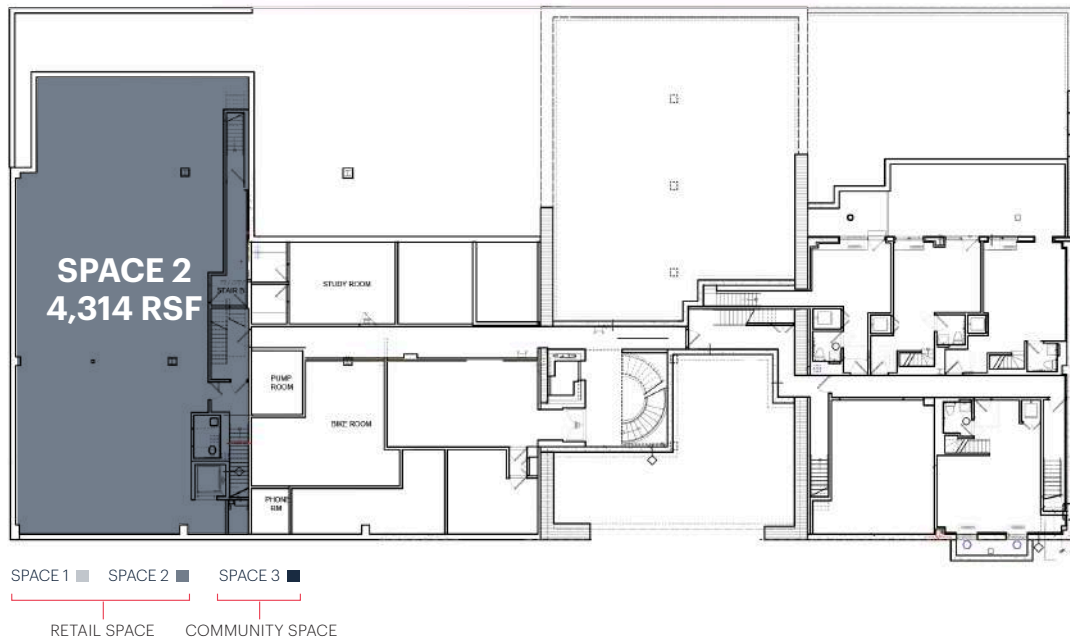
← APPROX. 135 FT TO CORNER OF WYCKOFF AVE & HIMROD ST

RETAIL + COMMUNITY FACILITY SPACE DETAILS

GROUND FLOOR



LOWER LEVEL



VIEW FROM WYCKOFF AVENUE



INTERIOR + EXTERIOR PHOTOS



GROUND FLOOR



GROUND FLOOR VIEW FROM ENTRANCE



GROUND FLOOR EXTERIOR

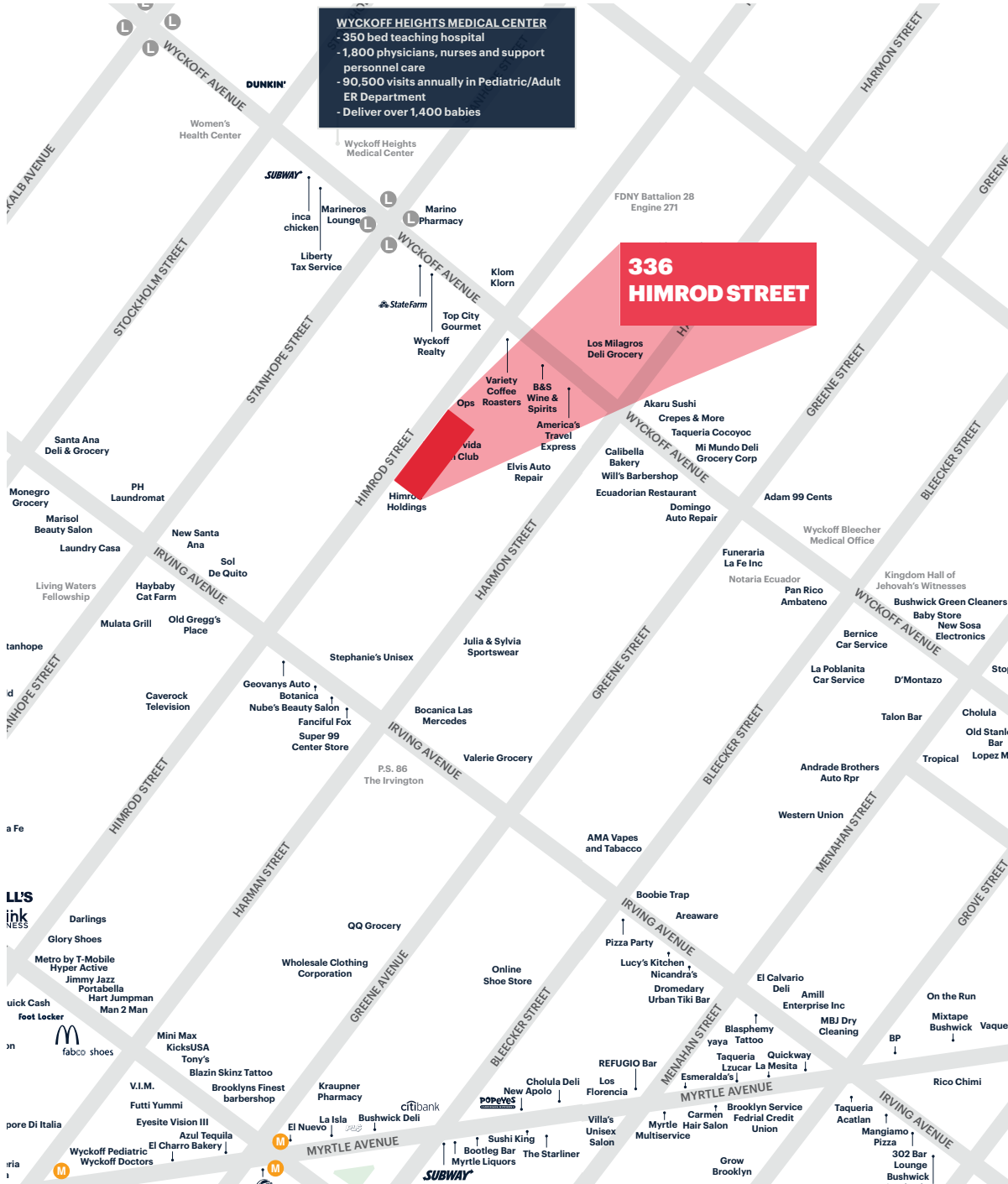


COMMUNITY FACILITY VIEW FROM ENTRANCE



COMMUNITY FACILITY

AREA RETAIL



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GLASSWORKS
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.