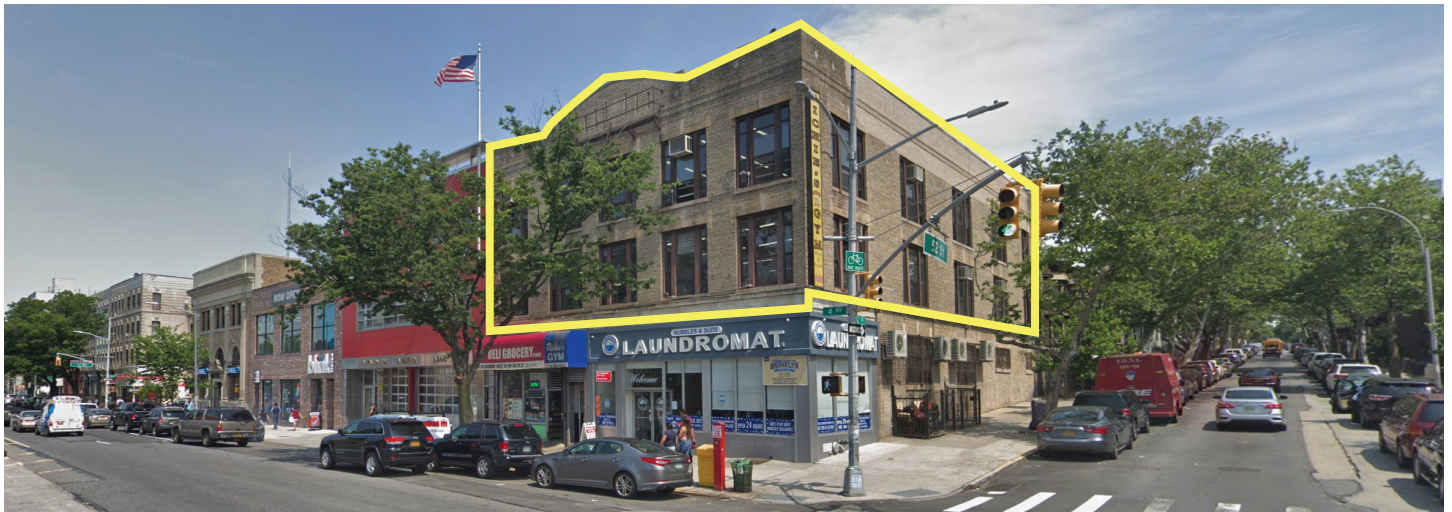


# 5119 4th Avenue, Brooklyn, NY 11220



## Executive Summary

Bridge Property Advisors has been exclusively hired to arrange the lease of two upper floors of 5119 4th Avenue, located between 51st and 52nd Street in Sunset Park. The leasing opportunity consists of two floors of 5,000 square feet, each with ample light provided by large surrounding windows. Zoned R7A/C2-4, the space can be built out for many uses, including commercial, offices, community facilities, medical and childcare. The space is available for immediate occupancy.

Located on a prime part of the 4th Avenue Retail Corridor, this area of Sunset Park continues to experience the changes sparked on by the development of Industry City and the housing development boom in the area for the last two decades.

### Immediate Retail Neighbors

- Bubbles & Suds Laundromat
- FDNY, Local Ladder 114
- Blink
- Chase Manhattan Bank
- Ortiz Funeral Home
- El Buen Gusto Restaurant
- Astromundo Travel Agency
- Home Furnishings
- Richie's 99¢ Store

### Neighborhood Amenities

- Centrally located in the heart of Brooklyn's busy 4th Avenue retail corridor.
- Located one block from the R & N subway lines.
- Area is undergoing recent growth as opportunities for employment expand.
- Beautiful tree-lined side-streets are the heart & soul of Sunset Park.

## Building/Site Information

Between:	51st & 52nd Streets
Block/Lot:	799_01
Building Class:	K4
Building Dimensions:	50' x 100'
Leasable Square Footage:	10,000 SF
2nd & 3rd Floor Space:	5,000 SF Each
Proximity to Trains:	1 Block
Lot Dimensions:	50' x 100'
Lot Size:	5,000 SF

## Zoning

Zoning + Overlay	R7A + C2-4
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## Taxes (Full Property)

Assessment (20/21):	\$589,950
Tax Rate (Class 4):	10.537%
Taxes (20/21):	\$62,163

## Asking Rent: Upon Request

For more information, please contact:

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## Sunset Park

Multicultural Sunset Park is a neighborhood known for both a booming Chinatown, with noodle shops and dim sum spots, and a diverse Latino community. From a leafy hilltop, the namesake park offers Statue of Liberty views, while pastoral Green-Wood Cemetery is permanent home to famous New Yorkers. On the waterfront, the Industry City warehouse complex houses creative industries and draws locals for casual artisanal eats and spirits.

## Neighboring Amenities



## Area Map



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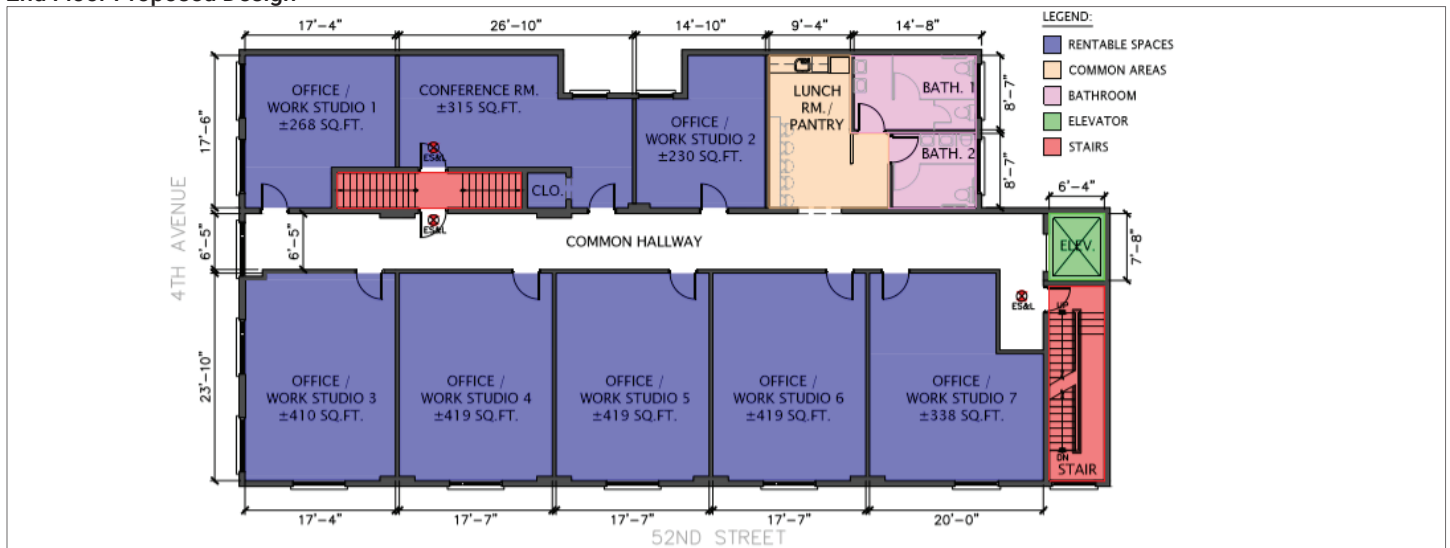
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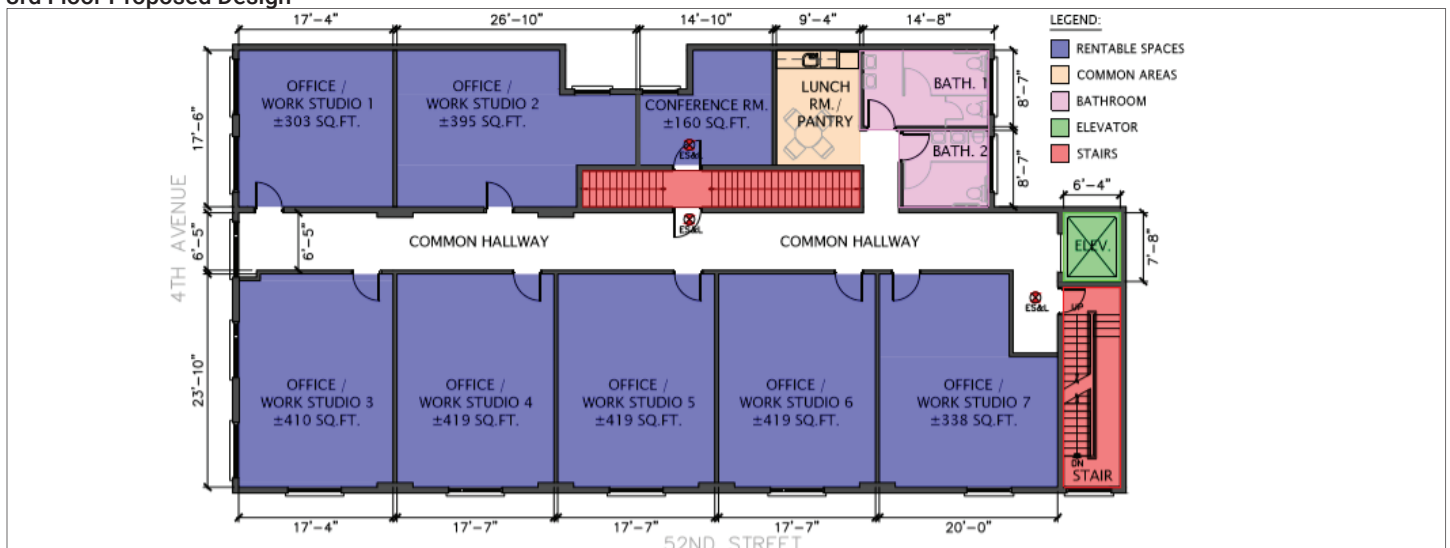
## Proposed Tenant Improvements

The status of the two-floor space is currently in raw open condition, ready for improvements. The owner has worked with Michael Muroff Architects to complete a conceptual study to reposition the space. New concepts to be considered include: new floor layouts, entry on 52nd Street with its own branding, elevators, and roof build-out / access. These designs are conceptual in nature and open to collaboration with any prospective tenant. Here are some of the possible buildouts that may be implemented, subject to tenant requirements.

## 2nd Floor Proposed Design



## 3rd Floor Proposed Design



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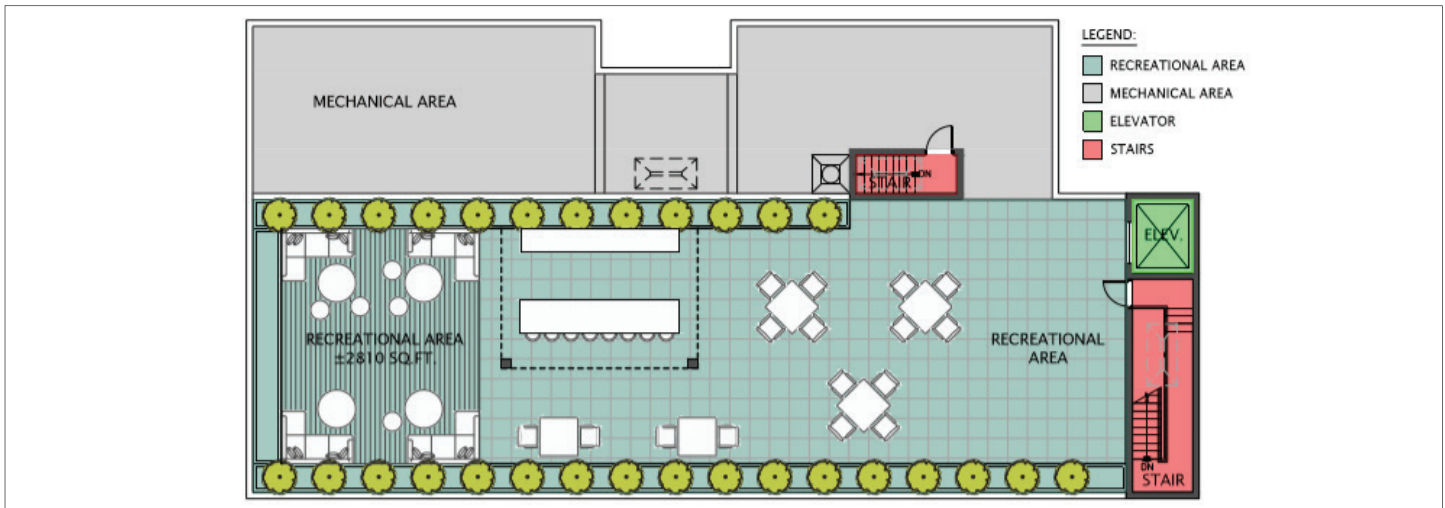
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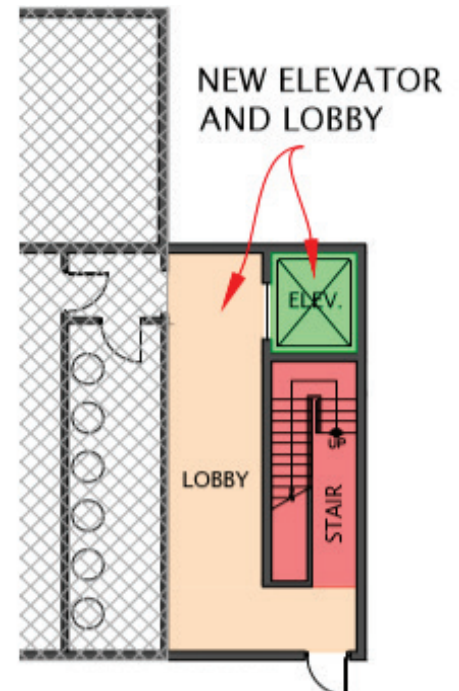
## Proposed Tenant Improvements, cont'd.

For tenants interested in possible outdoor space, the roof may be considered for access and improvements. Suggested Layout below.

### Roof Proposed Design



### Entry-Way Proposed Design



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