

400 THIRD AVENUE

GOWANUS | BROOKLYN

3,100 SF ON GROUND
+ MEZZANINE
FOR LEASE



GROUND FLOOR – 3,100 SF

SUMMARY

This unique commercial space is ideal for those creative uses that just don't fit into any other box. Retail? Light manufacturing? Office use? Or all of the above? Yes, this space can work for you. It has two entrances with a curb cut and roll gate on Sixth Street in a classic Gowanus industrial structure with great co-tenants Hyperakt and Curious Jane, and is a quick walk to Four & Twenty Blackbirds and Whole Foods.

Last used by a successful jewelry company, the space is modern and ready to occupy with ADA bathrooms and a pantry. The 15-foot ceilings are interrupted only by a very usable mezzanine space designed for offices.

HIGHLIGHTS

- 15 ft ceiling
- Modern move-in condition
- Direct load-in via curb cut and roll down
- Existing pantry
- 2 ADA bathrooms
- HVAC in place

LEASABLE AREA

3,100 SF + mezzanine

AVAILABILITY

Immediate

TRANSPORTATION



CORNER

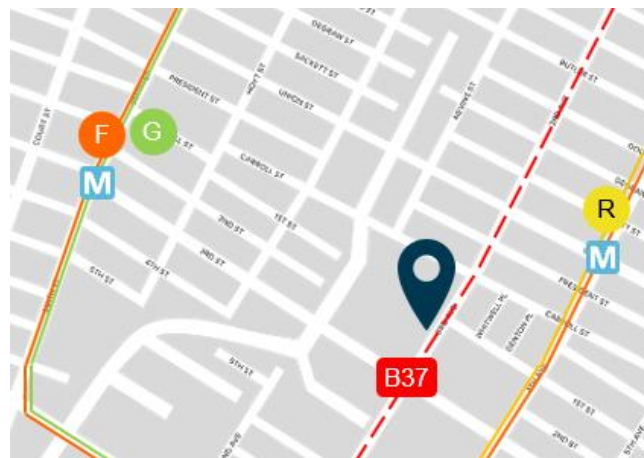
Third Ave and Sixth Street

NEIGHBORHOOD

Gowanus

PRICING & TERMS

Competitive



For more information, contact exclusive agents:

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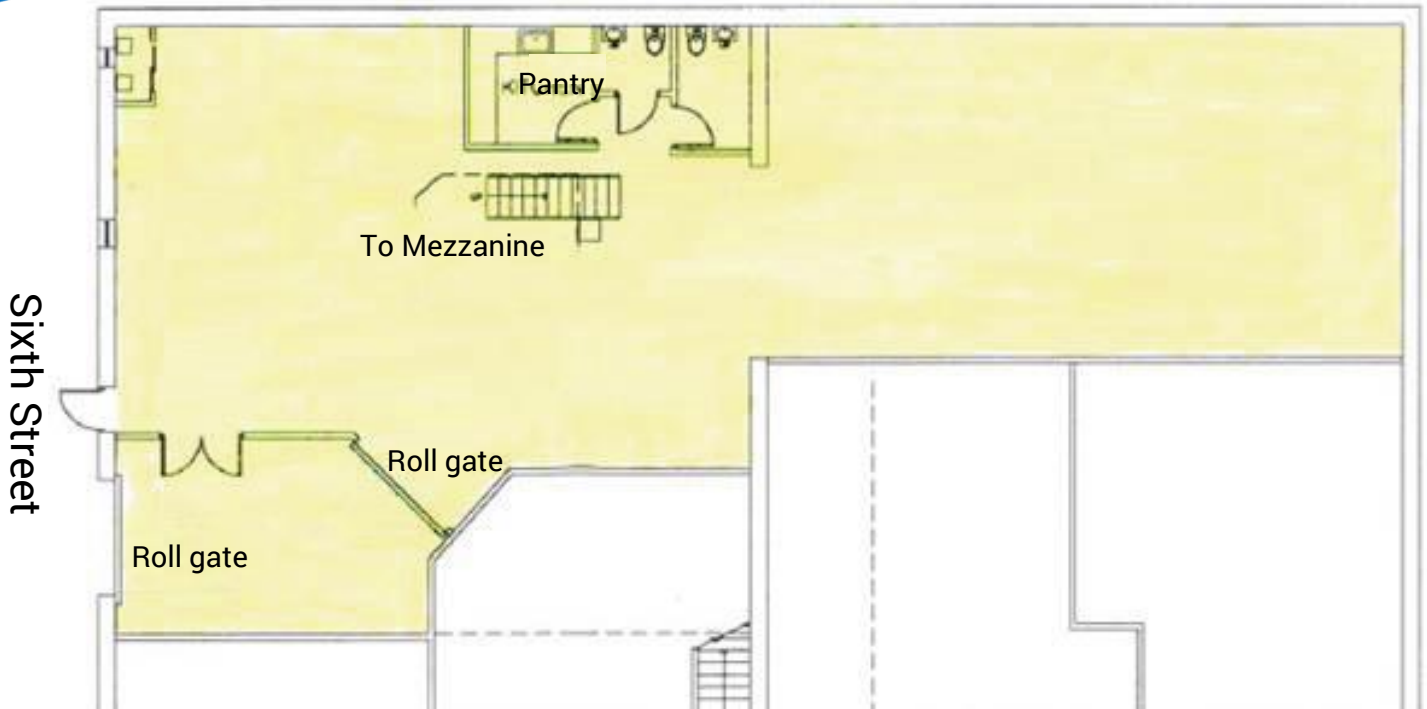
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Third Avenue

NEIGHBORHOOD OVERVIEW

Gowanus is a neighborhood that has undergone an exciting transformation in recent years. From industrial buildings converted to co-working spaces and former manufacturing buildings converted to restaurants, music venues, and art galleries, Gowanus has become an ideal location for new tenants looking to become part of the new landscape.

A few of the local attractions include Pig Beach, Dinosaur Barbeque, Royal Palms Shuffleboard Club, The Bell House, Brooklyn Boulders, Four & Twenty Blackbirds, and Whole Foods, to name a few. The neighborhood is serviced by the F, G and R trains.



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