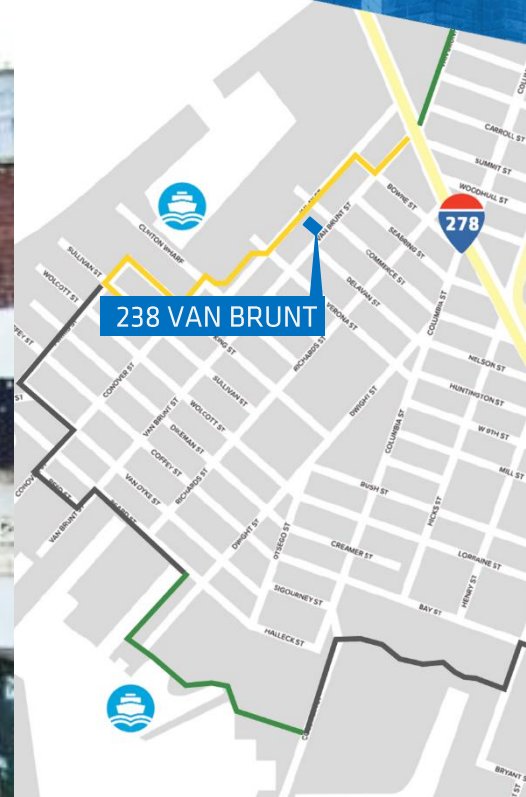


# 238 VAN BRUNT ST

RED HOOK

RETAIL FOR LEASE

3,240 SF



## SUMMARY

238 Van Brunt Street is situated on the busiest retail strip of Red Hook, and only a few blocks to the BQE. Excellent food options include Red Hook Lobster Pound, Fort Defiance, The Good Fork and Red Hook Tavern.

Currently occupied by Stumptown Coffee Roasters, the space has a modern build-out and infrastructure, with a high ceiling. Ideal for all creative uses.

## HIGHLIGHTS

- Modern move-in condition
- High ceiling
- HVAC and bathrooms
- High power electrical service

## LEASABLE AREA

3,240 SF

## CEILING HEIGHT

17-18 Feet

## FRONTAGE

36 feet

## CROSS STREETS

Commerce & Verona Streets

## PRICING & TERMS

Upon request

## AVAILABILITY

May 2020

## TRANSPORTATION



## NEIGHBORING TENANTS



For more information, contact exclusive agents:

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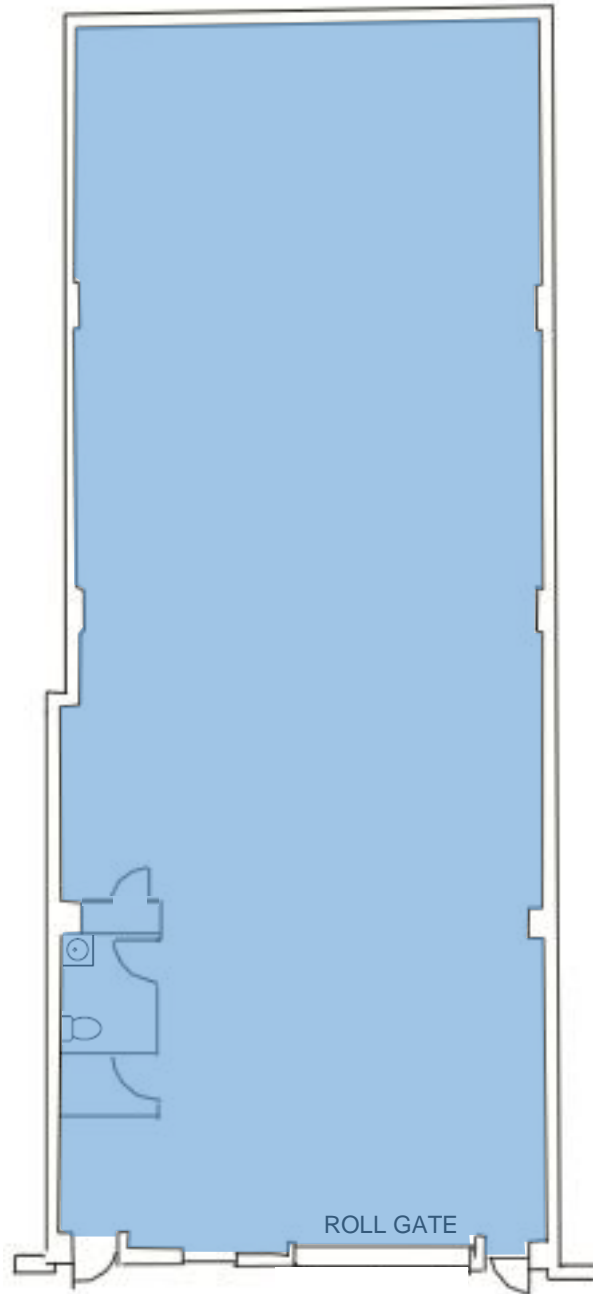
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## FLOORPLAN



Van Brunt Street

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.



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