

# 75 SMITH STREET

Boerum Hill

Retail for Lease  
1,400 SF



## SUMMARY

75 Smith Street is a highly visible corner retail location in the heart of Boerum Hill. Located strategically between the coveted Cobble Hill, Brooklyn Heights and Downtown Brooklyn neighborhoods, this is an exciting opportunity to capture currently high-income demographics with future upside from rapidly increasing residential and commercial density.

Currently built as a retail office, the space contains 2 bathrooms, distributed HVAC and 100 ft + of wraparound glass frontage which floods the space with natural light. Ideal uses include a bicycle shop, wine shop, dog groomer, nail salon or a medical office.

## LEASABLE AREA

1,400 SF

## CEILING HEIGHTS

10-11 Feet

## CROSS STREETS

Corner of State Street

## PRICING & TERMS

Upon request

## AVAILABILITY

Immediate

## TRANSPORTATION

Hoyt Street  
Borough Hall  
Hoyt –  
Schermerhorn  
Bergen Street



## NEIGHBORING TENANTS



**TERRACRG**  
COMMERCIAL REALTY GROUP

For more information, contact exclusive agents:

**Peter Schubert**  
Managing Director  
pschubert@terraarg.com

**Abbie Cheng**  
Associate  
acheng@terraarg.com

**George Hewitt**  
Associate  
ghewitt@terraarg.com

**(718) 768-7788**  
terraarg.com

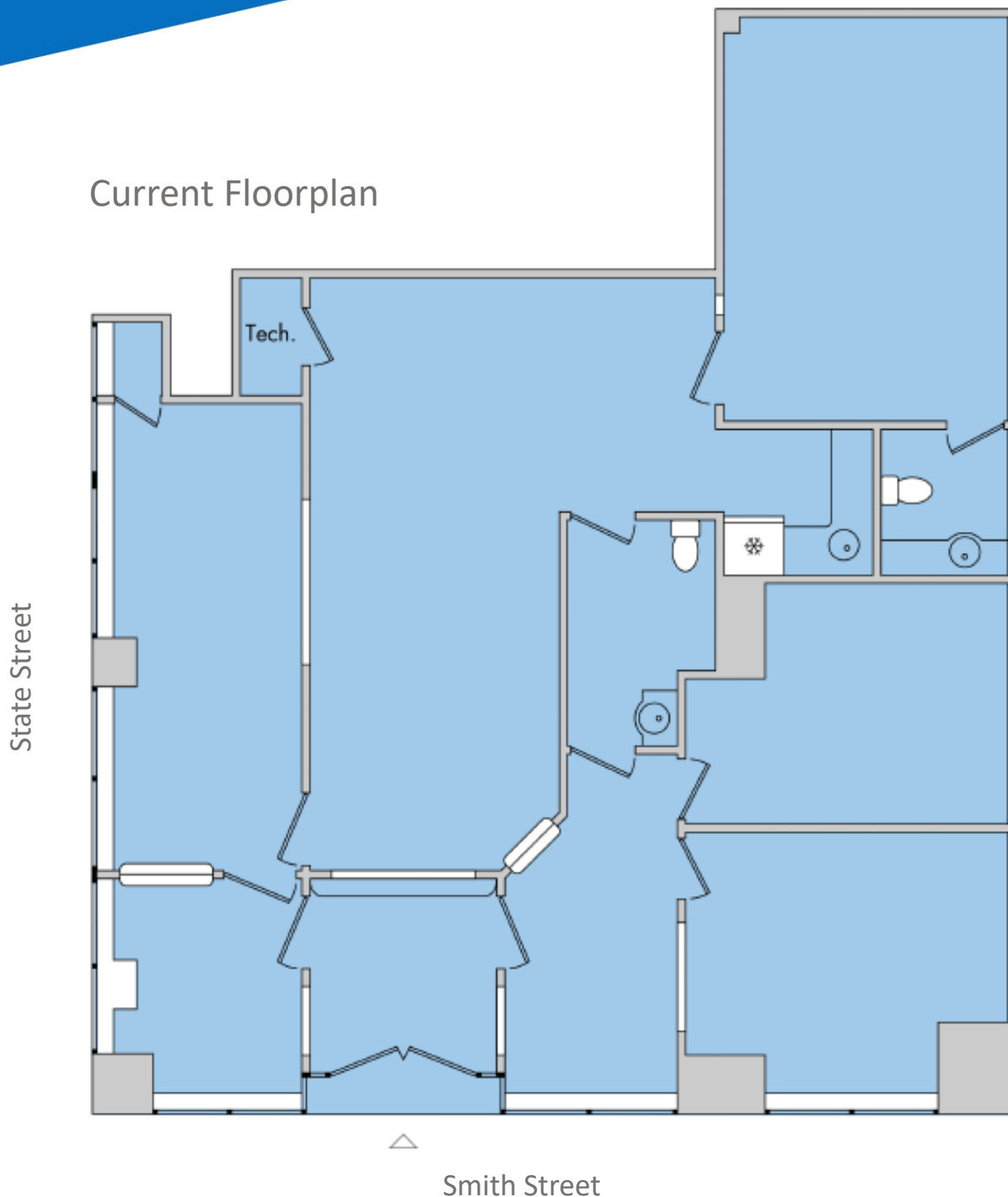
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Current Floorplan



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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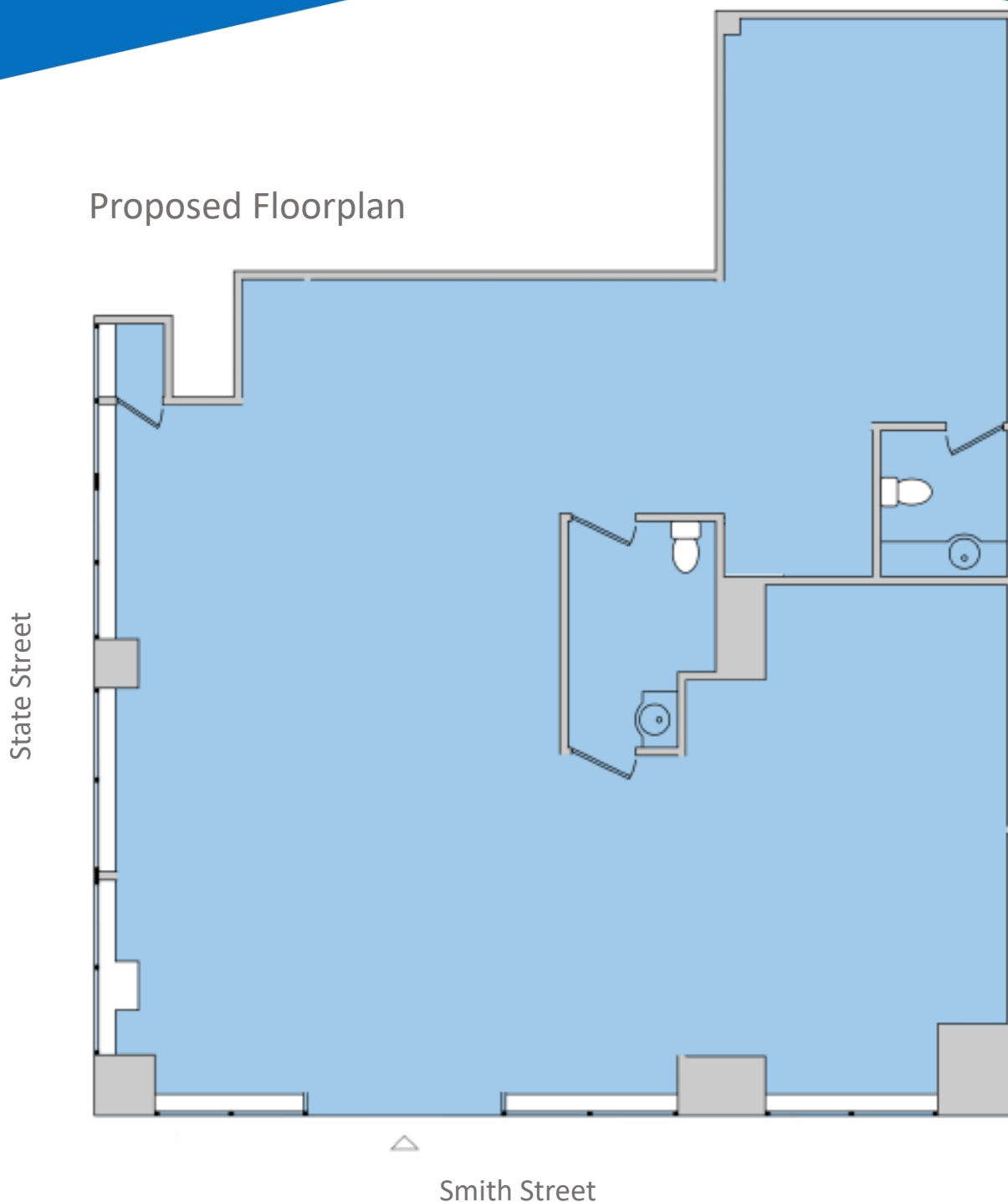
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Proposed Floorplan



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