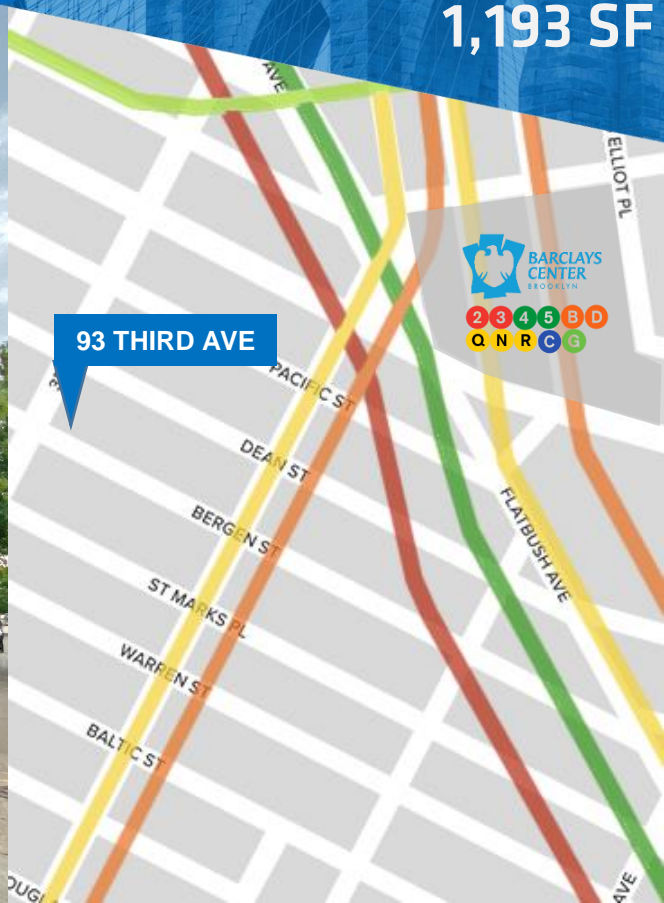


93 THIRD AVENUE

Boerum Hill

Retail for Lease
1,193 SF



SUMMARY

This white-boxed corner retail space formerly occupied by Lango NYC, a foreign language school for children. The space has distributed HVAC, two classrooms, two bathrooms and a finished lower level for storage. Large windows on both Third Avenue and Bergen Street allow for natural light throughout the space. A short walk to Barclays Center and Atlantic Terminal, the space is serviced by 9 subway lines and the LIRR. The property is also tax exempt. The Certificate of Occupancy allows use group 6 operation.

Ideal for nursery schools, after-school programs, medical offices, or grab and go food uses.

LEASABLE AREA

1,193 SF Ground Level
300 SF Lower Level

CEILING HEIGHT

12 Feet

CROSS STREETS

Corner of Bergen Street

PRICING & TERMS

Upon request

AVAILABILITY

Immediate

TRANSPORTATION



NEIGHBORING TENANTS

THE BEARDED BAKER

THE ARMORY

dot & line



RICE & MISO

bluepearl®



VETERINARY WELLNESS CENTER of Boerum Hill



For more information, contact exclusive agents:

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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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