

**RETAIL/MEDICAL/FITNESS/COMMUNITY USE**

# 336 HIMROD STREET - THE RETAIL AT GLASSWORKS

Between Wyckoff and Irving Avenues

**BUSHWICK**

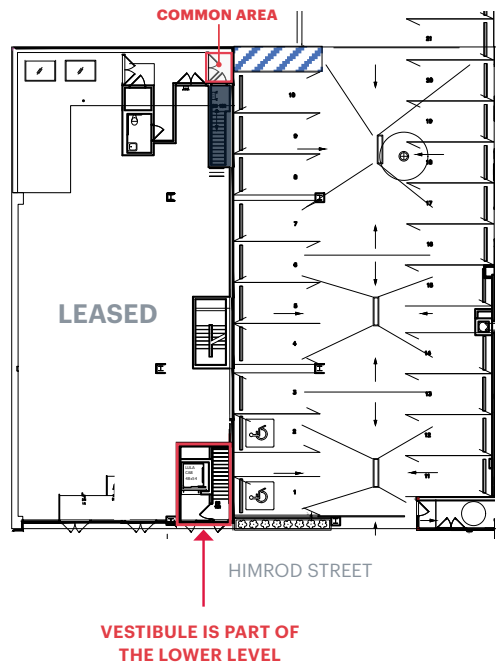
BROOKLYN | NY

Up to  
**3,672 RSF\***  
Retail For Lease  
*\*Divisible*



# SPACE DETAILS

## GROUND FLOOR



## LOWER LEVEL



## LOCATION

East side of Himrod Street between Wyckoff and Irving Avenues

## SIZE

**Retail Space**  
 Lower Level 3,672 RSF\*  
 + Ground Floor Vestibule

(Possible recapture of 310 RSF)

\*Divisible

## ASKING RENT

Upon Request

## TAXES

Proportionate share of increases over a base year

## CURRENTLY

New construction

## POSSESSION

Immediate

## NEIGHBORS

Variety Coffee Roasters, Ops, Top City Gourmet, Wyckoff Realty, Naturally Healthy, B&S Wine and Spirits, Sally Roots, Happy Nails & Hair, Akaru Sushi, State Farm, Marino Pharmacy, Subway, Dunkin' Donuts, Talon Bar

## COMMENTS

Join a new ground floor medical tenant within the building

New construction at the base of the 63 unit Glassworks, Bushwick's nicest residential building.

Located approximately 135 feet from prime Wyckoff Avenue retail corridor.

All uses considered.

ADA accessible via Lula elevator.

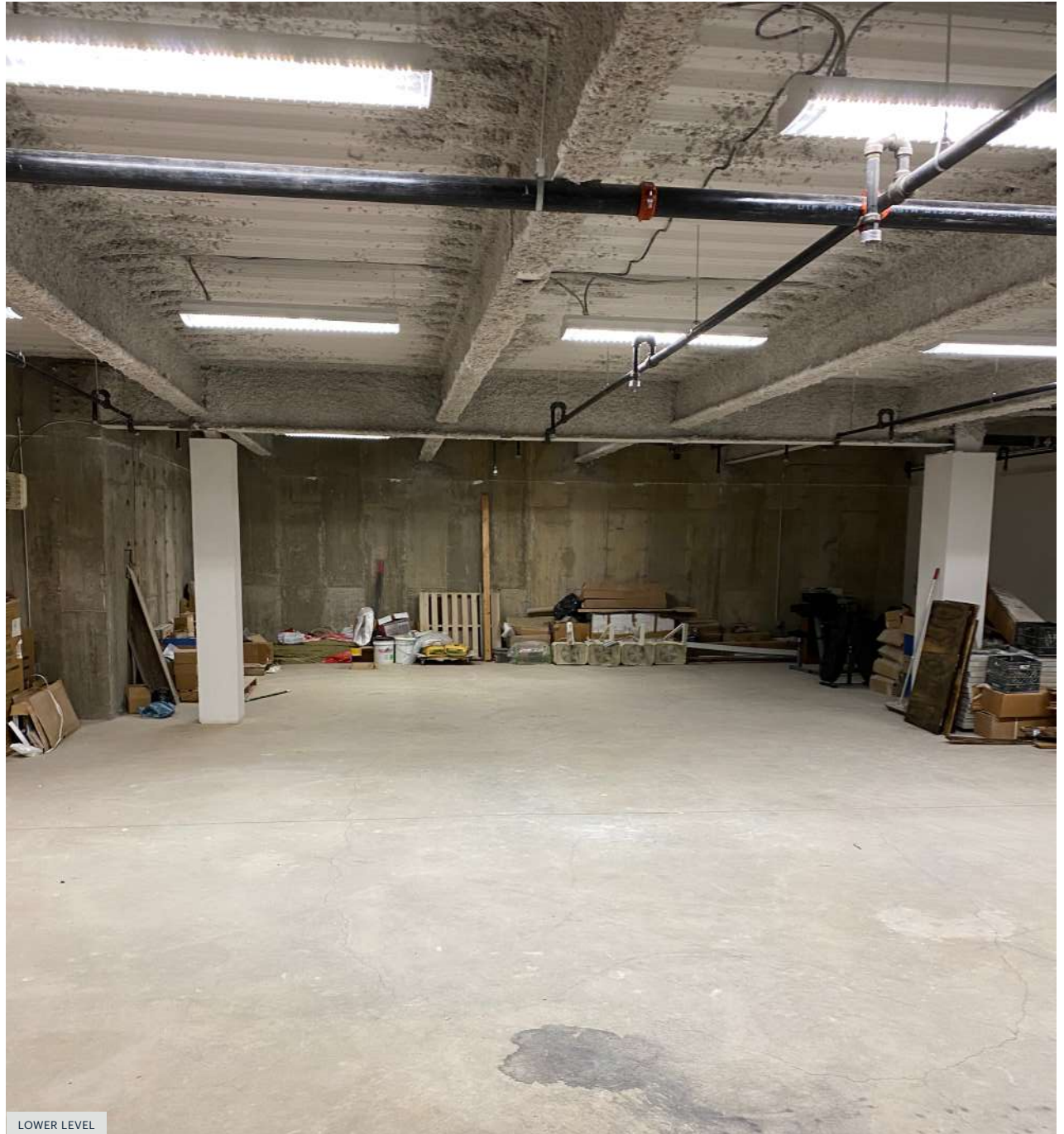
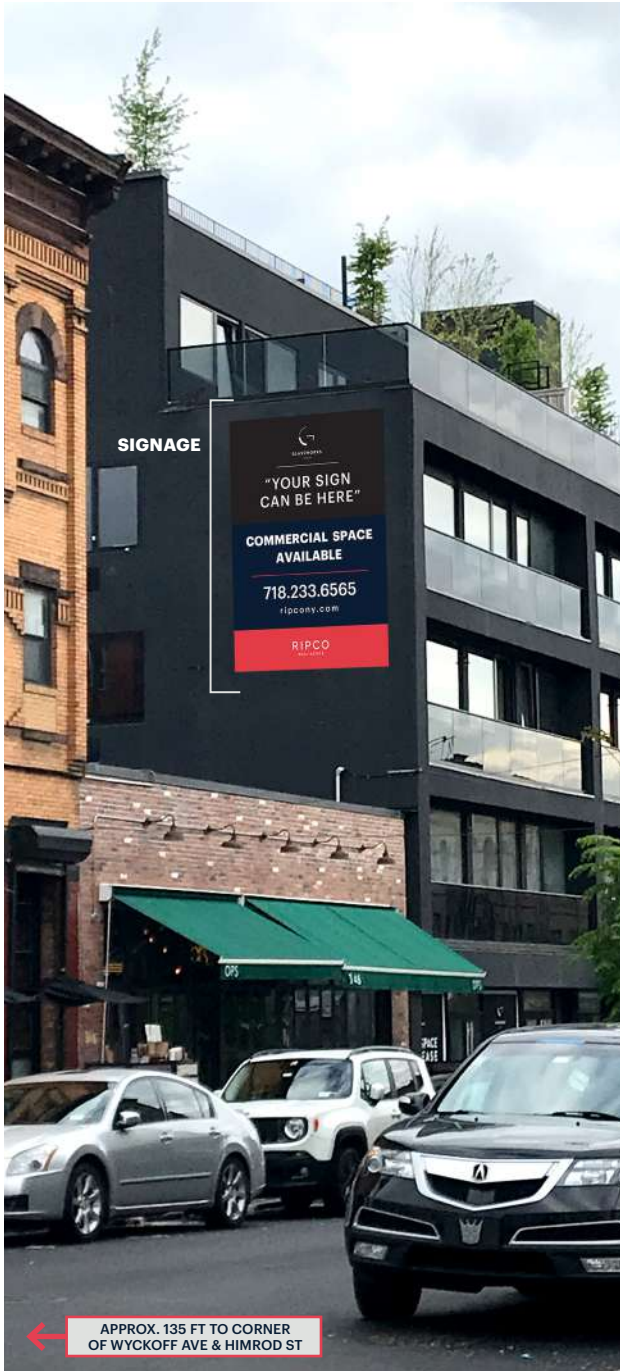
## TRANSPORTATION

2022 Ridership Report

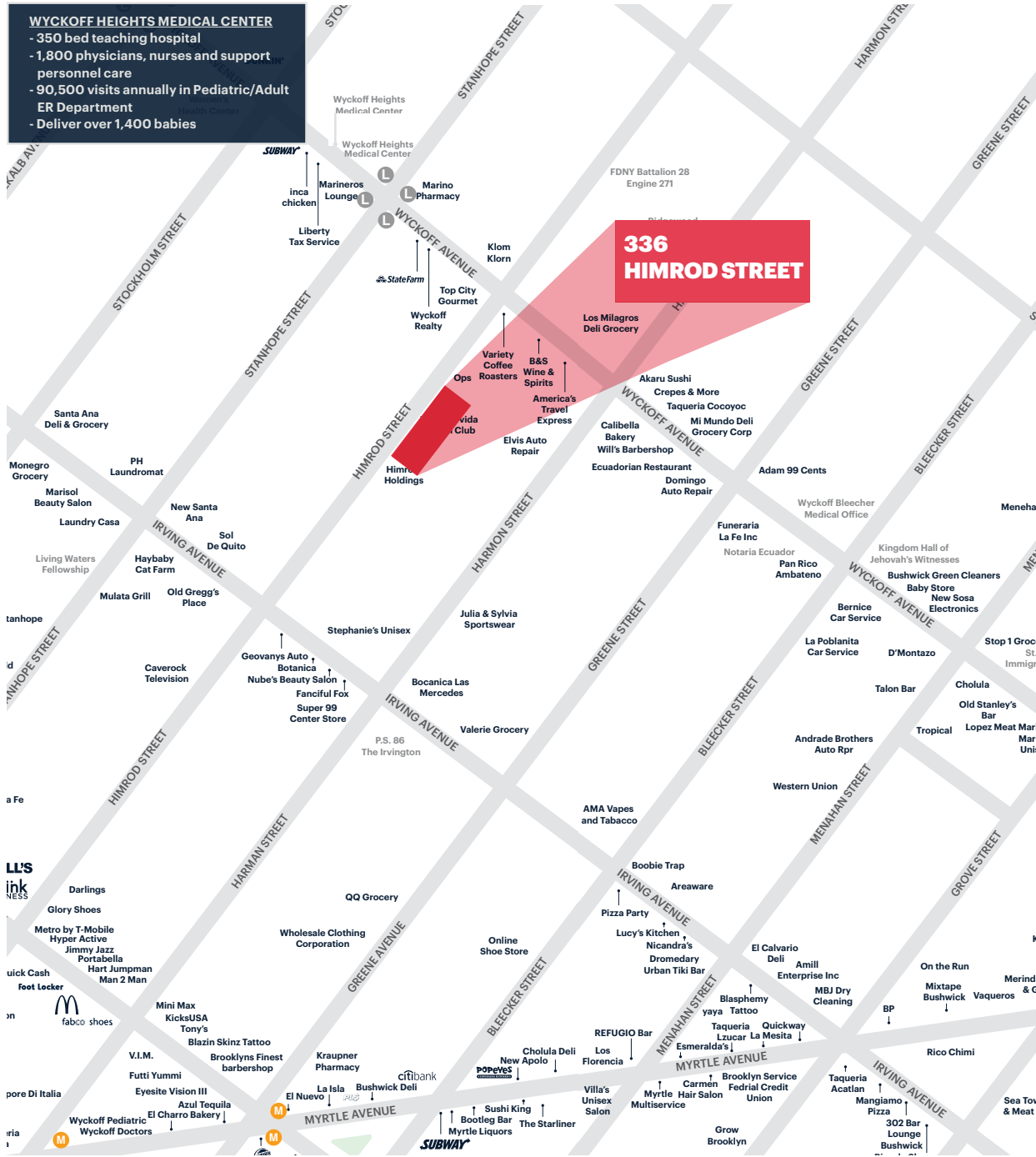
<b>Dekalb Avenue</b>	L
Annual	2,485,248
Weekday	7,710
Weekend	9,599

<b>Myrtle-Wyckoff Avenues</b>	L M
Annual	4,276,355
Weekday	13,075
Weekend	17,416

**VIEWS FROM WYCKOFF AVENUE / FACADE SIGNAGE OPPORTUNITY / ADDITIONAL PHOTOS**



# AREA RETAIL



**WYCKOFF HEIGHTS MEDICAL CENTER**  
 - 350 bed teaching hospital  
 - 1,800 physicians, nurses and support personnel care  
 - 90,500 visits annually in Pediatric/Adult ER Department  
 - Deliver over 1,400 babies

**336 HIMROD STREET**

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