



MAIN ENTRANCE - AVENUE M

**7,300 SF**

On-grade with  
Dual Entrances  
For Lease

**GYM/MEDICAL/SUPERMARKETS/  
RESTAURANT-PERMITTED/STREET RETAIL**

# 1617 AVENUE M

Between East 16th and 17th Streets

**MIDWOOD**

BROOKLYN | NEW YORK

**RIPCO**  
REAL ESTATE

## SPACE DETAILS

### LOCATION

Between East 16th and 17th Streets

### SIZE

Ground Floor	7,300 SF
Second Floor	3,018 SF
Total	10,318 SF

### FRONTAGE

Avenue M	23.25 FT
East 17th Street	75 FT

### CEILING HEIGHTS

Ground Floor	28 FT to joists
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### RENT

Upon request

### NEIGHBORS

7 Eleven, Mountain Fruit, Chase Bank, and Murrow HS

### COMMENTS

One block from Avenue M subway entrance

Former movie theatre with high ceilings

Alley for loading and employee parking on East 17th Street

Huge signage facade on Avenue M

Entrances on both Avenue M and East 17th Street

Municipal parking lot behind site on East 17th Street

### TRANSPORTATION

2023 Ridership Report

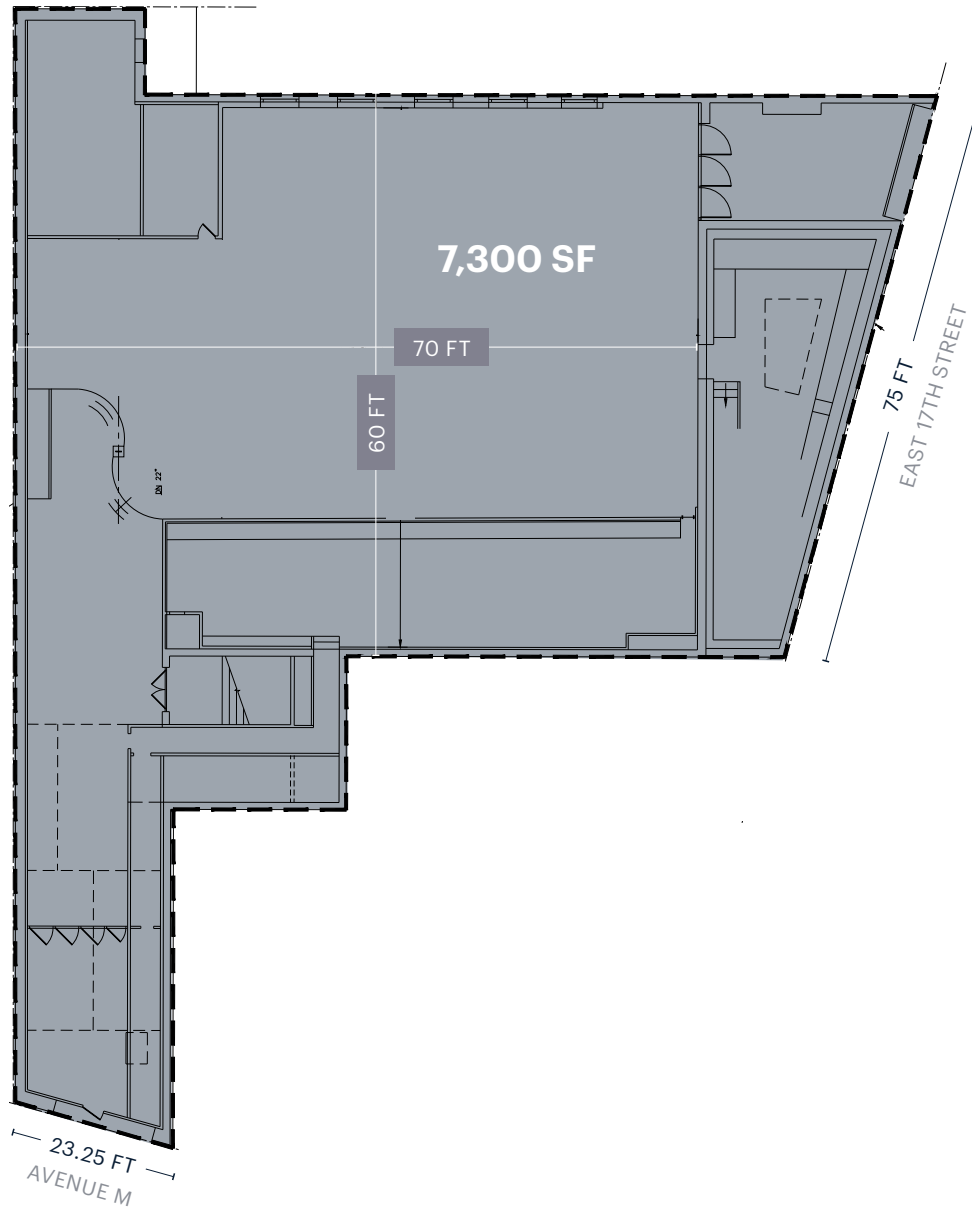
<b>Avenue M</b>	<b>Q</b>
Annual	1,211,324
Weekday	3,987
Weekend	3,568

## INTERIOR PHOTOS

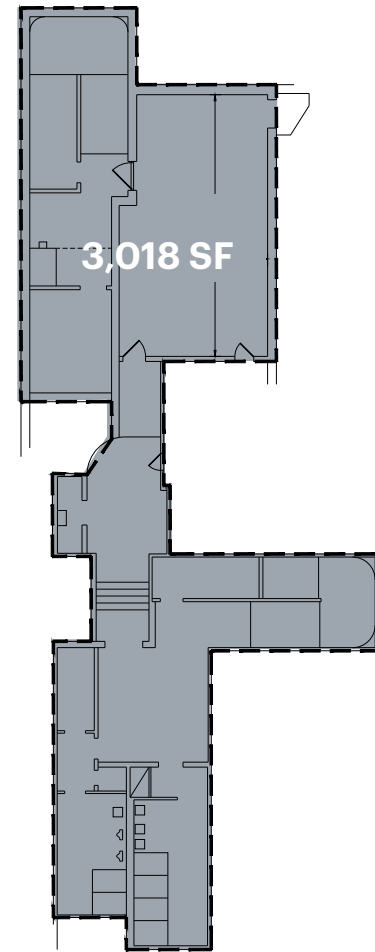


# SPACE DETAILS

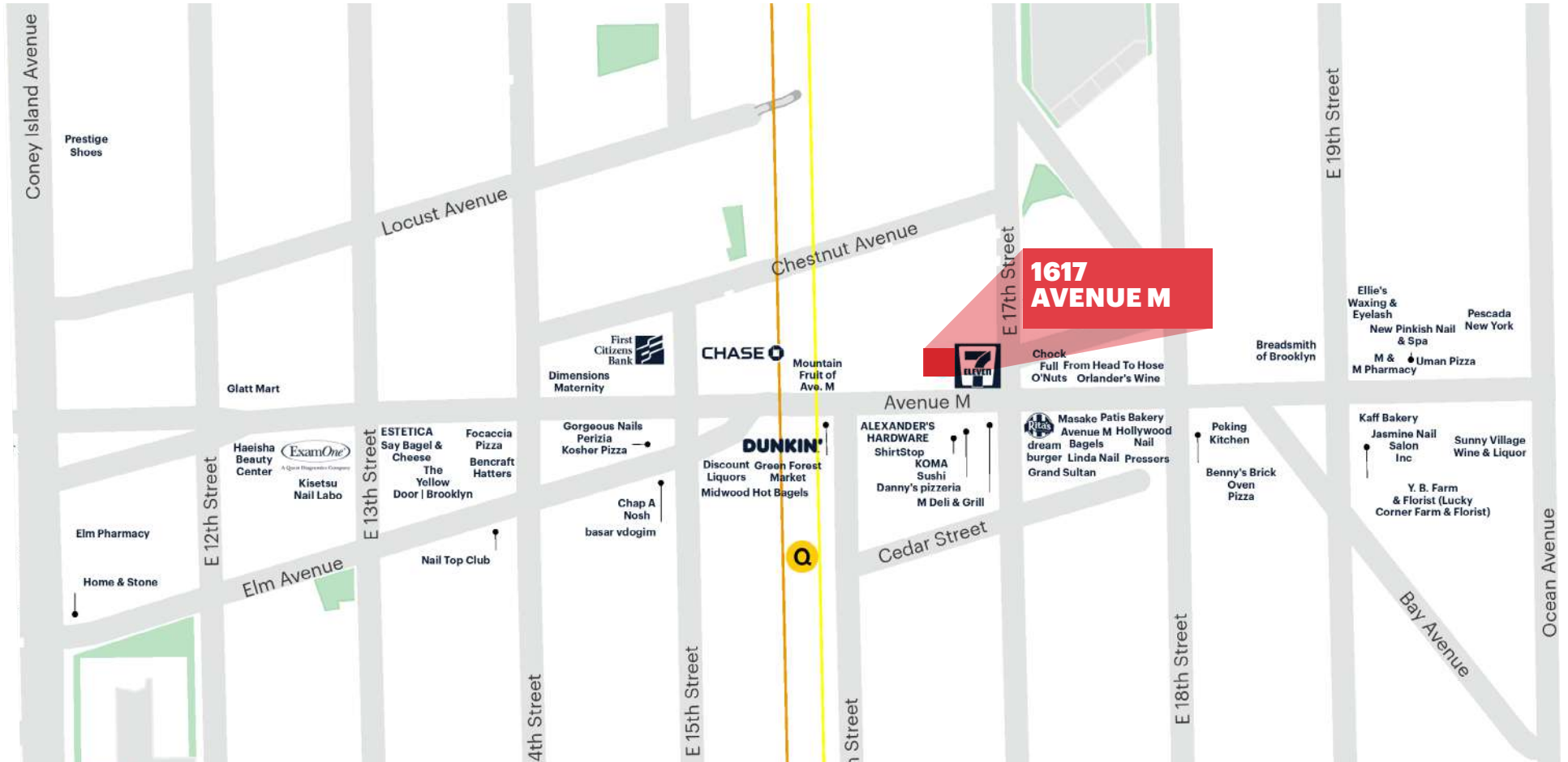
## GROUND FLOOR



## SECOND FLOOR



## AREA RETAIL



⊕ Coming Soon

## CONTACT EXCLUSIVE AGENTS

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