

GROUND FLOOR
CREATIVE / OFFICE / RETAIL SPACE FOR LEASE
FLATBUSH, BROOKLYN



For more information, please contact our exclusive agent:

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200 LINDEN BOULEVARD
GROUND FLOOR OFFICE / RETAIL SPACE FOR LEASE

BESEN
RETAIL

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PROPERTY DETAILS

▪ **APPROXIMATE SIZE**

4,050 SF

▪ **POSSESSION**

Immediate

▪ **ASKING RENT**

\$35/SF/YR

▪ **TRANSPORTATION**

Church Av – Subway Stop



▪ **COMMENTS**

- Most uses considered
- High ceiling
- Close to Church Av subway
- Over 200 tenants in the building
- Steps from Nostrand Avenue
- Excellent foot traffic

▪ **NEIGHBORS**

Burger King, Walgreens, Dunkin Donuts, Target, Superior Market, Diamond Braces, Cooklyn Eats BK, Nalooks Hair Braiding, Juicy Patties, Anabia Beauty Salon, Lips Café, Aunts et Uncles, Mr. P's homemade Ice Cream, Labelle Spa, Mug & Cup Coffee and more.



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RETAIL IDEAL USES THAT DO NOT
REQUIRE STOREFRONT WINDOWS

Service-Based & Appointment Retail

- Hair salons
- Nail salons
- Massage therapy / wellness studios
- Tattoo & piercing shops
- Medical or dental offices
- Physical therapy / chiropractic clinics

Personal Care & Specialty

- Barbershops
- Lash / brow studios
- Skincare / facial clinics
- Tanning salons

Fitness & Training

- Personal training studios
- Martial Arts / boxing gyms
- Yoga / Pilates studios
- Dance studios

Entertainment & Experiential

- Escape rooms
- VR games centers
- E-sports lounges
- Private karaoke rooms
- Axe throwing venues
- Billiards / pool halls

Food & Beverage

- Ghost kitchens / delivery-only
- Catering kitchens
- Takeout-focused restaurants
- Specialty food production

Service-Based Retail

- Hair salons
- Nail salons
- Massage therapy / spa treatment
- Barber shops
- Tailors / alteration shops
- Shoe repair

Health & Wellness

- Physical therapy
- Chiropractic offices
- Acupuncture studios
- Personal training studios
- Yoga / pilates

Beauty & Personal Care

- Laser hair removal
- Med spas
- Tattoo parlors
- Skincare / facial studios
- Waxing salons

Storage & Utility Retail

- Shipping / fulfillment centers
- Print shops / copy centers
- Laundromats
- Repair shops

Storage & Logistics Hybrid

- Micro-fulfillment centers
- E-commerce storage + pickup
- Package shipping stores
- Laundry services

Professional / Office-Like Retail

- Real Estate offices
- Travel agencies
- Tax preparations services
- Insurance agencies
- Tutoring / test prep centers

Retail with Destination Appeal

- Smoke shops
- Adult stores
- Consignment warehouses / by-appointment
- Wholesale or bulk retailers
- Hobby shops
- Sneaker resale / niche retail
- Watch/jewelry repair



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**LOOKING EAST
IN THE OPEN SPACE**



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**LOOKING WEST
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LOOKING NORTH
TOWARD THE
ENTRANCE



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LOOKING NORTH
TOWARD THE OPEN
SPACE

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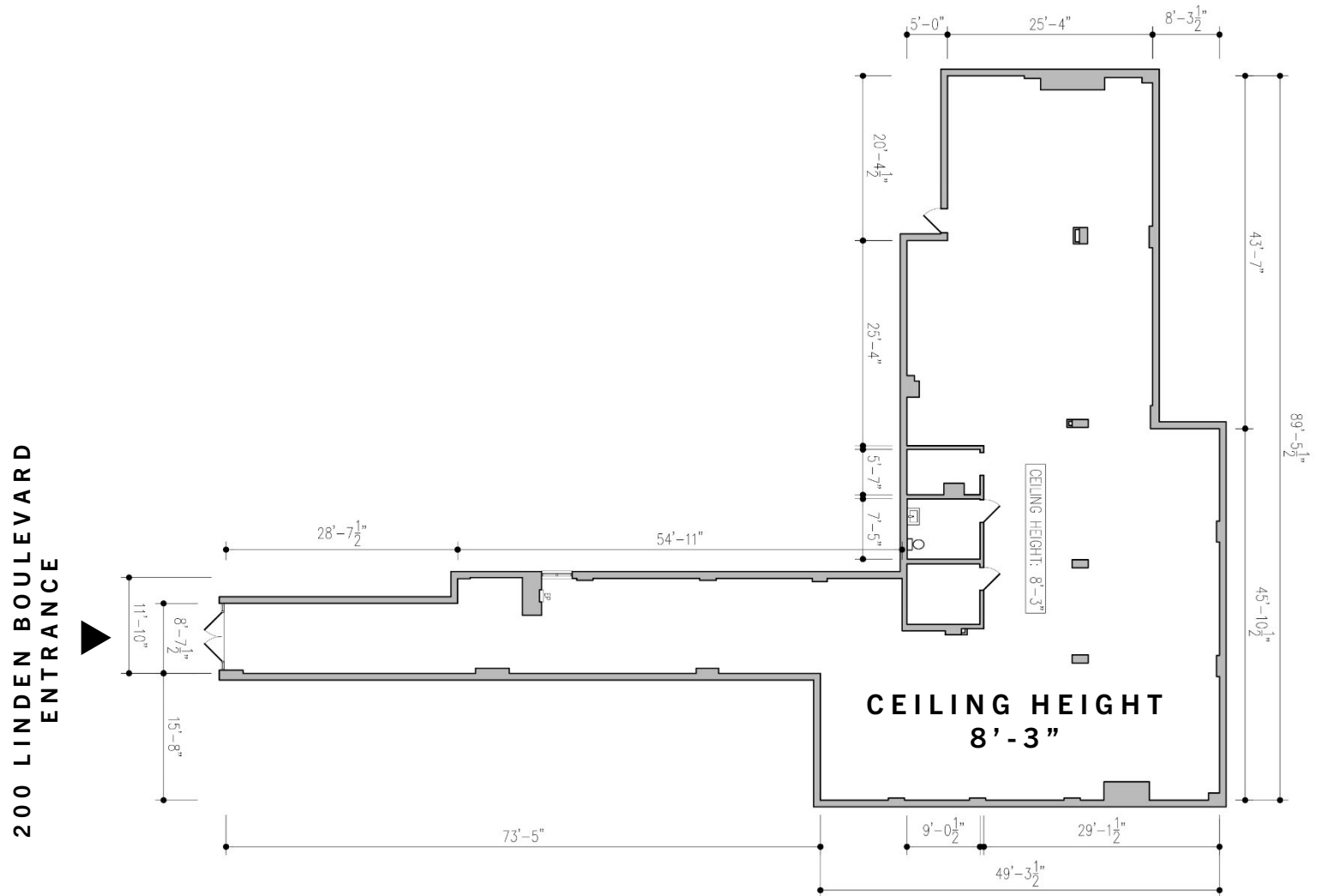
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FLOOR PLAN

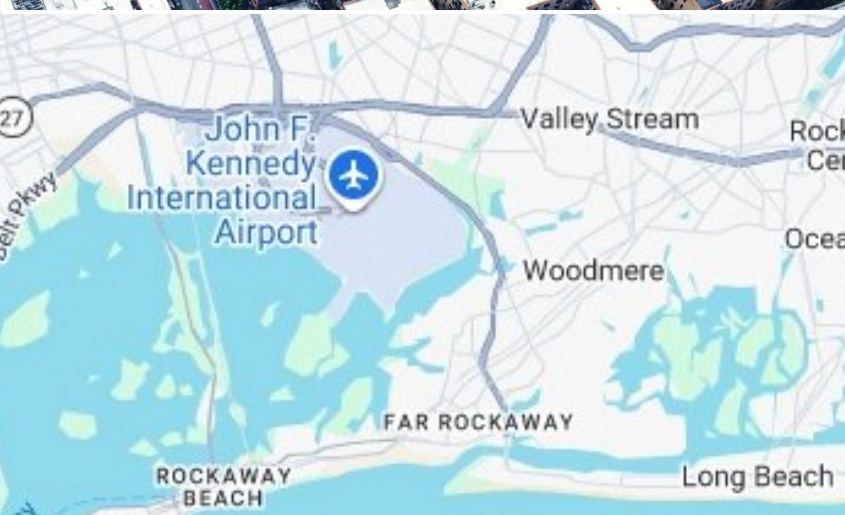
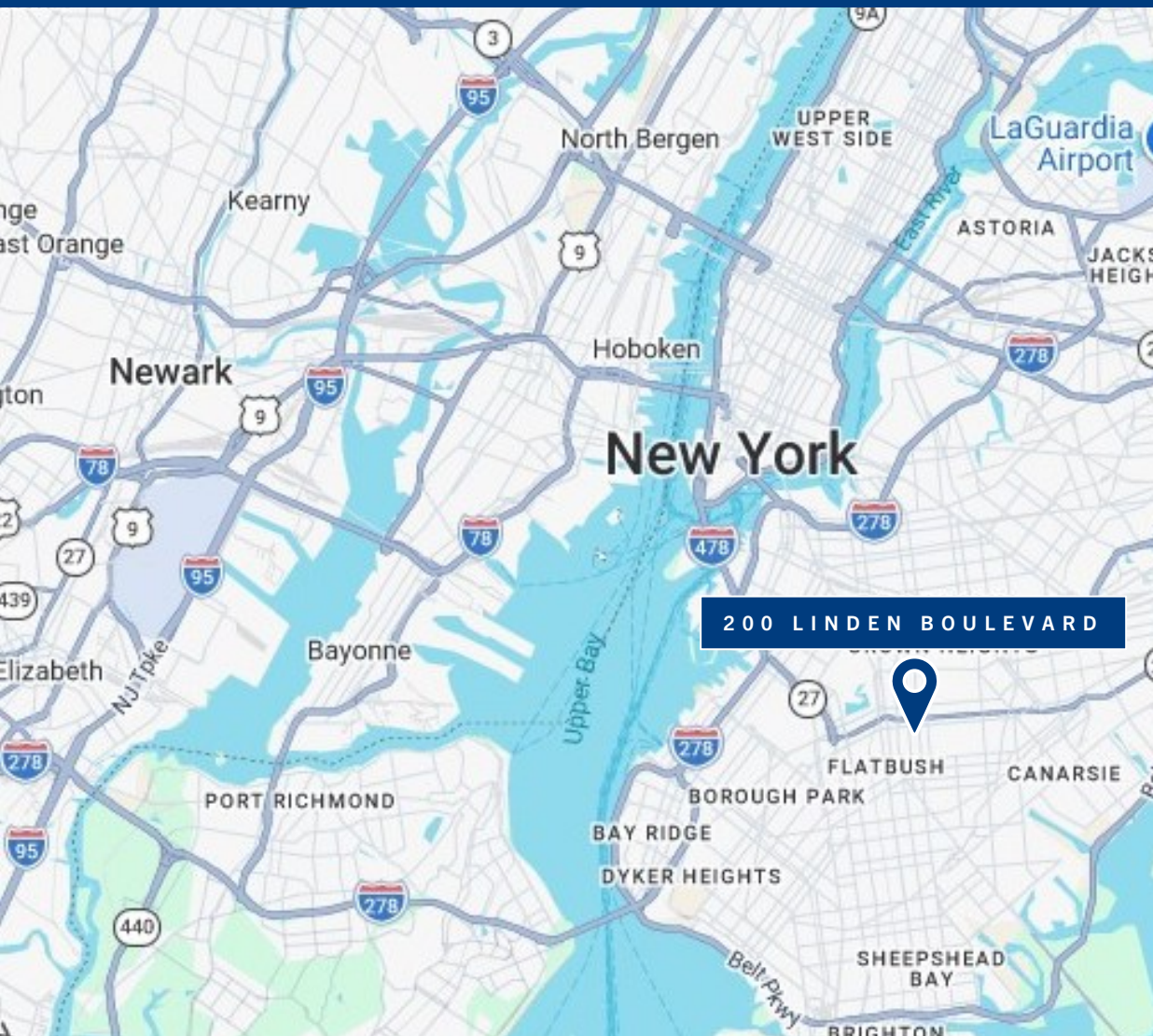
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