

# 836 WASHINGTON AVENUE

BETWEEN LINCOLN & ST JOHNS PLACE | PROSPECT HEIGHTS

RETAIL FOR LEASE

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## PROPERTY HIGHLIGHTS

- **Prime Prospect Heights location**
- **High foot traffic corridor**
- **Dense residential neighborhood**
- Steps from Eastern Pkwy–Brooklyn Museum station
- **Neighbors include:**  
*Most High Coffee, Cafe Mado, Ample Hills Creamery, Lincoln Station, Lady Charles Desserts, Brooklyn Museum, Brooklyn Botanic Garden, Grand Army Plaza, Brooklyn Natural Market, Tom's Restaurant, Le Pistol Cafe, Washington Commons, The Barlow, Cheryl's Global Soul, & more!*

**SPACE A:** 480 SF Ground Floor  
160 Mezzanine

**SPACE FRONTAGE:** 13.8'

**BUILDING FRONTAGE:** 27.6'

**CEILING HEIGHT:** 14'

**POSSESSION:** June 2026

**ASKING RENT:** Upon Request

**TRANSPORTATION:** 2 3 4 5



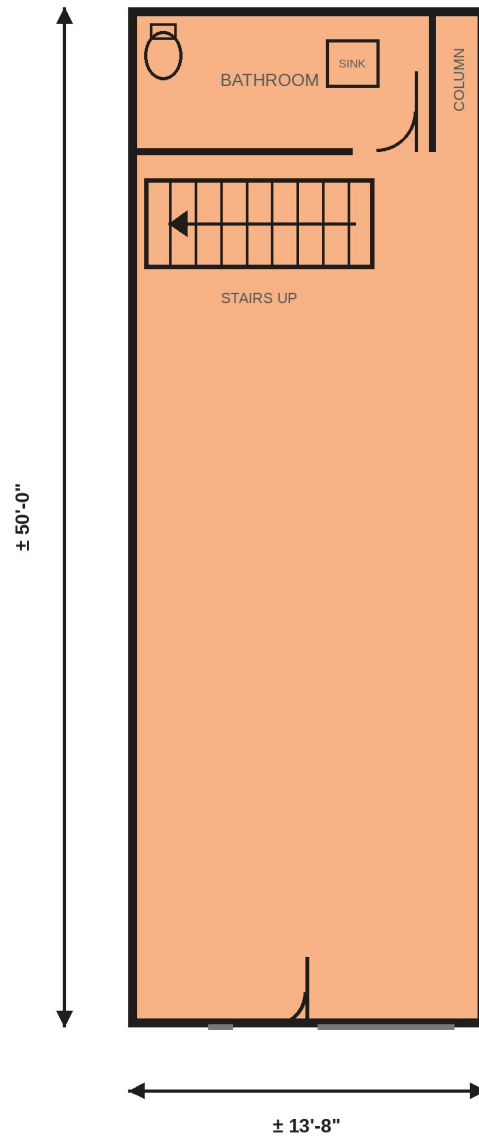
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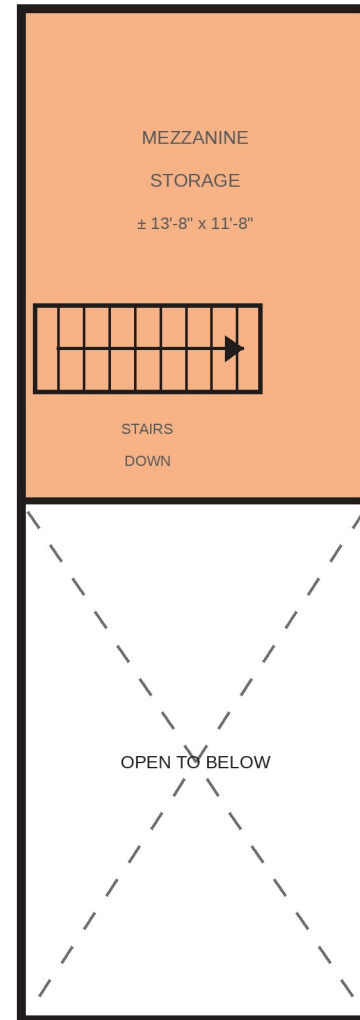
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## FLOOR PLANS:

GROUND FLOOR - 480 SF



MEZZANINE - 160 SF



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## ABOUT THE AREA:

- Excellent subway access via the **2, 3, 4, 5, and Shuttle lines** with quick connectivity to Manhattan and Downtown Brooklyn
- Vibrant neighborhood atmosphere driven by **boutique retail, wellness studios, cocktail bars, and local markets**
- Highly desirable live-work-play environment attracting **young professionals, creatives, and families alike**
- Located along one of Brooklyn's **fastest-growing** residential and retail corridors
- Rich cultural character with a **strong sense of community** and year-round neighborhood activity
- Ideal blend of **historic Brooklyn charm and modern lifestyle convenience**

## AREA DEMOGRAPHICS:

1.17M

ANNUAL RIDERS AT EASTERN PKWY  
/BROOKLYN MUSEUM STATION

500,000

ANNUAL VISITORS  
TO BROOKLYN MUSEUM

10M

OF ANNUAL VISITORS  
TO PROSPECT PARK

8M

SQUARE FEET  
OF OFFICE SPACE

1.3M

ANNUAL VISITORS  
TO BROOKLYN LIBRARY

3,000

HOTEL ROOMS



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FOR MORE INFORMATION,  
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