

VERADA
395 Carroll Street
Gowanus

**Prime Retail
Opportunity**



395 Carroll Street is a newly built, architecturally striking commercial property offering 4,940 SF of high-quality retail and commercial space across the ground floor

Four ground-floor retail spaces are available from 1,000 SF to 1,461 SF.

Co-tenants:
**Aurora Nails | Ivy Physical Therapy | Mylo Pilates | Sola Solan
and Blooming Prep.**

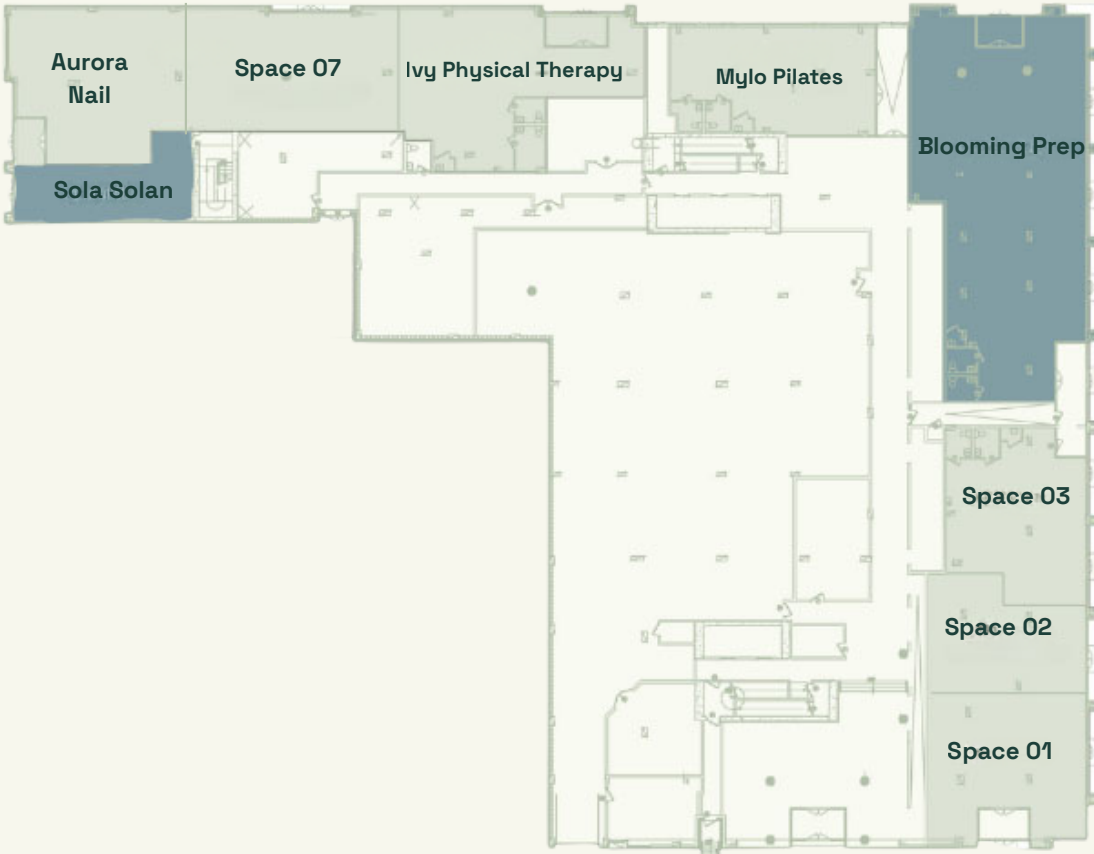
The building delivers 11 FT ceilings, floor-to-ceiling windows, and a modern industrial aesthetic.

Ownership is open to build out.

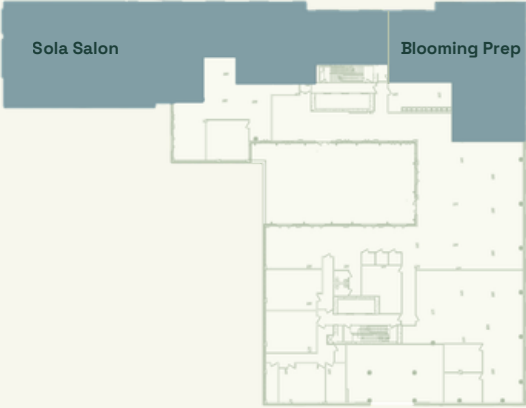
Steps from the Union Street subway, neighboring Whole Foods Market, Public Records, and Powerhouse Arts.

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Ground Floor



Second Floor: Fully Occupied



Total Square Footage	4,940 SF
Ground Floor 01	1,461 SF
Ground Floor 02	1,040 SF
Ground Floor 03	1,439 SF
Ground Floor 07	1,000 SF
Ceiling Height	11 FT
Market Concessions	Ownership open to build out

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V 395 Carroll Street

Food & Beverage

Transportation

Grocery

Entertainment

Health & Wellness

Education

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