

CROWN HEIGHTS, BROOKLYN, NY

1730 BEDFORD AVENUE

MOD



SPACE DETAILS

LOCATION

Between Sullivan Place and Empire Blvd

SPACE

Third Floor: 14,000 SF *Divisible*

Fourth Floor: 14,000 SF *Divisible*

Rooftop: 7,000 SF

CEILING HEIGHTS

Third & Fourth Floor: 13 Feet

YEAR BUILT

2025

POSSESSION

Immediete

ASKING RENT

\$52 PSF

NEIGHBORS

Lidl · Chipotle · Dunkin' · Burger King · Enterprise Rent-A-Car · Rite Aid · TD Bank · Checkers · Wendy's · Planet Fitness · The UPS Store · Gong Cha · Golden Krust · Lenny's Pizza · Allan's Bakery · Extra Space Storage · Safeguard Self Storage

TRANSPORTATION



COMMENTS

- Located in a Class A luxury new residential and commercial building completed in 2025
- The project is anchored by Brooklyn's largest Lidl grocery store
- The building's existing retail attracts over 15,000 visitors per week
- Landlord work and tenant improvement (TI) allowances available for qualified operators
- Private outdoor space available
- Significant Signage Exposure on both Empire Blvd and Bedford Avenue
- Located across the street from over 1,300 apartments at the Ebbets Field Apartment Complex
- Office space suitable for schools, medical, radiology, and community facility uses
- Heavy vehicular traffic along Empire Boulevard and Bedford Avenue
- One block from CUNY Medgar Evers College, with approximately 3,800 students
- One block from Prospect Park
- Dedicated private entrance with two exclusive passenger elevators
- Parking Available
- Rooftop suitable for padel, pickleball, and rock climbing, with a potential ceiling height of 22 feet
- Located within a retail corridor experiencing significant new investment, including the 73-99
- Empire development, which is expected to add several hundred residential units and additional national retail tenants to the block
- Portions of the upper-level office space have access to a freight elevator

CONTACTS

MEYER DAGMY

718-249-3613

m@modcre.com

EDDIE MAMIYE

917-379-6719

e@modcre.com

ISAAC BIJOU

718-594-6377

ib@modcre.com

ALEX HEDAYA

917-533-7471

Alex.hedaya@nmrk.com



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EXTERIOR IMAGE



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INTERIOR IMAGES



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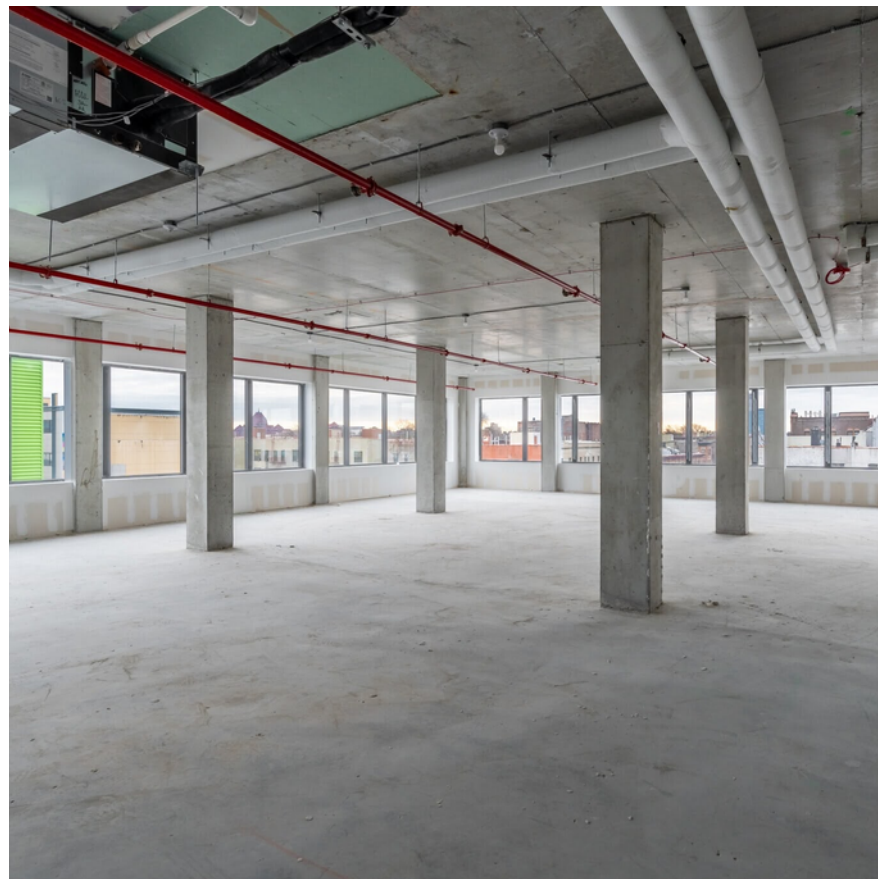
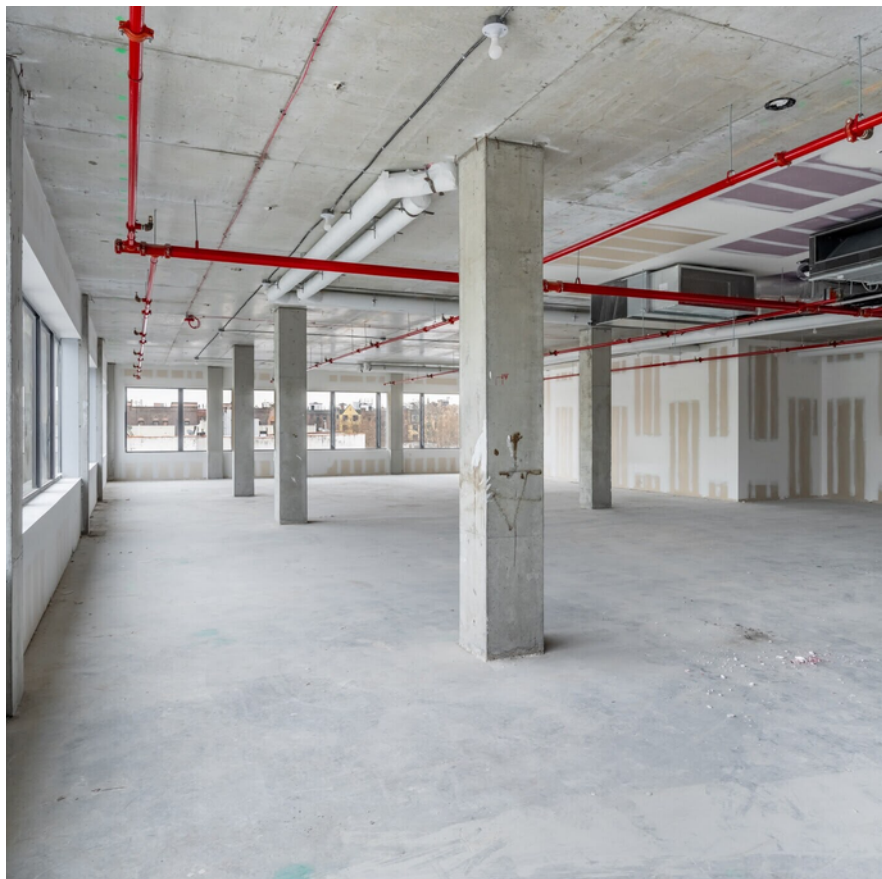
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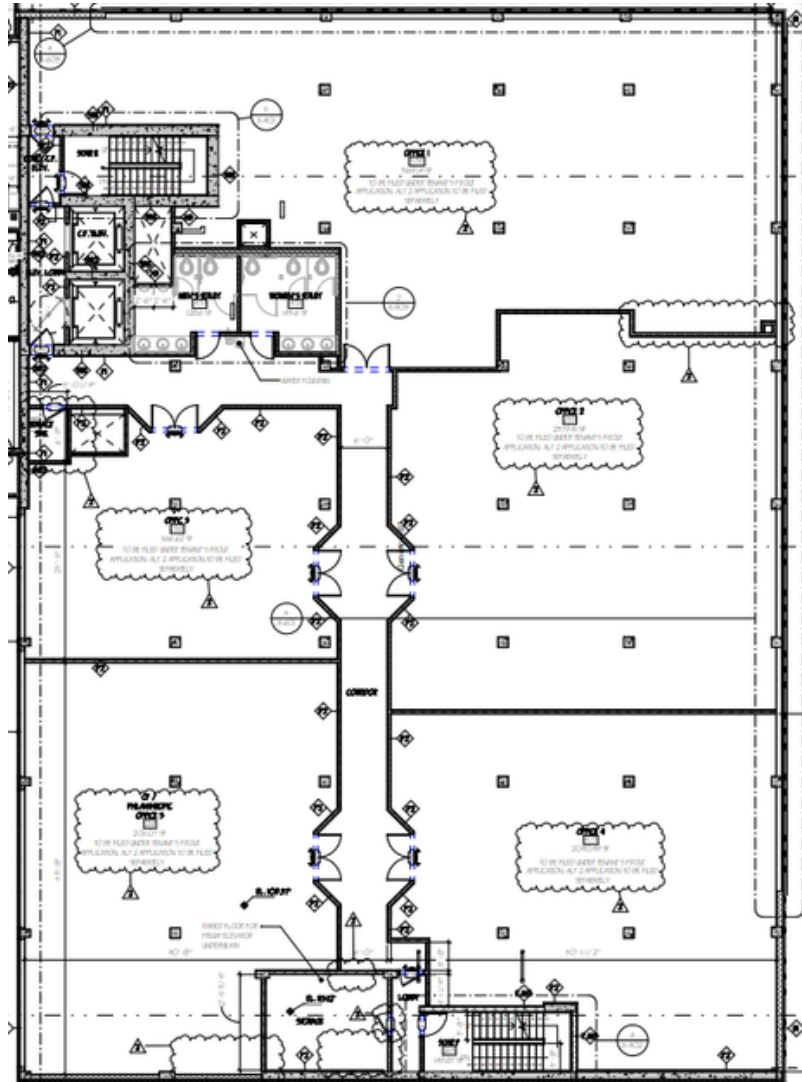
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FLOOR PLANS

Third Floor



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Fourth Floor



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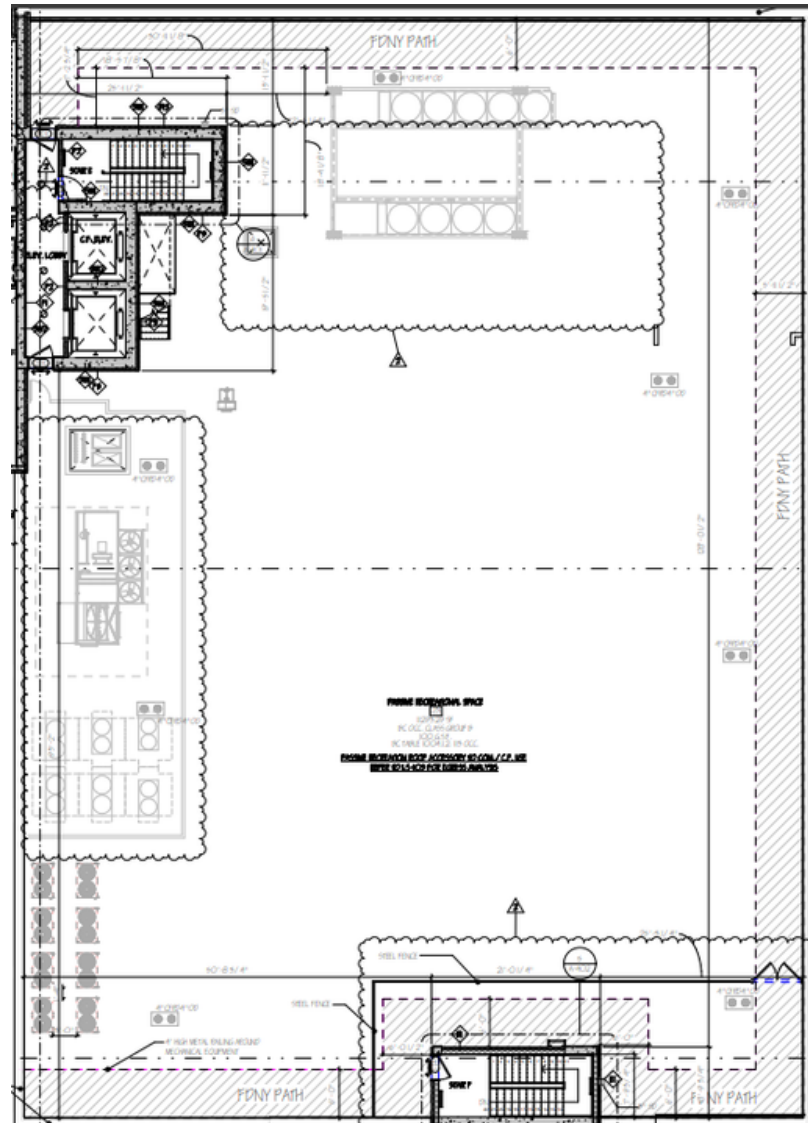


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FLOOR PLANS

Roof



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AREA MAP



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