

1,000 SF OF PRIME RETAIL SPACE FOR LEASE

18 Wyckoff Avenue (Aka. 400 Troutman Street)



NOT AN ACTUAL PHOTO. THIS IS AN ARTIST'S RENDERING AND DOES NOT DEPICT THE DELIVERED CONDITION OF THE SPACE.

THE HOTTEST INTERSECTION IN BUSHWICK

Featuring 40 Feet of Frontage on the Most Visited Block in Bushwick

Flushing Ave

Jefferson St

Troutman St

Starr St

Wyckoff Ave

Irving Ave

St. Nicholas Ave

Johnson Ave

Oriental Lumber

Best Hardware

Under Development

Under Development

125K SF of THE JEFFERSON Lofts

Caffe Vita, Bunker, Elsewhere, Brooklyn Mirage, Mission Chinese, all within minutes.

18 WYCKOFF Restaurant and Pub Hana Natural and WYCKOFF STARR hi Hello

Green Village BROOKLYN DESKS

The Sampler goodyoga Tattoo Desi Grill Owl Juice Heavy Woods

the bodega AP Bathaus

SEA WOLF FARO NY SF THE ROOKERY Lot45 UPW

DAYA YOGA STUDIO the Johnson's KCBC THE GRAND PARADISE SHIPWRECK LOUNGE HOUSE OF YES The Cobra Club SEA WOLF

TORTILLERIA MEXICANA LOS HERMANOS Pearl's Social BILLY CLUB metroROCK ROCK CLIMBING CENTERS

the bodega AP Bathaus

St. Nicholas Ave

Green Village BROOKLYN DESKS

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To Inquire: (718) 878-3530 inquiries@mpropertiesgroup.com

M PROPERTIES

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THE RETAIL SPACE AT 400 TROUTMAN STREET

Unlimited Possibilities: Column-free space with skylights.

Corner Space (Leased to Artichoke Pizza)	Ground Floor	1,500 SF
In-line Space	Ground Floor	1,000 SF
Combined Total	Ground Floor	2,500 SF
Frontage	On Troutman Street	100 FT
	On Wyckoff Avenue	25 FT
Possession	Immediate	
Term	Negotiable	
Features	Two skylights Directly metered Sidewalk cafe possible	
Retail Use	All Uses Considered Venting Allowed	

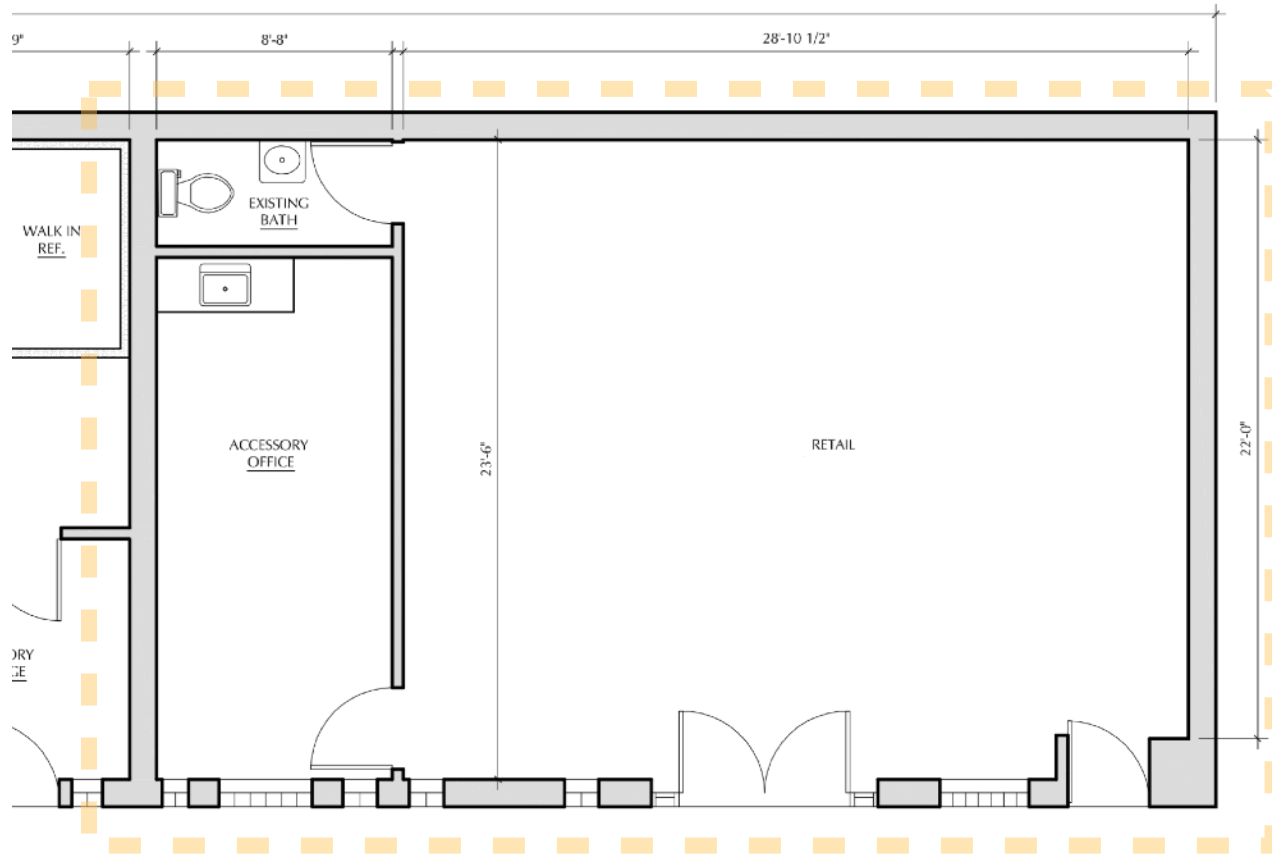
Only 1,000 SF of in-line retail space remaining for lease featuring 40 feet of frontage on the famous Troutman Street, where Bushwick's street art movement all began. The space has two existing skylights, delivered as a vanilla box, and separately metered utilities. Ideal uses include a cafe, bar, eatery, fashion boutique, and all general retail goods.

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FLOOR PLAN

Existing Layout



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