

TAHARI
REALTY

140 MONTAGUE ST

RESTAURANT OR RETAIL SPACE FOR LEASE
1,400 SF + FULL BASEMENT



BETWEEN CLINTON ST AND HENRY ST

INQUIRE FOR PRICE

140 MONTAGUE ST

**RESTAURANT/RETAIL SPACE FOR LEASE
1,400 SF + FULL BASEMENT**

TABLE OF CONTENTS

Property Description	2
Floor Plan	3
About The Neighborhood	4
Transportation	5
Property Photos	6, 7, 8 & 9

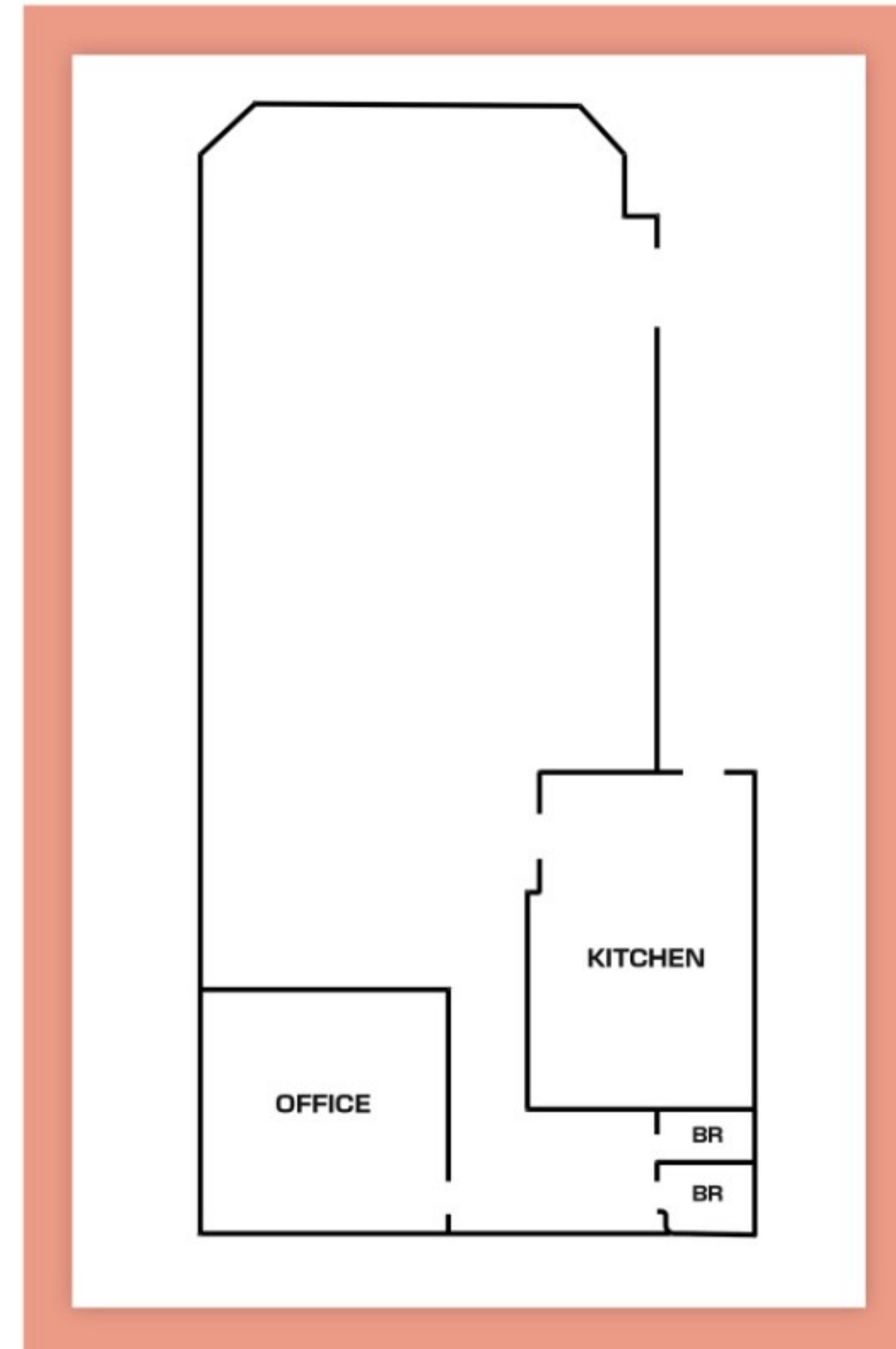


HIGHLIGHTS

- 1,400 SF Ground Floor + Full Basement
- Prime Brooklyn Heights retail corridor
- Fully built out restaurant space with full kitchen and venting
- Two restrooms
- Large Montague Street frontage and signage opportunity (25 FT+ of frontage)
- Excellent natural light
- Flexible use – suitable for restaurant or retail
- Excellent transit access to 2/3/4/5, R, and A/C/F trains
- Located in one of Brooklyn's most affluent neighborhoods with strong disposable income
- Steps from Brooklyn Heights Promenade and Brooklyn Bridge Park
- Strong pedestrian traffic

NEIGHBORS

- Starbucks • Blank Street • Van Leeuwen • Taboonette • Felice
- Chipotle • Chase Bank • CityMD • UPS • Citi Bank • Orangetheory
- Chama Mama • Gregorys Coffee • and more



ABOUT THE NEIGHBORHOOD

Brooklyn Heights sits on a scenic plateau overlooking the East River and is known for its historic charm and beautiful 19th century architecture. Developed in the 1820s and once considered New York's first suburb, the neighborhood remains one of the city's most sought-after areas thanks to its preserved character, prime location, and close proximity to Downtown Manhattan.



TRANSPORTATION

Transit/Subway	Walk	Distance
Clark Street	01 mins	0.1 mi
Court St	04 mins	0.3 mi
High Street	07 mins	0.4 mi
Borough Hall - Court Street	08 mins	0.4 mi
Jay Street - Borough Hall	10 mins	0.6 mi
Commuter Rail	Drive	Distance
Atlantic Terminal	06 mins	1.9 mi
Nostrand Avenue Station	09 mins	3.5 mi
Christopher St	11 mins	3.7 mi
9 St (Path)	11 mins	3.8 mi
Exchange Place	18 mins	6.5 mi
Airport	Drive	Distance
LaGuardia	20 mins	10.1 mi
Newark Liberty International	26 mins	14.7 mi



WALK SCORE
98%

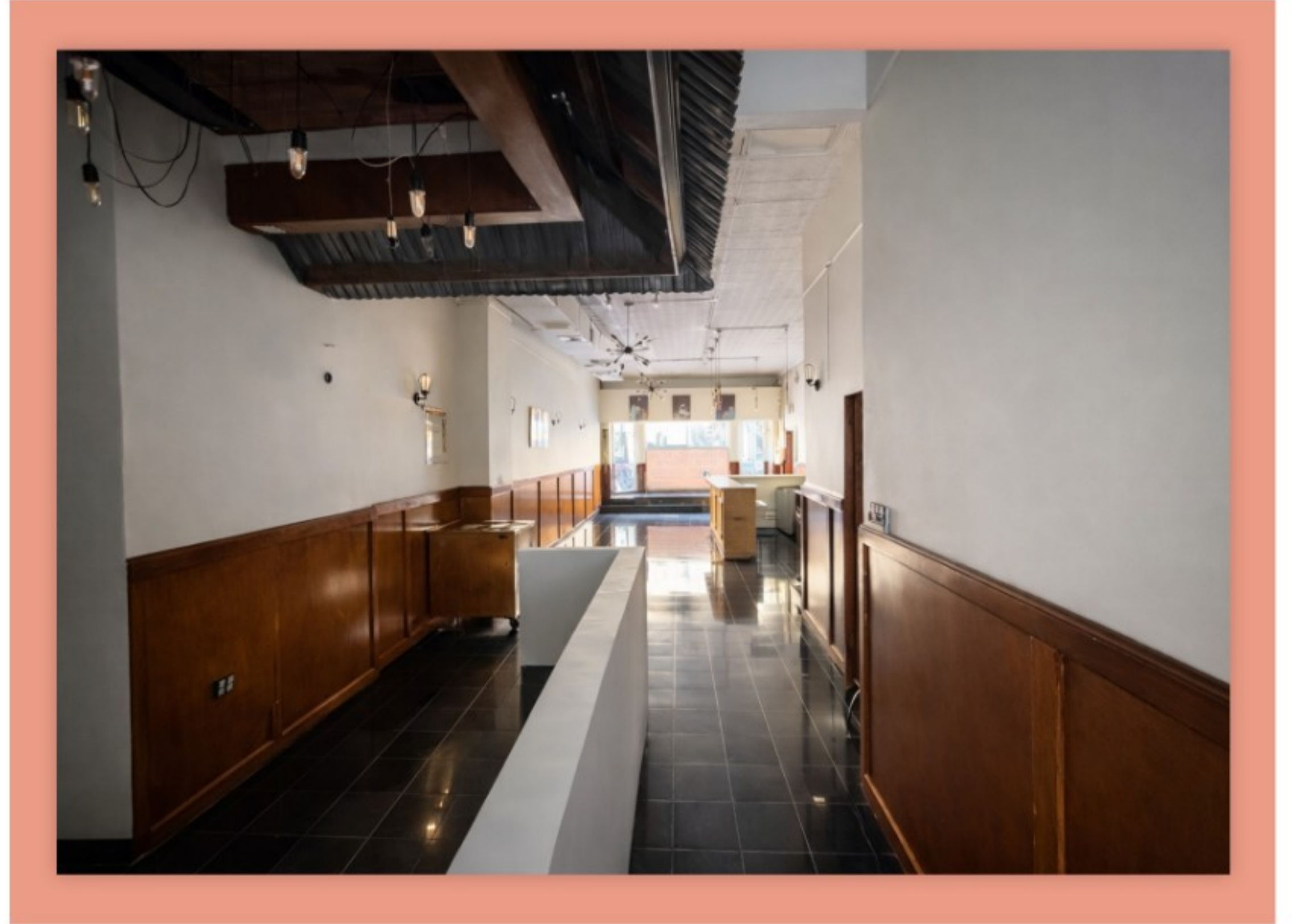


TRANSIT SCORE
100%



BIKE SCORE
90%

*Apartments.com









140 MONTAGUE STREET

FOR MORE DETAILS CONTACT US

ARYEH VILINSKY

917-450-9773

aryeh@taharirealty.com

JACK SASH BASORA

917-969-4292

jsb@taharirealty.com

TAHARI
REALTY

www.taharirealty.com

393 Lafayette St, Fl 2
New York, NY, 10003