

**144 MONTAGUE STREET, BROOKLYN, NY 11201**

**EXCLUSIVE RETAIL LEASE**

**2,500 SF Retail Opportunity in Prime Brooklyn Heights**

Brooklyn Poets

Bentley\*s

**SUMMER SALE**  
**50% TO 80%**  
**OFF**  
**'LIMITED TIME ONLY'**

**IPRG**



## TABLE OF CONTENTS

### 01 EXECUTIVE SUMMARY

FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

**Brandon Efap**

Director of Retail Leasing  
718.360.4761  
befap@iprg.com

**Ravraj Bhullar**

Retail Associate  
718.360.8951  
rbhullar@iprg.com

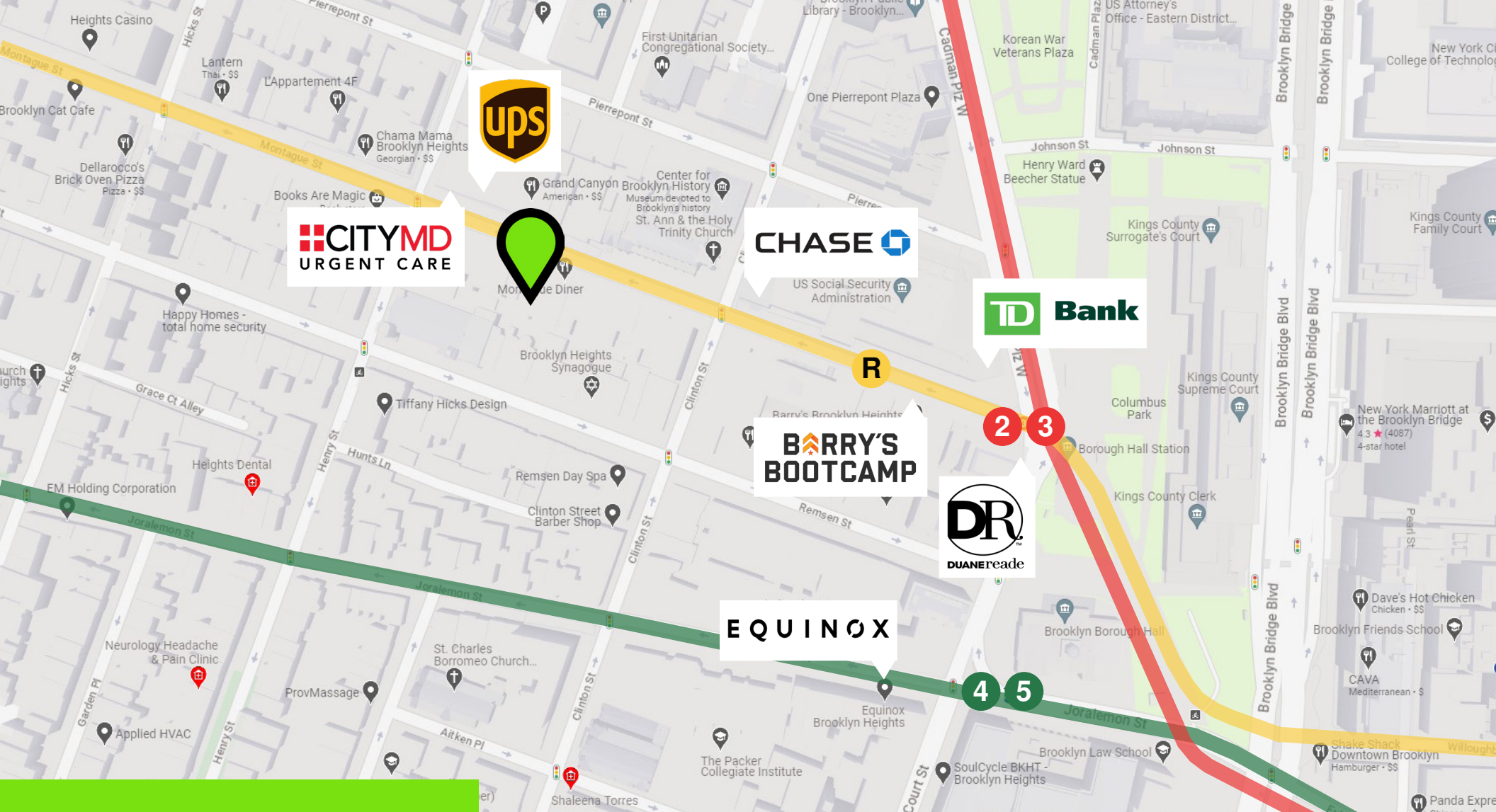
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

[www.iprg.com](http://www.iprg.com)

# IPRG

## EXECUTIVE SUMMARY





ASK

UPON REQUEST

### LEASE HIGHLIGHTS

2,500 SF  
Size

20'  
Frontage

11'  
Ceiling Heights

Immediate  
Possession

### COMMENTS

- Plug & Play Location with Great Frontage
- 20' Storefront on one of the best blocks in Brooklyn Heights
- Adjacent Court Street / Borough Hall Station (10+ Million Annual Riders)

An aerial, black and white photograph of a city, likely New York City, showing a complex highway interchange with multiple lanes and overpasses. The surrounding area is densely packed with buildings of various heights and styles, interspersed with green trees. The sky is overcast with grey clouds.

**IPRG**

**144 MONTAGUE STREET  
BROOKLYN, NY 11201**

**BRANDON  
EFAP**  
718.360.4761  
befap@iprg.com

---

**RAVRAJ  
BHULLAR**  
718.360.8951  
rbhullar@iprg.com

---