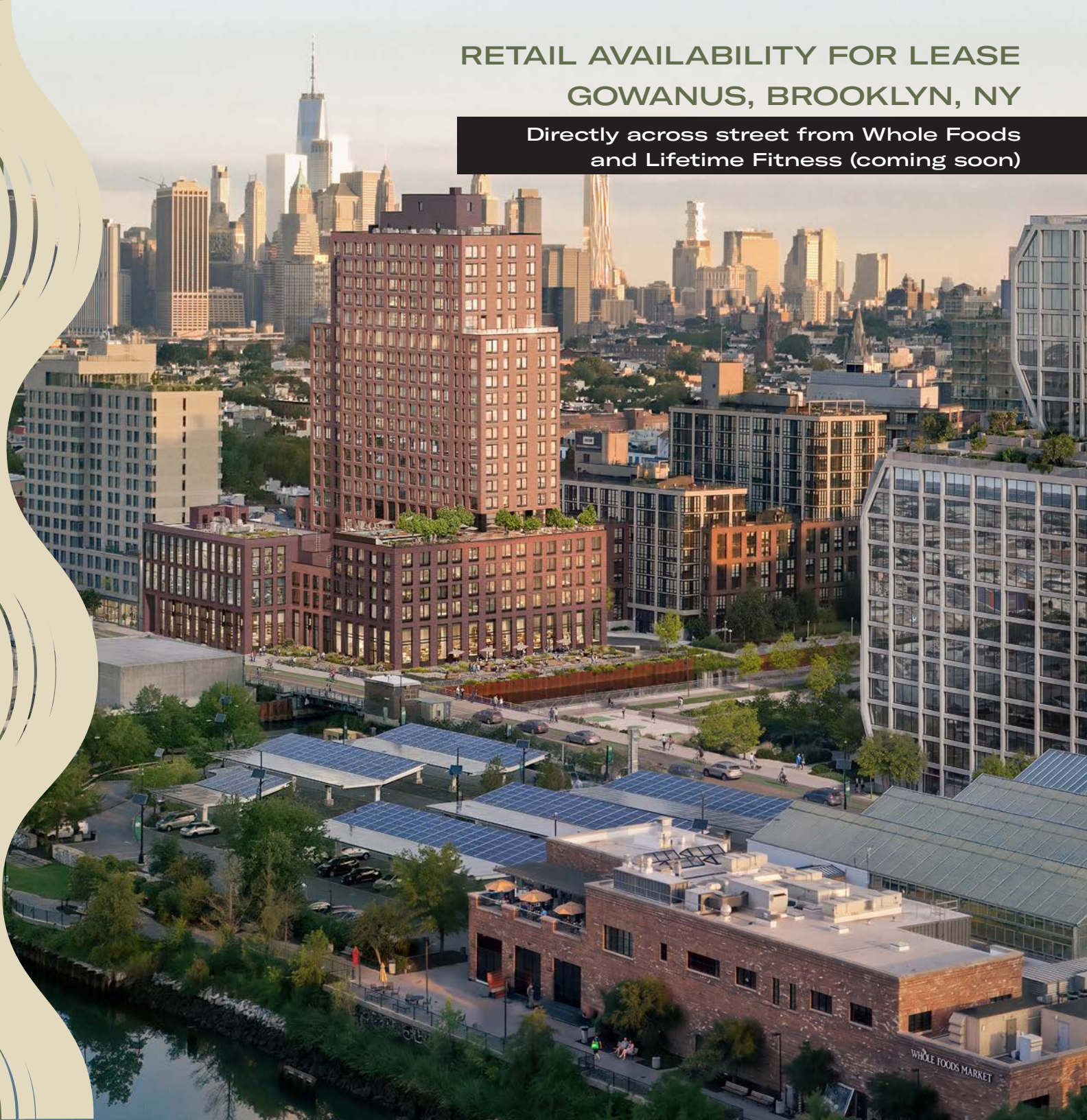


155
3RD STREET
BROOKLYN



RETAIL AVAILABILITY FOR LEASE GOWANUS, BROOKLYN, NY

Directly across street from Whole Foods
and Lifetime Fitness (coming soon)



155 3RD STREET BROOKLYN



Located directly adjacent to Whole Foods' Brooklyn flagship, 155 3rd Street offers Gowanus' largest contiguous ground floor retail footprint at the base of a new 300-unit luxury residential building.

Scheduled for completion in 2027, the retail space combines the advantages of new construction with a highly flexible and efficient layout, including tall ceilings and oversized windows that provide abundant natural light and exceptional visibility.

The property also benefits from prominent frontage along the Gowanus Canal's only two-way street crossing, direct access to a seven-acre public waterfront esplanade and park, and convenient proximity to the F, G and R subway lines.



AVAILABILITY

Ground floor:	20,000 sf
Second floor:	6,300 sf
Third floor:	6,300 sf
Total:	32,600 sf

CEILINGS

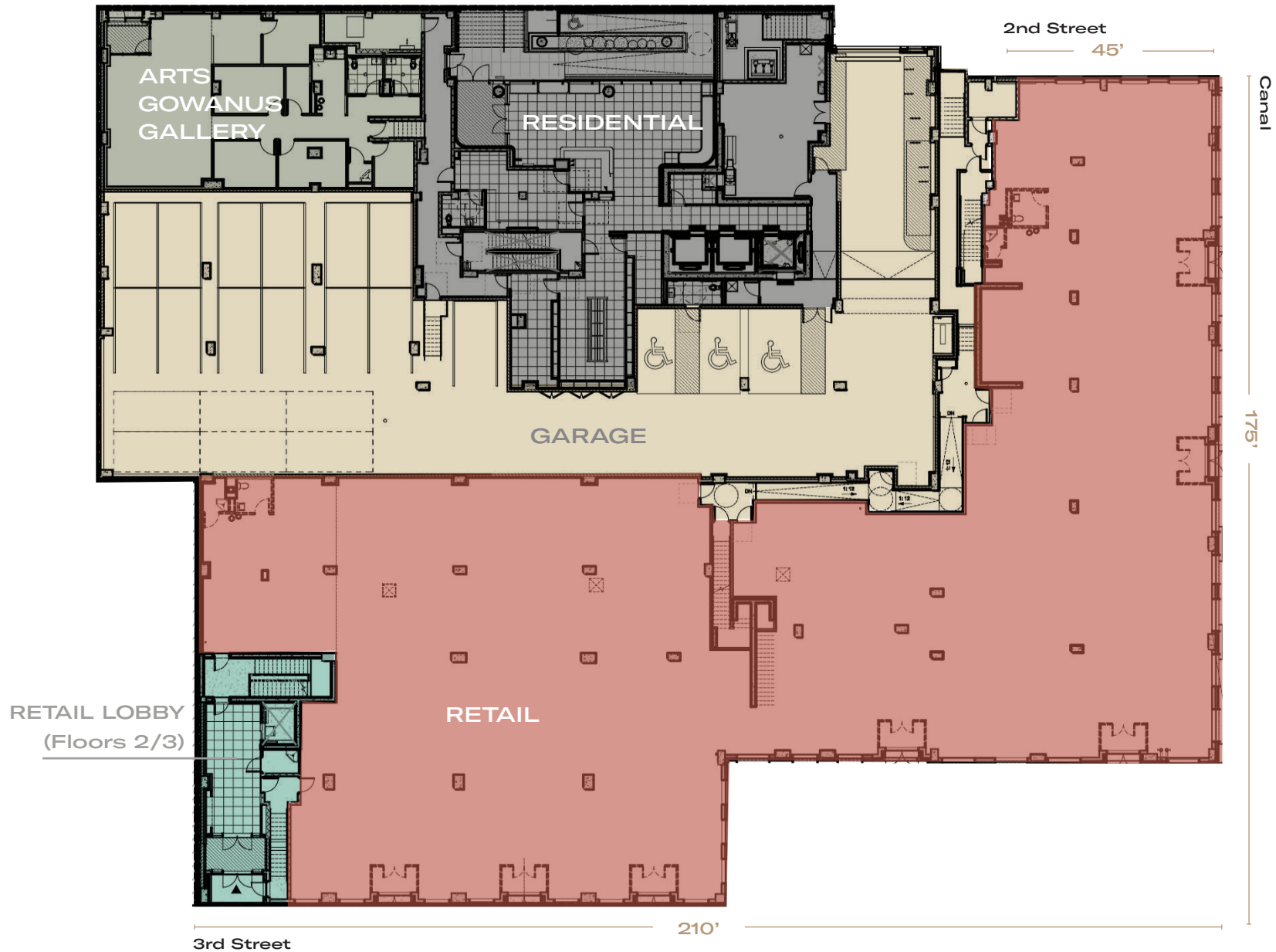
24'
17'
17'

FRONTAGE

3rd Street:	210'
Canal Park:	175'
2nd Street:	45'

POSSESSION

Q4 2027



155

3RD STREET
BROOKLYN



**HIGH-VISIBILITY CORNER FLAGSHIP BRANDING OPPORTUNITY
ON HEAVILY TRAFFICKED SERVICE CORRIDOR**



**NEARLY 2,000 SF OF EXTERIOR RETAIL SPACE
ALONG A 7-ACRE WATERFRONT PARK**

155

3RD STREET
BROOKLYN

GOWANUS NEIGHBORHOOD

DINING & NIGHTLIFE

501 Union
Black Mountain Wine House
Gowanus Gardens
Gowanus Marketplace
Royal Palms Shuffleboard
Runner & Stone
SakeBrooklynBrewing Co.
The Armory
The Bell House
Threes Brewing

WELLNESS

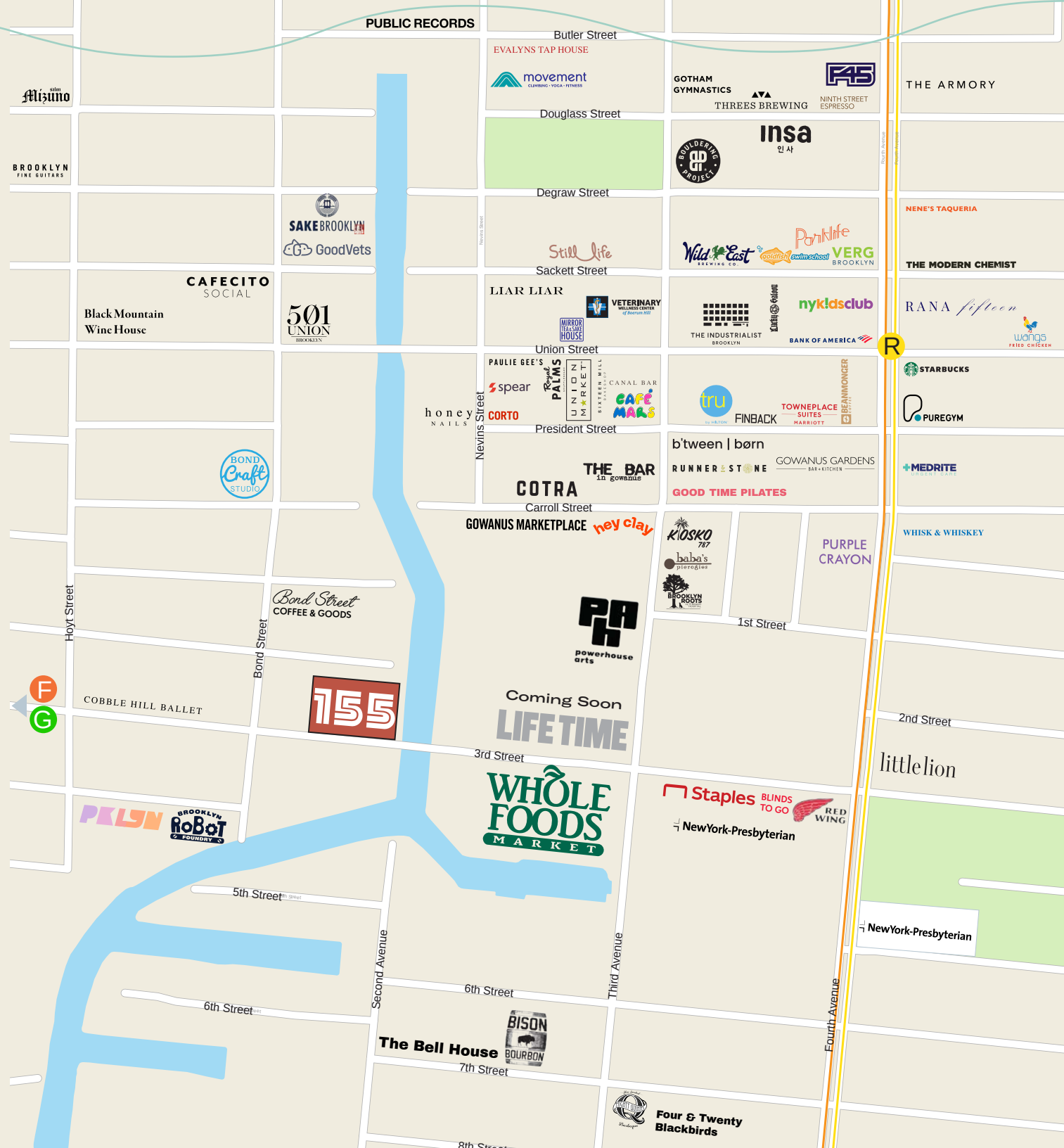
Bouldering Project
F45
Good Time Pilates
LifeTime Fitness (coming soon)
Movement
PKLYN Pickleball Club
Pure Gym
Spear

RETAIL & SERVICES

Good Vets
Red Wing
Staples
The Modern Chemist
Union Market
Veterinary Wellness Center
Whole Foods

CHILDREN'S

Brooklyn Robot Foundry
Cobble Hill Ballet
Goldfish Swim School
Gotham Gymnastics
NY Kids Club
Purple Crayon





155 3RD STREET
BROOKLYN

**NEARLY \$5B OF PRIVATE CAPITAL HAS INVESTED IN GOWANUS SINCE THE 2021 REZONING
POPULATION WITHIN 0.25 M OF THE SITE IS EXPECTED TO INCREASE BY NEARLY 90% BY 2030**

Community Profile	.25 miles	.5 miles	1 mile
2025 Total Population	2,926	27,429	142,131
2030 Total Population	5,527	34,255	152,793
Total Households	1,545	12,089	65,164
Area Workers	4,696	18,650	95,009
Median Age	37	37	37
2025 Average Household Income	\$310,342	\$260,480	\$245,459
2030 Average Household Income	\$274,067	\$263,442	\$257,812

Note: Radius distance is from 155 3rd Street site | **Source:** ESRI 2026

THE NEIGHBORHOOD GOWANUS DEVELOPMENT

1	300-344 Nevins Street Units: 654 Commercial 45,000 sf	1	175 3rd Street 2029 Units: 1,000 Commercial: 100,000 sf
2	365 Bond Street Units: 431 Retail: 500 sf	2	Gowanus Green Units: 950 School, community facility
3	395 Carroll Street, The Westmark Units: 424 Commercial: 10,150 sf	3	604 Union Street Units: 856 Commercial 47,411 sf
4	404-420 Carroll Street Units: 360 Retail: 27,000 sf	4	455-479 Smith Street Units: 496 Commercial: 4,000 sf
5	499 President Street Units: 350 Retail: 20,000 sf	5	563 Sackett Street Nevins Street Units: 350
6	Society Brooklyn at Degraw Units: 344 Commercial: 32,000 sf	6	20 5th Street Units: 302
7	363 Bond Street Units: 270 Retail: 1,000 sf	7	192 Douglass Street 2027 Units: 270 Commercial: 16,000 sf
8	251 Douglass Street, Douglass Port Units: 261 Commercial: 5,708 sf	8	540 Degraw Street, Majestic 2027 Units: 255 Commercial: 18,000 sf
9	585 Union Street, Union Channel Units: 244 Retail: 22,043 sf	9	450 Union Street, Anagram Q2 2027 Units: 158 Commercial: 22,000 sf
10	374-380 4th Avenue, Longview Units: 197 Commercial 16,000 sf	10	601 Union Street Q2 2017 Units: 125 Commercial: 11,500 sf
11	655 Union Street Units: 193 Retail: 10,800 sf	11	444 Carroll Street 2027 Units: 99
12	325 Bond Street Units: 179 Commercial: 23,000 sf	12	90 Union Street Units: 24 Commercial: 12,121 sf
13	Society Brooklyn at Sackett Units: 173 Commercial: 20,000 sf	13	544-550 Union Street Units: 8
14	164 4th Avenue, 366 Douglass Street Units: 160 Commercial 4,453 sf	14	172 3rd Avenue Units: TBD
15	544 Carroll Street Units: 133 Retail 6,269 sf		
16	130 2nd Street Units: 132 Commercial: 12,000 sf		
17	335 Bond Street, Maison Bond Units: 73 Retail: 11,000 sf		
18	282 4th Avenue Units: 48		
19	529 President Street, Tru by Hilton Hotel rooms: 101		
20	240-300 Huntington Street Commercial: 80,000 sf Retail 32,000 sf		

2,089 Units
Delivered in
2025/2026
4,893 Units
Permitted & Under
Construction



155

3RD STREET
BROOKLYN



For retail inquiries, please contact:

Ryan P. Condren
George Danut

212-220-4117
212-220-4121

ryan.condren@jll.com
george.danut@jll.com

JONES LANG LASALLE BROKERAGE, INC. | 330 MADISON AVENUE NEW YORK, NY 10017

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