

# 249 Brighton Beach Ave

Brighton Beach • Brooklyn, NY

Brighton Beach Ave rarely gets new construction like this – purpose-built, institutional-grade, delivering Q4 2026.

FOR LEASE

## PROPERTY HIGHLIGHTS

- On-Site parking
- Elevator service to rooftop
- Build-to-suit delivery
- Approved day care use + accessory rooftop play



# 249 Brighton Beach Ave – For Lease

## Property Overview

New institutional-grade commercial building designed for retail, office, and education uses.

### • CELLAR

On-site parking for tenants & visitors

### • 1ST FLOOR

Two prime retail storefronts on Brighton Beach Ave

Total Retail ±**6,240 SF**

### • 2ND FLOOR

Flexible office floor Full-floor or divisible

±**11,000 SF**

### • 3RD FLOOR

Approved day care with rooftop access

±**11,000 SF**

### • ROOFTOP

±**6,000 SF**

Outdoor Playground

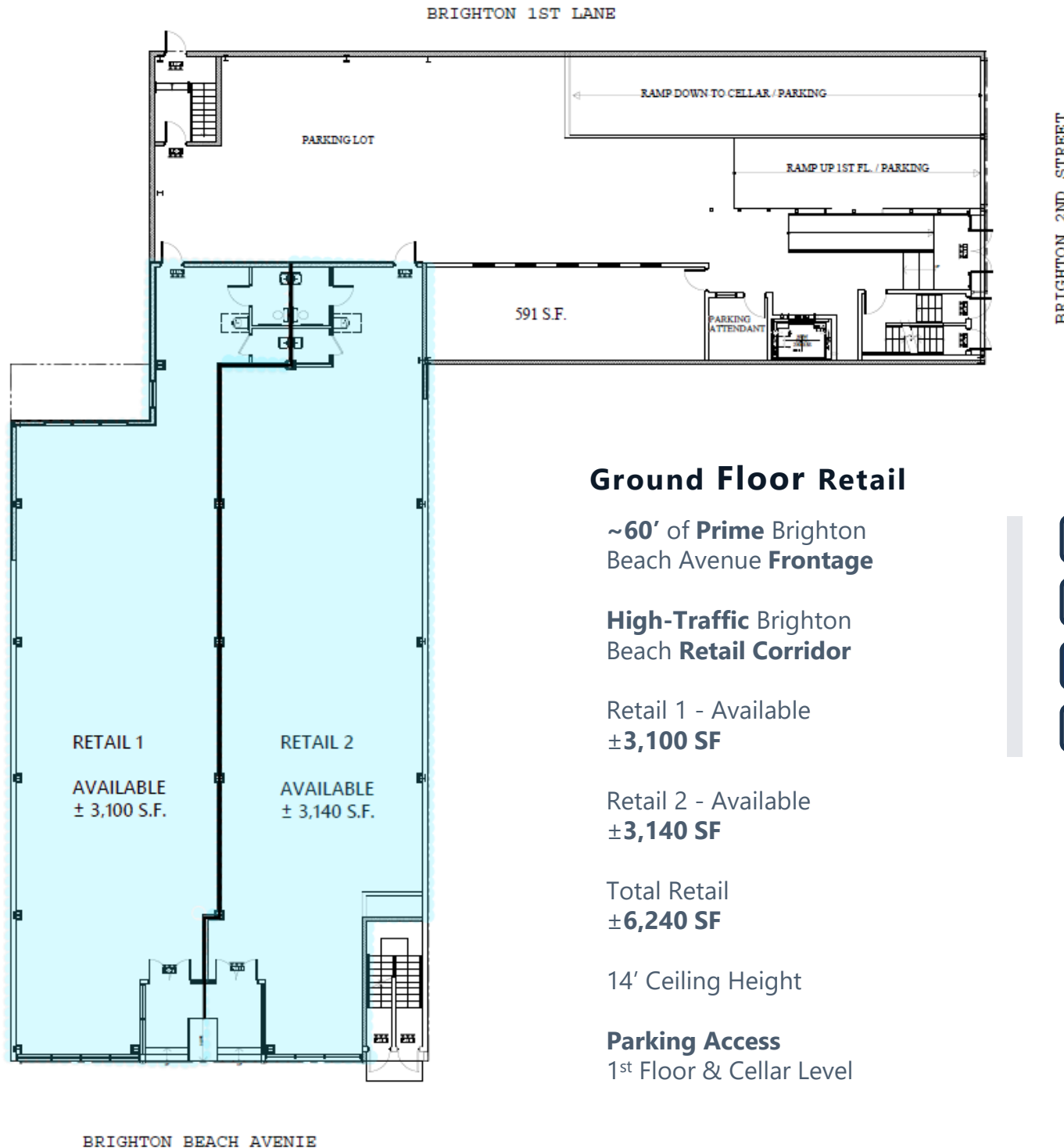
Accessory to Day Care



**Elevator Access to All Floors Including Rooftop**  
Anticipated Delivery: Q4 2026

**ASKING RENT: UPON REQUEST**

**Build-to-Suit Opportunities Available**



### Ground Floor Retail

~60' of **Prime** Brighton Beach Avenue **Frontage**

**High-Traffic** Brighton Beach **Retail Corridor**

Retail 1 - Available ±**3,100 SF**

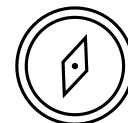
Retail 2 - Available ±**3,140 SF**

Total Retail ±**6,240 SF**

14' Ceiling Height

**Parking Access**  
1<sup>st</sup> Floor & Cellar Level

- 3 Daycare
- 2 Office
- 1 Retail**
- C Parking



Floor Plan – Second Floor Office

BRIGHTON 1ST LANE



BRIGHTON 2ND STREET

**Second Floor Office**

±11,000 SF

Full Floor Opportunity

**Divisible**

Open Plan Layout

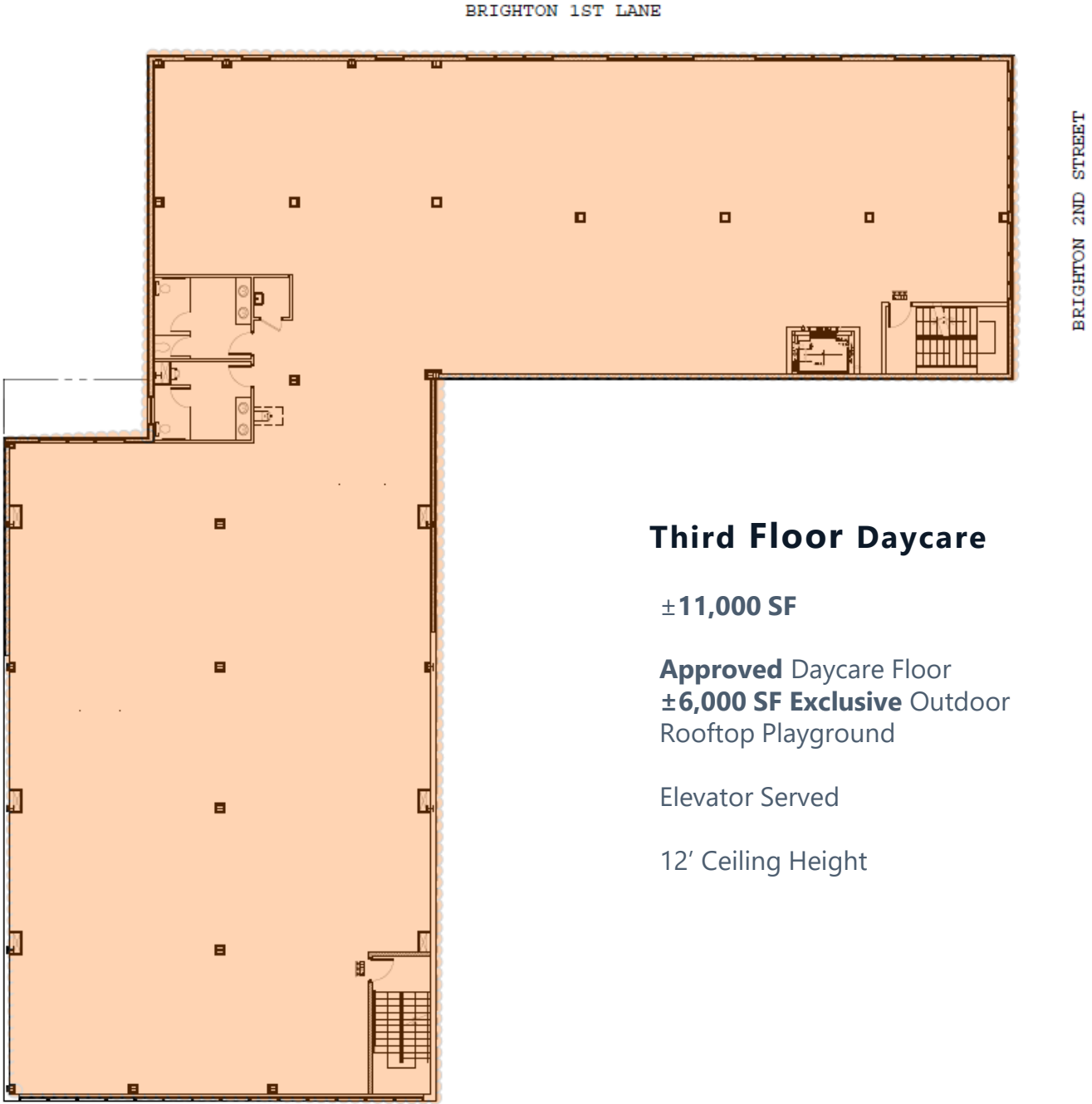
Elevator Served

12' Ceiling Height

- 3 Daycare
- 2 Office
- 1 Retail
- C Parking



Floor Plan – Third Floor Daycare



### Third Floor Daycare

±11,000 SF

**Approved** Daycare Floor  
±6,000 SF **Exclusive** Outdoor  
Rooftop Playground

Elevator Served

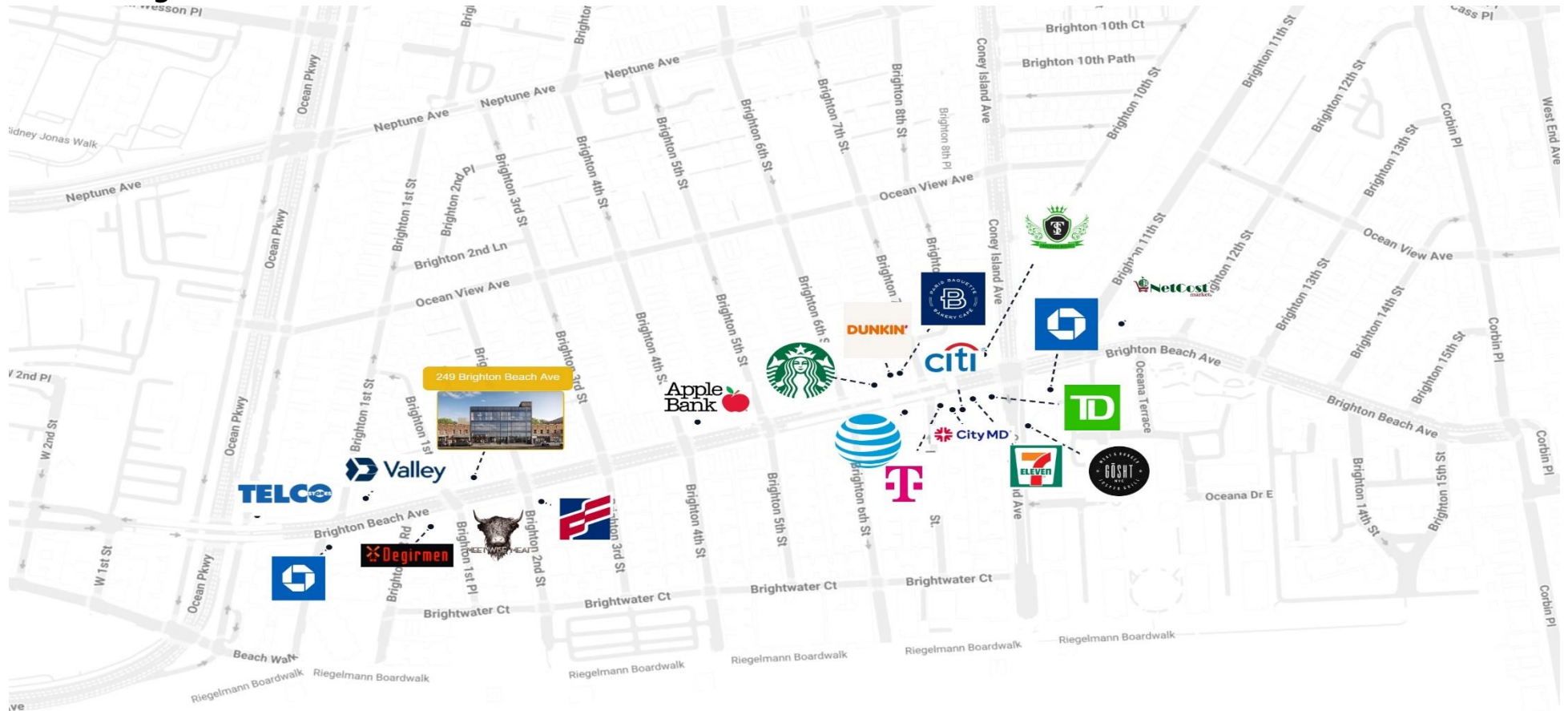
12' Ceiling Height

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## Retail Neighbors



### MAJOR AREA RETAILERS

Starbucks | Chase | TD Bank | Apple Bank | Citi Bank | AT&T | 7-Eleven | Dunkin | Paris Baguette | Tashkent Market | Telco

### TRANSPORTATION

Brighton Beach Station  
2-minute walk



Direct Manhattan Access  
Ocean Parkway & Shore Parkway Nearby

### CONTACT EXCLUSIVE LEASING AGENT



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