

699 92nd Street

FOR LEASE | UP TO 175,076 SF

BAY RIDGE, BROOKLYN
NEW YORK

20,000 SF OF EMERGENCY
ROOM SPACE AVAILABLE



CBRE

Property Overview

SOUTH WING

Emergency Room (Lower Level) – 19,870 SF
1st Floor – 19,632 SF
2nd Floor – 15,516 SF
3rd Floor – 13,316 SF
4th Floor – 3,934 SF

Total South Wing – 72,268 SF

Possession: Immediate

Term: Negotiable

Parking: Adjacent lot with 19 surfaces parking spaces; additional underground parking available as well

Comments:

- Purpose built medical facility located in the heart of Bay Ridge and Dyker Heights
- Multiple floor plate configurations can adapt to a variety of uses and size requirements
- Existing emergency room and ambulance bay currently in operation ***Do not disturb the existing Tenant***
- Strong location with direct access to the BQE (I-287) via the 92nd Street exit. Easy connectivity to North Brooklyn and South Brooklyn along the Belt Parkway.
- Prime for medical, educational, and non-profit uses.

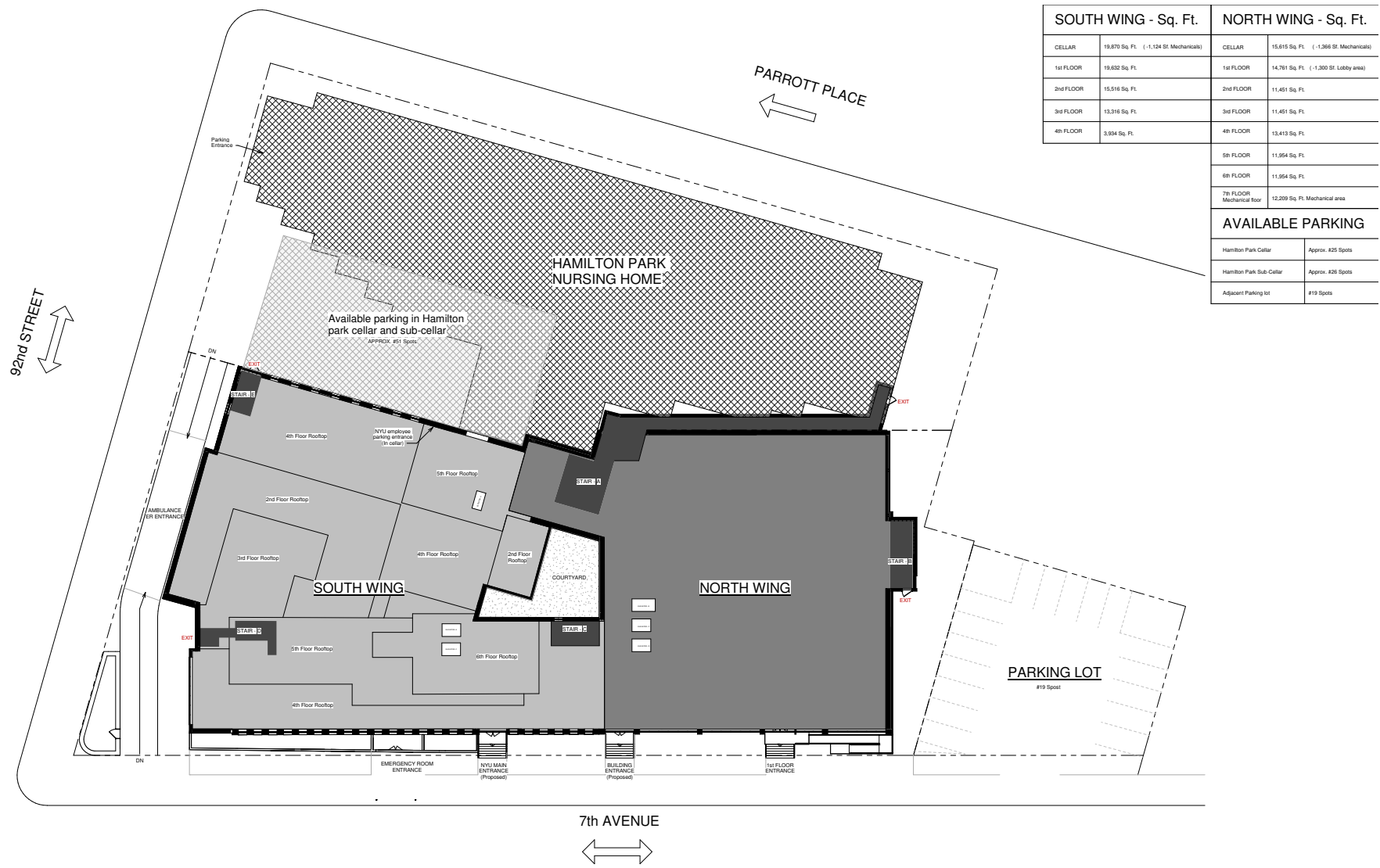
NORTH WING

Cellar – 15,615 SF
1st Floor – 14,761 SF
2nd Floor – 11,451 SF
3rd Floor – 11,451 SF
4th Floor – 13,413 SF
5th Floor – 11,954 SF
6th Floor – 11,954 SF

Total North Wing – 102,808 SF

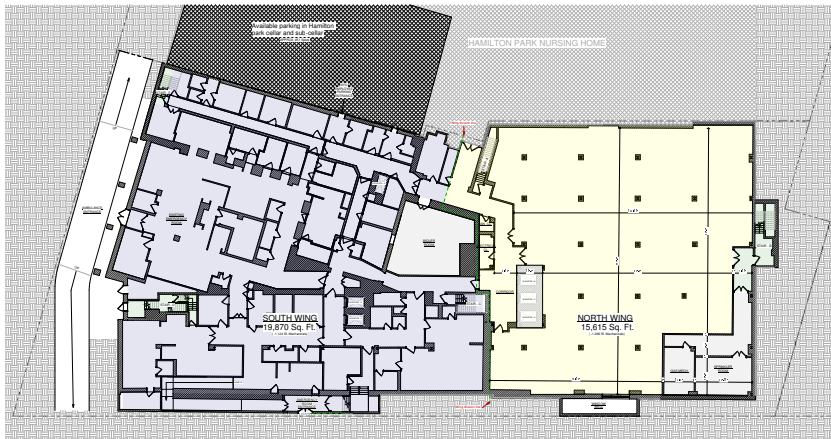


Overall Site Plan

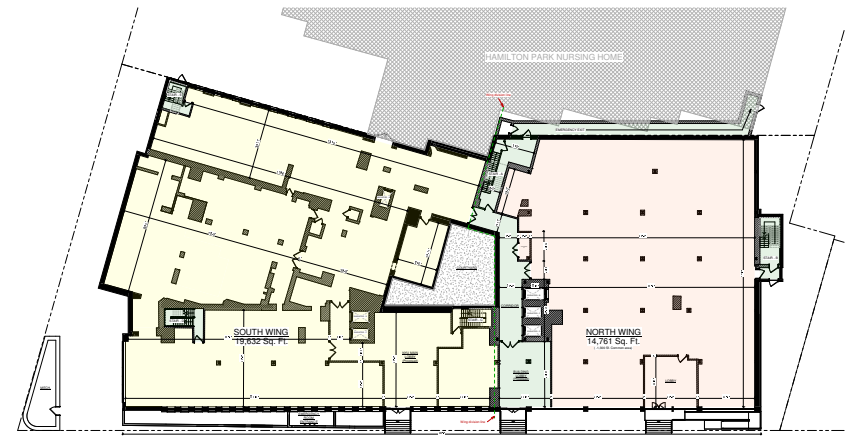


Floor Plans

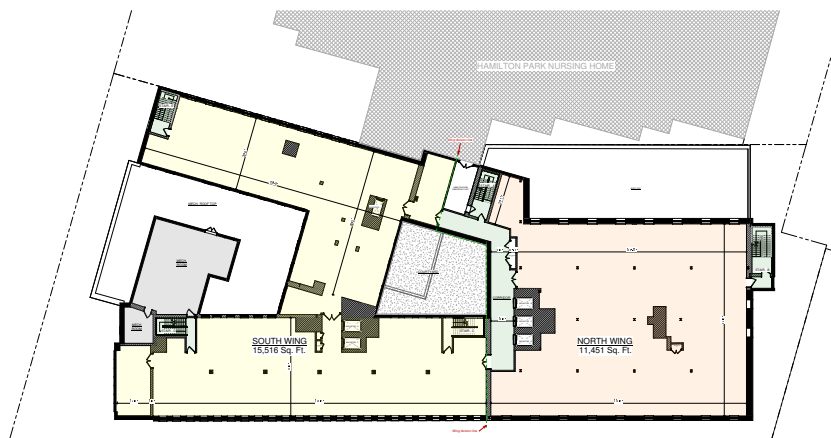
LOWER LEVEL PLAN (EXISTING EMERGENCY ROOM FACILITY)



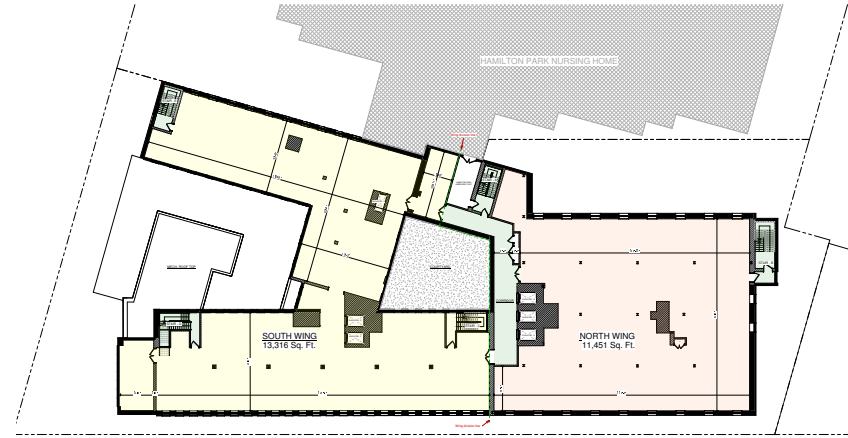
1ST FLOOR



2ND FLOOR

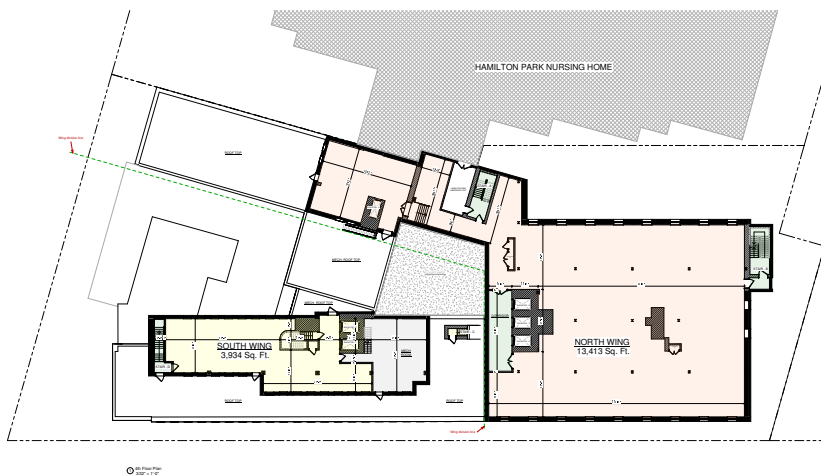


3RD FLOOR

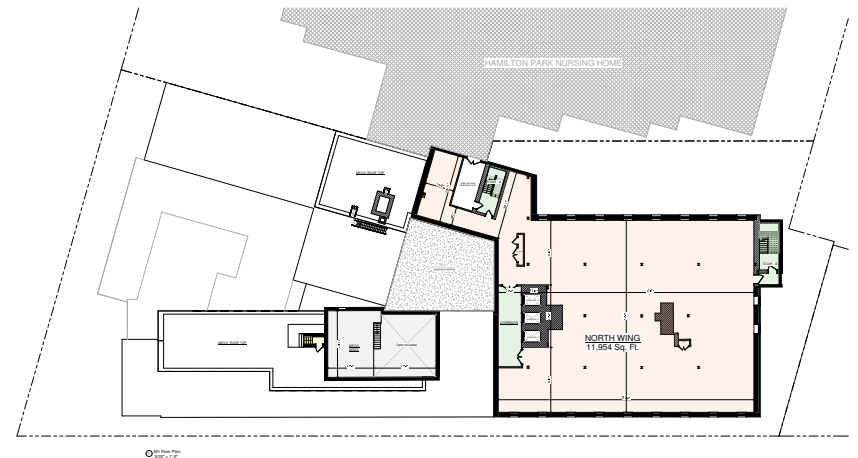


Floor Plans

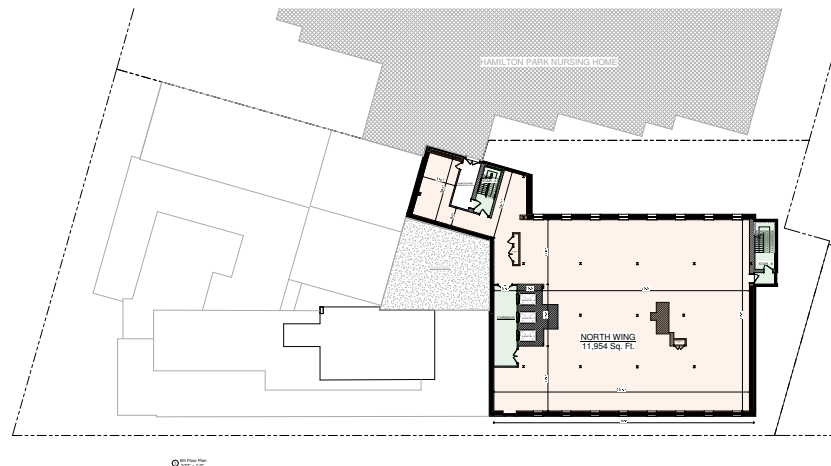
4TH FLOOR



5TH FLOOR



6TH FLOOR



Location Map



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	81,684	335,127	666,589
Avg. HH Income	\$148,144	\$119,302	\$114,688
Household Size	2.47	2.88	2.99
Avg. Age	41.8	38.2	36.4



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CBRE

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