

279 SUMPTER STREET

FOR LEASE: Community Facility Unit | Brooklyn, NY 11233

3,201 SF

TOTAL AREA

\$8,500

MONTHLY RENT

Group 3 & 4

ZONING USE

Immediate

POSSESSION

PROPERTY DESCRIPTION

Experience a premium professional environment in the "Calming One" building. This bi-level Community Facility Unit (CFU) is designed for organizations requiring high visibility, modern infrastructure, and efficient layout. The property benefits from a prime corner-like presence in Ocean Hill, attracting significant local foot traffic and attention.

SPACE BREAKDOWN

First Floor (786 SF): Sun-drenched reception or administrative hub with floor-to-ceiling double-pane windows for maximum exposure.

Cellar Lower Level (2,415 SF): Expansive open-concept space featuring high ceilings, ideal for operational clusters, classrooms, or medical suites.

BUILDING HIGHLIGHTS

- Central Air Conditioning & Heating
- Vented Capabilities
- Virtual Doorman Security
- Energy-Efficient Systems
- Modern Brick Exterior Facade
- ADA Accessible Infrastructure

IDEAL USES

- **Medical:** Urgent Care, Specialized Clinics, Dental, Physical Therapy.
- **Education:** Daycare, Preschool, After-School Programs, Tutoring.
- **Community:** Non-Profit HQ, Social Service Centers, Charities.
- **Religious:** Assembly Spaces, Cultural Centers, Places of Worship.

UNBEATABLE LOCATION

Strategic transit hub access: Minutes from the **A, C, J, Z, and L trains**. Exceptional connectivity for staff commuting from Manhattan, Queens, or other parts of Brooklyn.

EXCLUSIVE LEASING CONTACTS

Ken Cai

E Realty International Corp.
646-644-3828

Jenny Wang

E Realty International Corp.
732-881-1741

