

2361 NOSTRAND AVENUE, BROOKLYN, NY 11210

FOR LEASE

# 2,000 SF TURNKEY OFFICE SPACE IN MIDWOOD

Between Avenue I & Avenue J



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**TRI STATE COMMERCIAL®**

## PROPERTY SUMMARY

### LOCATION

Located in the Midwood neighborhood of Brooklyn.

### HIGHLIGHTS

- High-Pedestrian-Traffic Location
- High Vehicle Traffic Counts
- Secure Building With Keycard Access, Doorman, and Security Cameras
- Professionally Managed Building

### SPACE DETAILS

- 8th Floor
- Efficient Office Layout
- 3 Private Offices, 4–8 Open Workstations/Cubicles, 1 Conference/Meeting Room, Reception/Lobby Area, Breakroom/Kitchen, Storage/File Rooms, and 2 Restrooms
- Clean, Well-Maintained Interior
- Rear Building Location With Windows Along One Side
- Elevator Access
- CAM: \$1,840
- Real Estate Taxes: \$730 (May 2026)

### TRANSPORTATION

**2** **5** Trains at Flatbush Avenue – Brooklyn

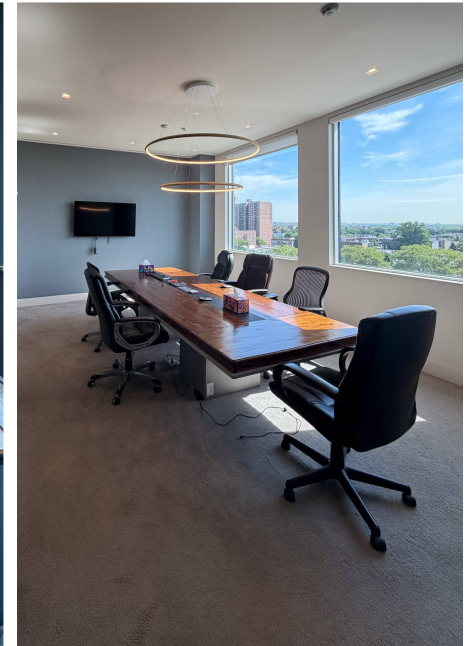
**B44** **BM4** **BM1** **B41** **B11** **B6** **Q35** Bus Lines

### NEIGHBORS

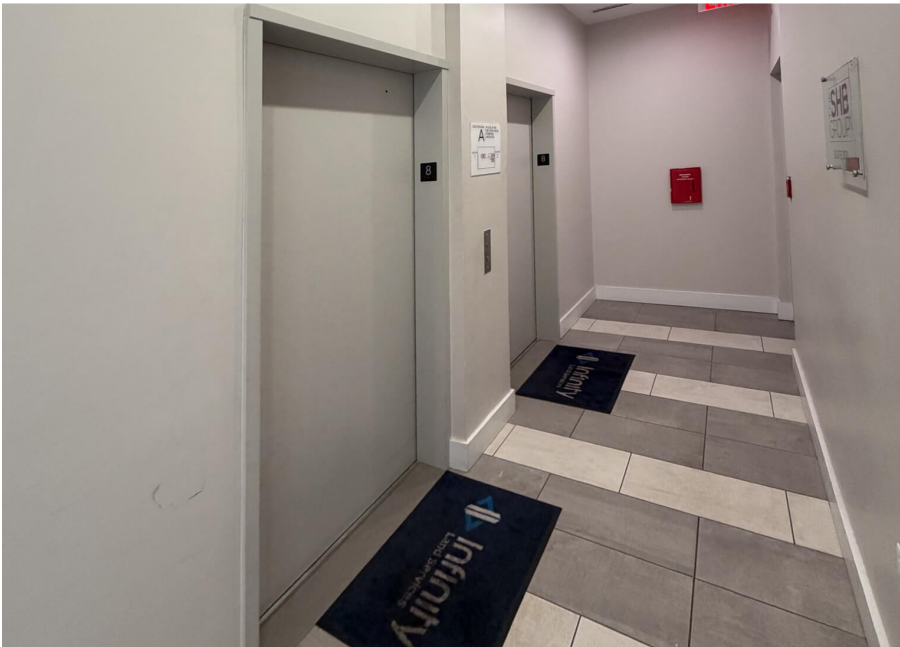
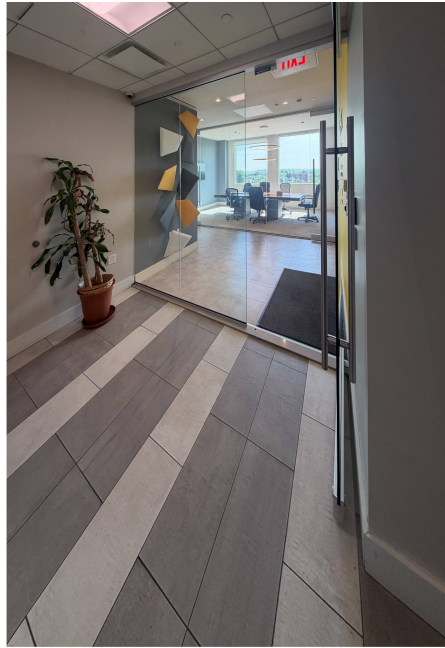
Dunkin', Dollar Tree, Baskin-Robbins, The Lost Cafe NYC, Perizia Kosher Pizza, Key Food Supermarkets, ATICA Menswear, Cary Daniel, MD – Maimonides Medical Center, Welcome Pediatrics, PostalAnnex, Lucky Garden, Se'or Pizza, Laine Marie Fabric & Fashion, JJ KOHL Appliances, and more!



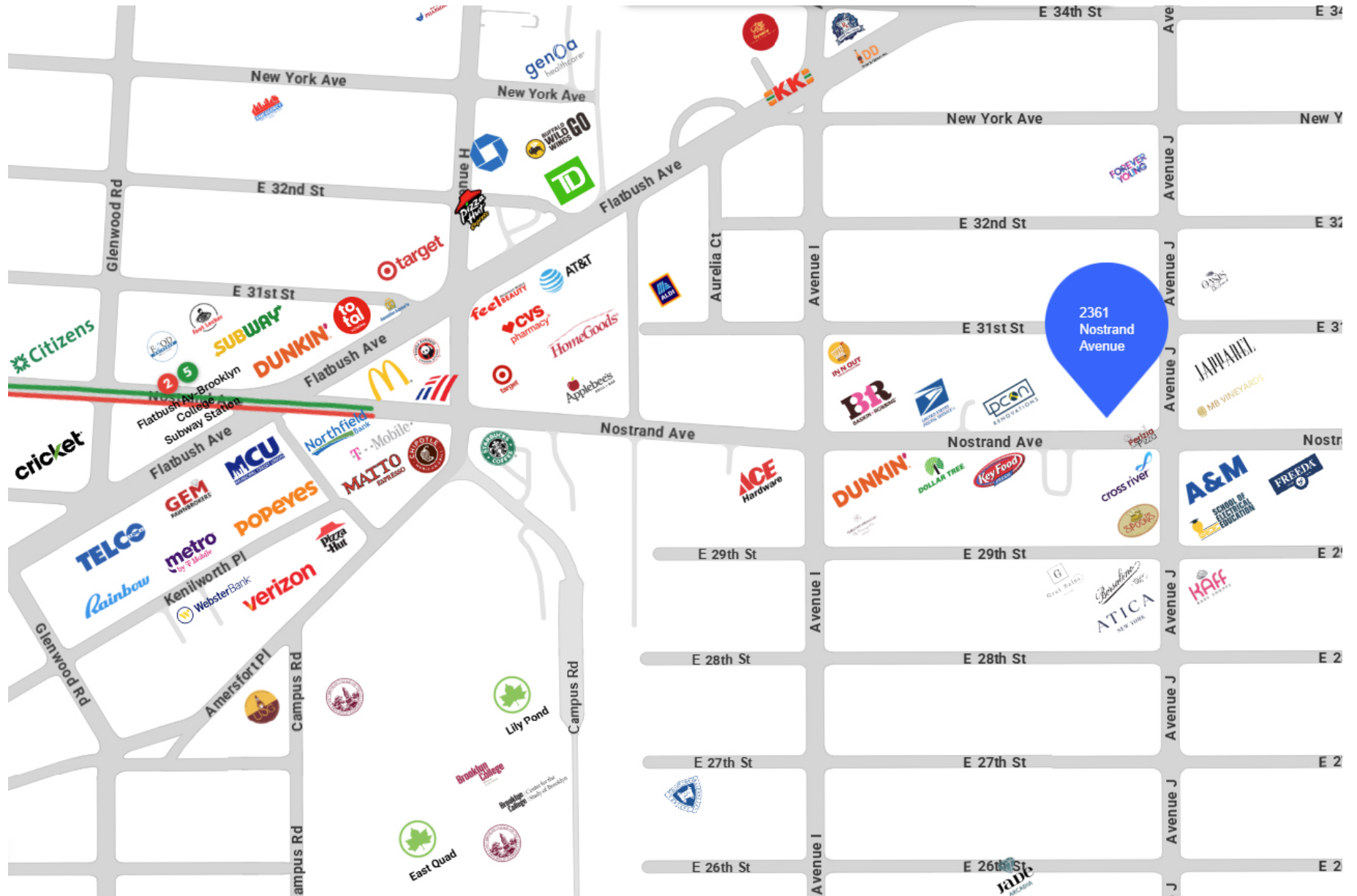
## PROPERTY PHOTOS



## PROPERTY PHOTOS



## RETAIL MAP



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**TSC.**