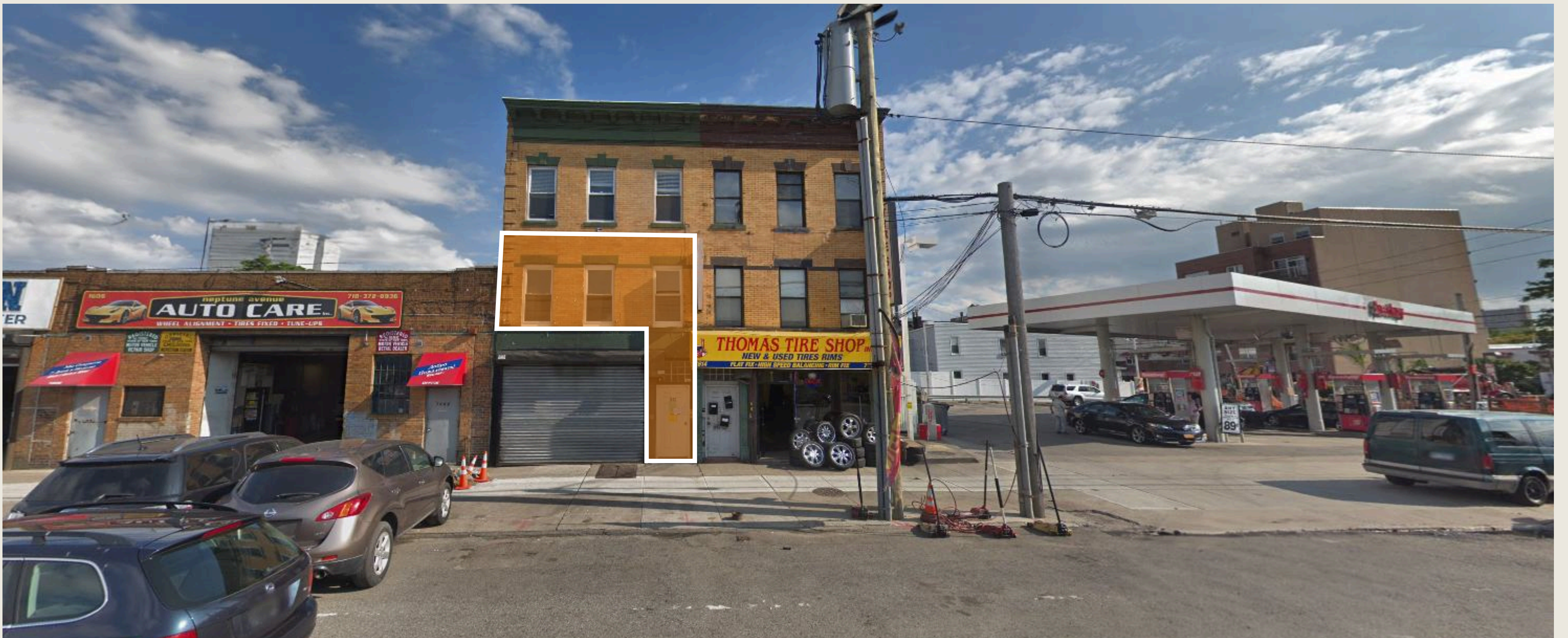


OFFICE SPACE FOR LEASE



1612 NEPTUNE AVENUE, BROOKLYN NY 11224



PROPERTY DETAILS

LOCATION INFO

NEPTUNE AVENUE BTW WEST
16TH ST & WEST 17TH ST

NEIGHBORHOOD

CONEY ISLAND

BLOCK & LOT

BLOCK: 7021-0008

ZONING

C8-1

SIZE

1,100 SF

PROPERTY OVERVIEW

Positioned on Neptune Avenue, one of Brooklyn's most active and well-connected commercial corridors, this second-floor professional office space offers a bright, functional suite just steps from public transportation. The layout features a large open office area that can be configured to suit a wide range of professional uses, along with two bathrooms. This is an ideal fit for professional or administrative offices .

EXCLUSIVE BROKER

DENIS ABAYEV

718.954.1363

Denis@commercialacq.com

ASKING PRICE

\$2,600/MONTH



Scan to view
all current
listings



BY THE NUMBERS



WALK SCORE
WALKER'S PARADISE



TRANSIT SCORE
RIDER'S PARADISE

5

SUBWAY STATIONS
B · D · F · N · Q LINES

AREA MAP



TRANSIT ACCESS

SUBWAY

B

D

F

N

Q

BUS

B36

B64

B68

B74

B82

CAR

Close access to Ocean Pkwy & Belt Pkwy

EXCLUSIVE LISTING BROKER

Denis Abayev
718.954.1363
Denis@commercialacq.com
Office: 718-517-8700 / commercialacq.com



18 Form 5-11-10c 8/9/01



THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH

BROOKLYN

DATE: JUL 04 1998

NO. 300556226

This certificate supersedes C.O. NO 219446

ZONING DISTRICT C8-1

THIS CERTIFIES that the new—altered—existing—building—premises located at

1612 Neptune Avenue

Block 7021

Lot 8

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

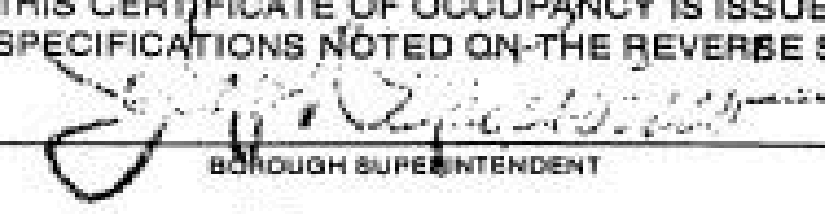
STORY	LIVE LOAD LB. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING LIMITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	GROUND						ORDINARY
1st	100	4			16	D-1	CARPENTRY, CUSTOM WOODWORKING OR CUSTOM FURNITURE MAKING SHOP. ACCESSORY TWO CAR ENCLOSED PARKING.
2nd	50	6			6	E	OFFICES
3rd	50	6			6	E	OFFICES
			TOTAL:	As Stated Old Code	Above		

NONE

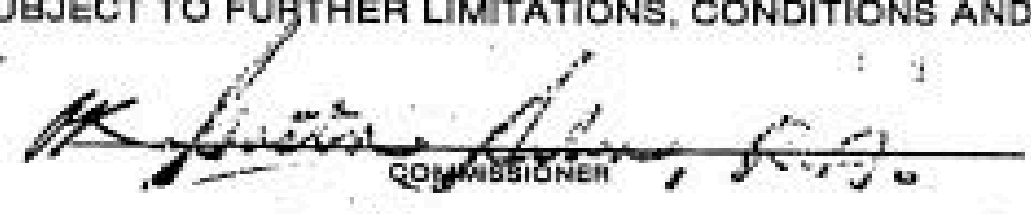
OPEN SPACE USES _____
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.



BOROUGH SUPERINTENDENT



COMMISSIONER

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

Commercial Acquisitions Inc.

718-517-8700 | denis@commercialacq.com