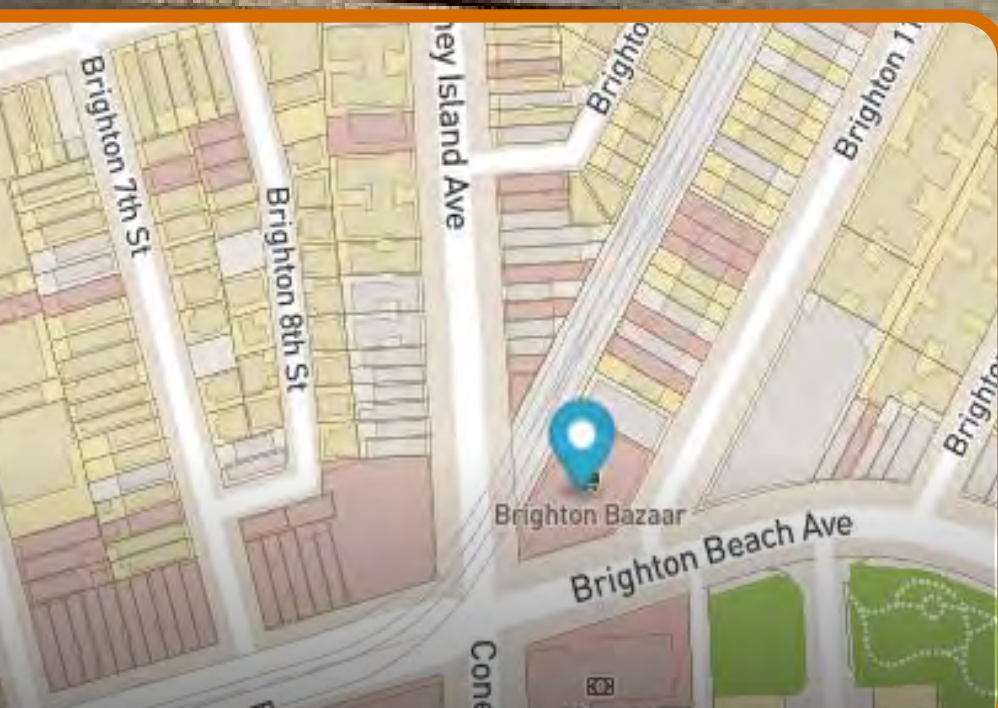


SPACE FOR LEASE



**1009 BRIGHTON BEACH AVE,
BROOKLYN, NY 11235**

**FOR MORE INFORMATION ON THIS PROPERTY PLEASE
CALL OUR OFFICE: 718.517.8700**

LOCATION INFO

CORNER OF BRIGHTON
BEACH AVE/CONEY ISLAND
AVE

NEIGHBORHOOD

BRIGHTON BEACH

BLOCK & LOT

08707-0452

ZONING

R6, C1-2

SIZE

UNIT 401 - 2,600 SF

UNIT 402 - 2,000 SF

UNIT 304 - 1,600 SF

ASKING RENT

\$40 PSF/YR

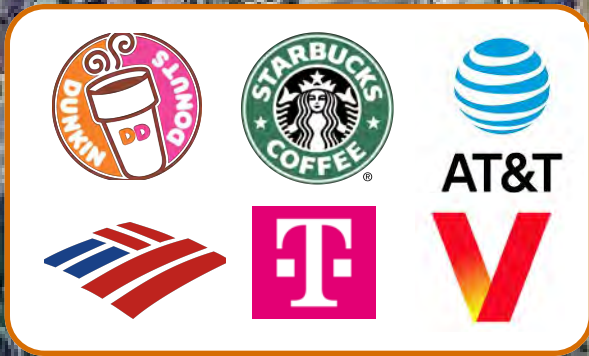
COMMENTS

- ELEVATOR BUILDING
- 3 DIFFERENT UNITS BUILT OUT: WAITING/ RECEPTION AREAS, PRIVATE OFFICES
- LOCATED IN THE HEART OF BRIGHTON BEACH
- GREAT SIGNAGE OPPORTUNITY
- PUBLIC TRANSPORTATION STEPS AWAY

1009 BRIGHTON BEACH AVE, BROOKLYN, NY 11235

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

LOCATION OVERVIEW



TRANSPORTATION

B1

B68

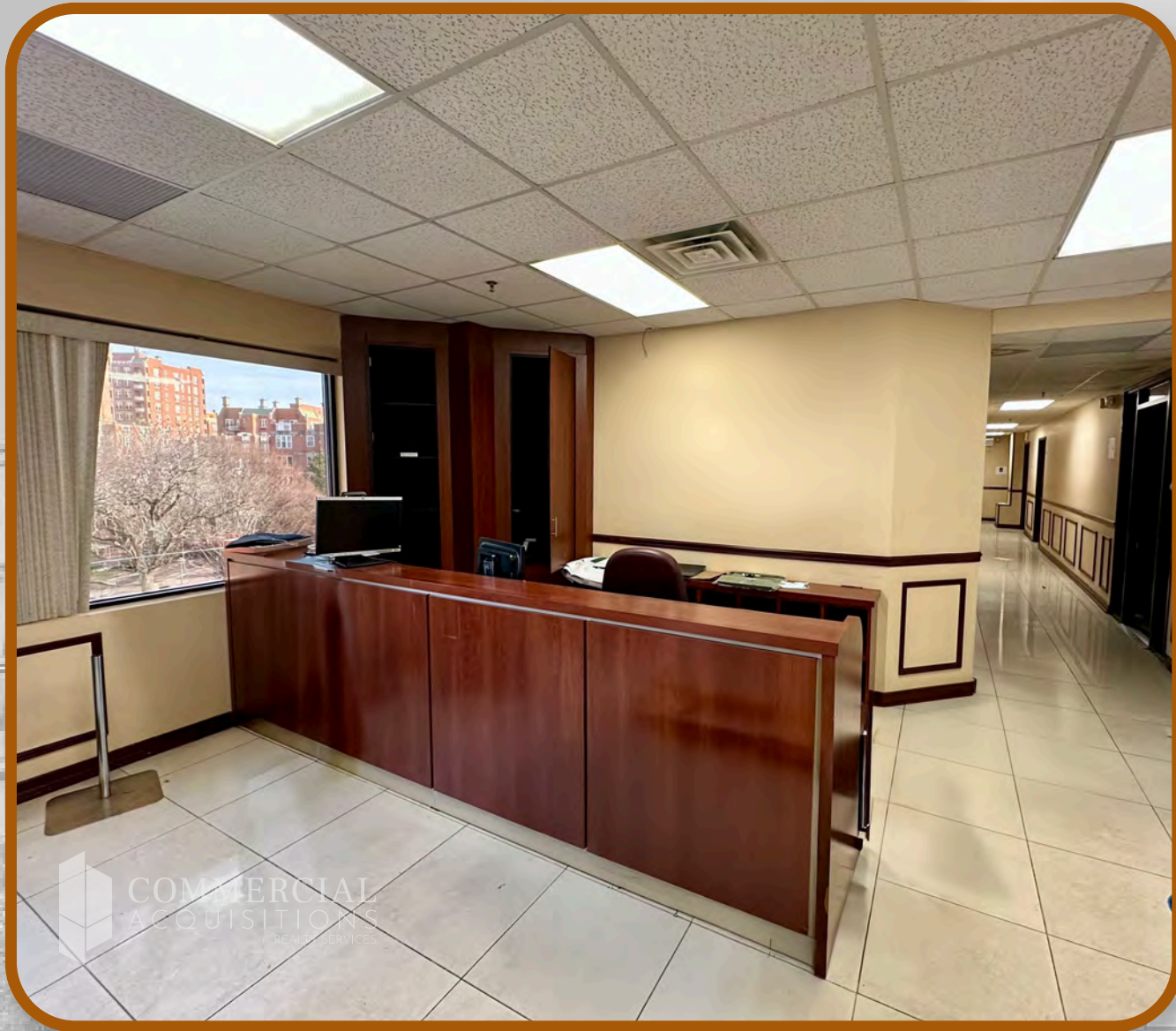
B

Q

Walk Score
97

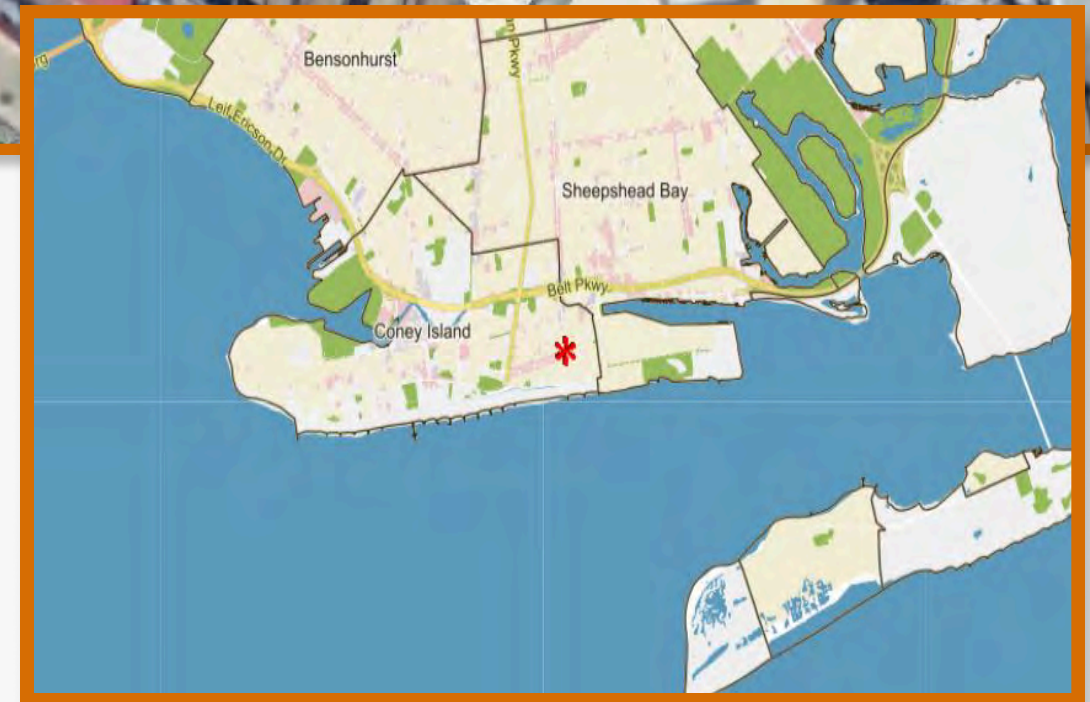
Transit Score
84

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700



PROPERTY PHOTOS





CONTACT EXCLUSIVE BROKER



RICHARD ZAGRANICHNY
CELL: 917.717.2832
RICHARD@COMMERCIALACQ.COM

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

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