

142

Wyckoff Avenue
Brooklyn, NY 11237

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING
Prime Bushwick | Newly Finished Office For Lease | Great Exposure
1,340 SF + Bsmt Storage | Ideal for Medical/Professional Use or Retail
Asking Rent: \$6,900 Per Month

Block/Lot: 3270/37
Leasable Area: 1,340 Rentable SF Ground Floor
Storage Unit in Basement
Frontage: 21 FT
Features:

- Newly Finished Space
- One Private Office
- One Conference Room
- Kitchenette
- Bathroom
- All wired for internet & phone system
- HVAC System

Asking Rent: \$6,900 Per Month (\$62 PSF)

OFFERING DESCRIPTION:

This offering presents the exclusive opportunity to lease a newly finished office/retail space located at 142 Wyckoff Avenue in prime Bushwick, Brooklyn. The ground floor unit is composed of 1,340 rentable square-feet and includes a storage unit in the basement. The space features a private office, conference room, kitchenette and a bathroom, making it ideal for medical office or professional office use. The unit is fully equipped with an HVAC system and is wired for an internet and phone system.

142 Wyckoff Avenue is positioned on prime Wyckoff Avenue, a main commercial corridor lined with numerous local eateries and shops, with subway access to the L train only two blocks away. In addition, the Wyckoff Heights Medical Center is located within steps of the office space and is in walking distance to the Myrtle Avenue thoroughfare.



CONTACT:

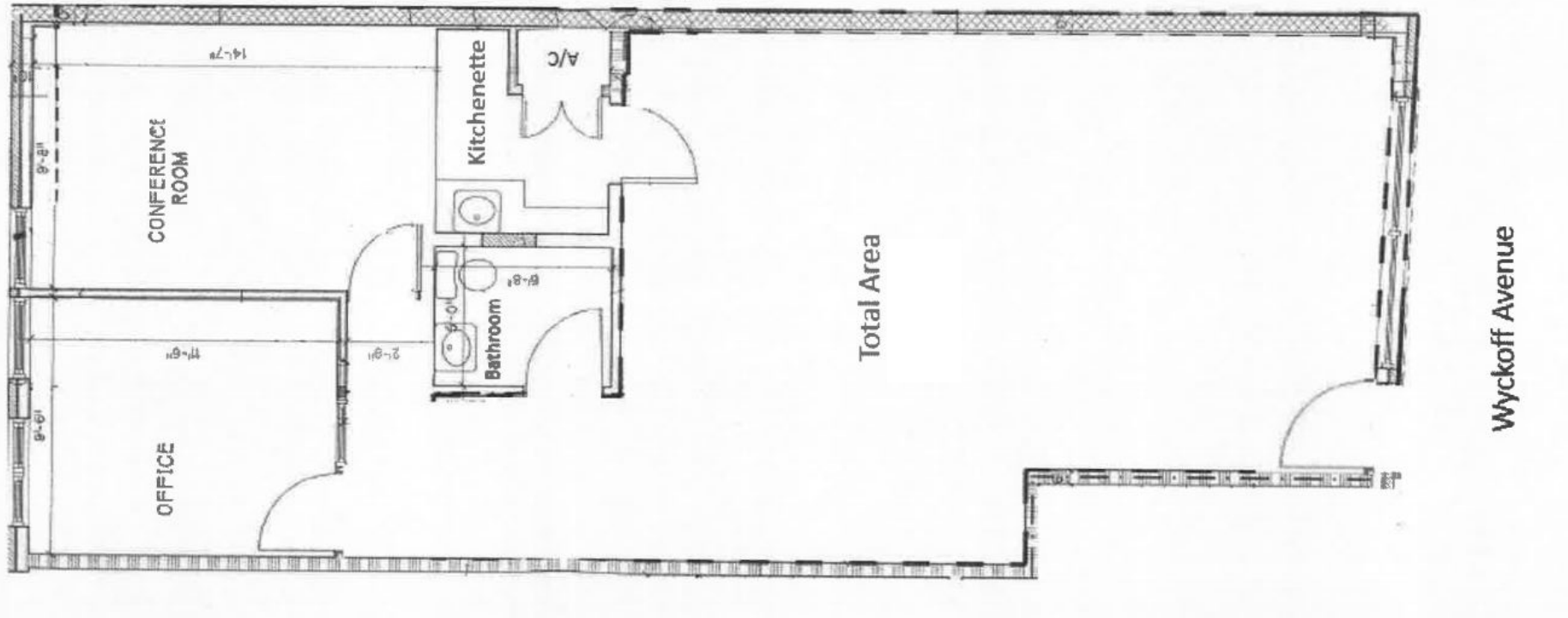
Shawn Sadaghati
Premiere Real Estate Group Inc.
Licensed Real Estate Broker
Email: Shawn@pregcorp.com
Mobile: 917-796-7475 | Office: 516-355-9307

142

Wyckoff Avenue
Brooklyn, NY 11237

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING
Prime Bushwick | Newly Finished Office For Lease | Great Exposure
1,340 SF + Bsmt Storage | Ideal for Medical/Professional Use or Retail
Asking Rent: \$6,900 Per Month

FLOOR PLAN



142

Wyckoff Avenue
Brooklyn, NY 11237

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING
Prime Bushwick | Newly Finished Office For Lease | Great Exposure
1,340 SF + Bsmt Storage | Ideal for Medical/Professional Use or Retail
Asking Rent: \$6,900 Per Month

INTERIOR PHOTOS



142

Wyckoff Avenue
Brooklyn, NY 11237

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING
Prime Bushwick | Newly Finished Office For Lease | Great Exposure
1,340 SF + Bsmt Storage | Ideal for Medical/Professional Use or Retail
Asking Rent: \$6,900 Per Month

INTERIOR PHOTOS



142

Wyckoff Avenue
Brooklyn, NY 11237

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING
Prime Bushwick | Newly Finished Office For Lease | Great Exposure
1,340 SF + Bsmt Storage | Ideal for Medical/Professional Use or Retail
Asking Rent: \$6,900 Per Month

INTERIOR PHOTOS

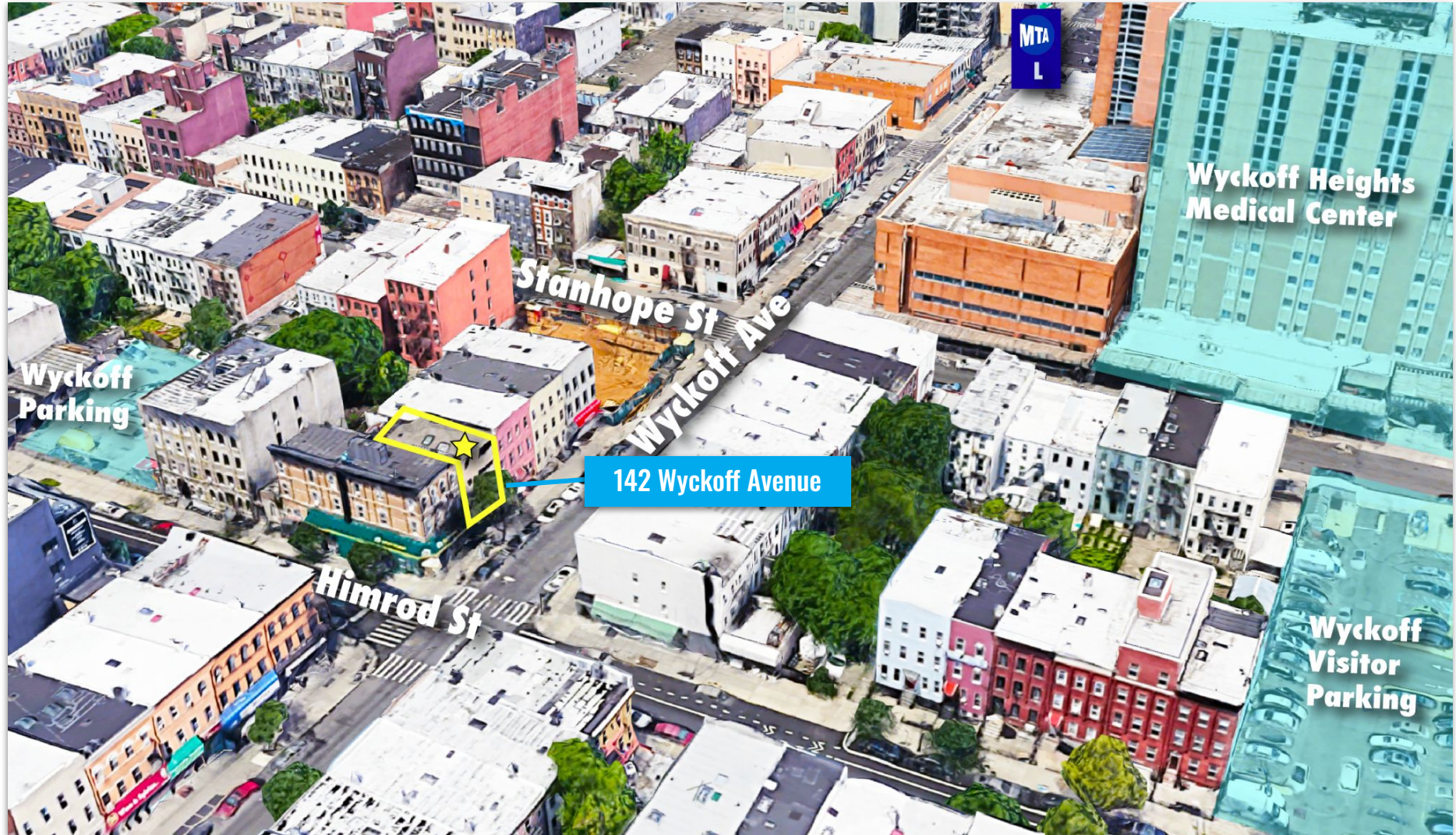


142

Wyckoff Avenue
Brooklyn, NY 11237

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING
Prime Bushwick | Newly Finished Office For Lease | Great Exposure
1,340 SF + Bsmt Storage | Ideal for Medical/Professional Use or Retail
Asking Rent: \$6,900 Per Month

AERIAL VIEW



142

Wyckoff Avenue
Brooklyn, NY 11237

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING
Prime Bushwick | Newly Finished Office For Lease | Great Exposure
1,340 SF + Bsmt Storage | Ideal for Medical/Professional Use or Retail
Asking Rent: \$6,900 Per Month

RETAIL AERIAL



Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

142

Wyckoff Avenue
Brooklyn, NY 11237

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING
Prime Bushwick | Newly Finished Office For Lease | Great Exposure
1,340 SF + Bsmt Storage | Ideal for Medical/Professional Use or Retail
Asking Rent: \$6,900 Per Month

NEIGHBORHOOD PHOTOS



Wyckoff Heights Medical Center



142

Wyckoff Avenue
Brooklyn, NY 11237

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING
Prime Bushwick | Newly Finished Office For Lease | Great Exposure
1,340 SF + Bsmt Storage | Ideal for Medical/Professional Use or Retail
Asking Rent: \$6,900 Per Month

NEIGHBORHOOD PHOTOS

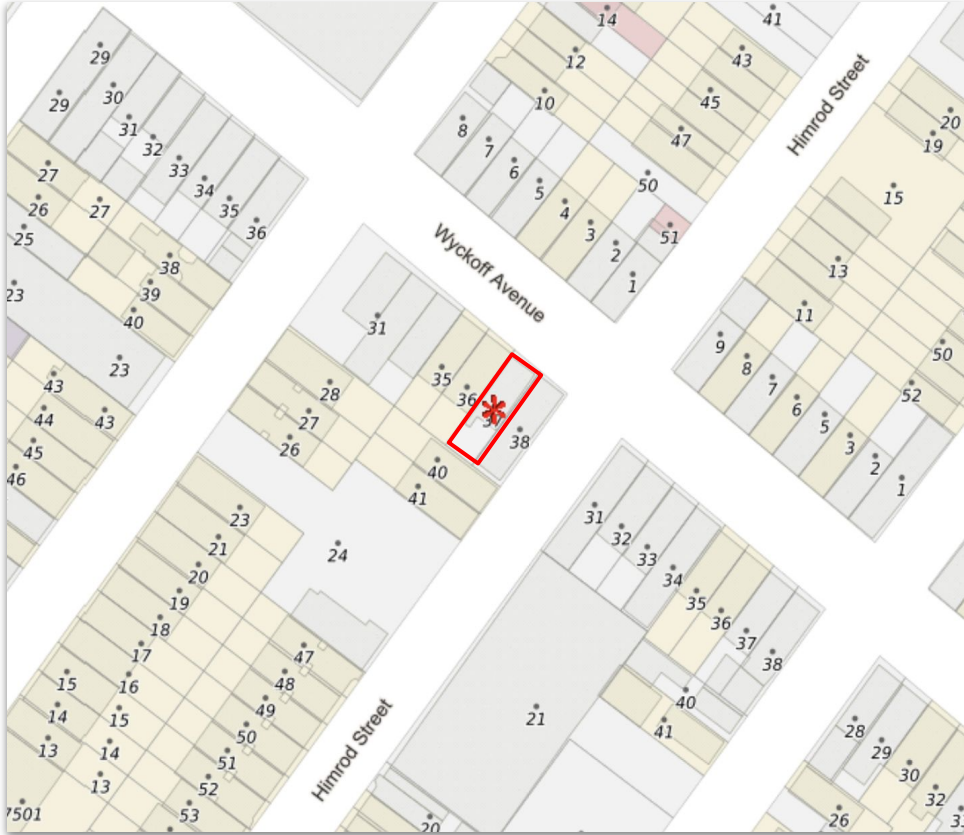


142

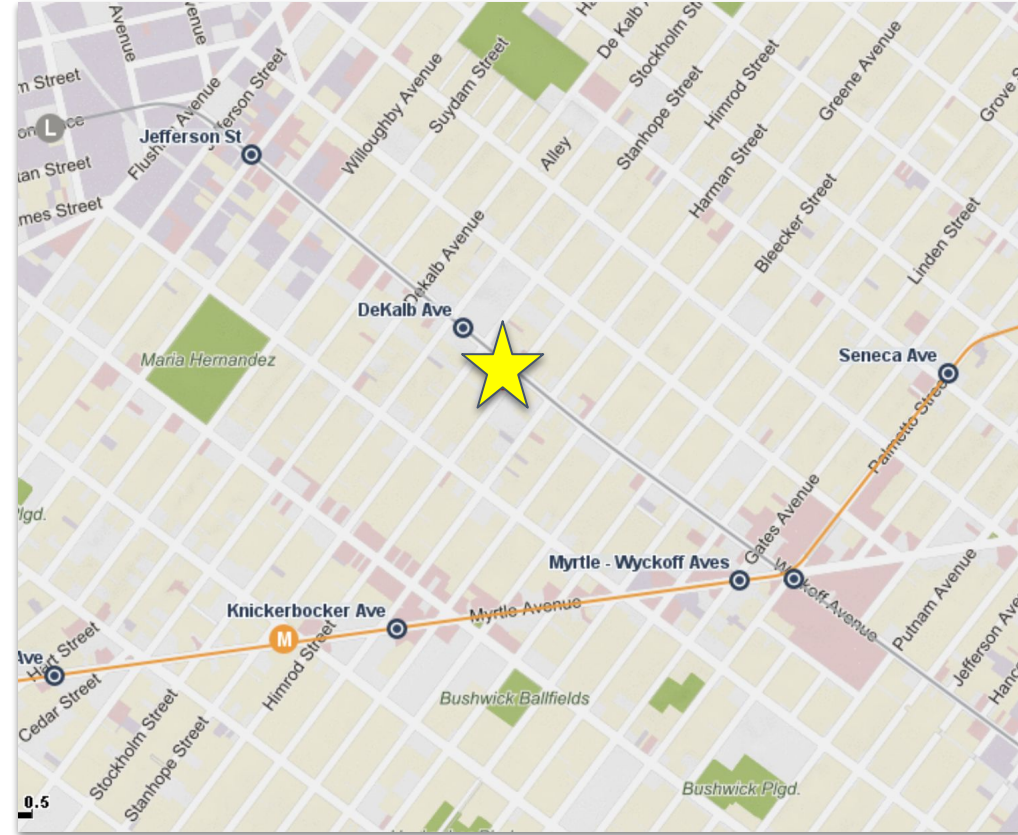
Wyckoff Avenue
Brooklyn, NY 11237

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING
Prime Bushwick | Newly Finished Office For Lease | Great Exposure
1,340 SF + Bsmt Storage | Ideal for Medical/Professional Use or Retail
Asking Rent: \$6,900 Per Month

TAX LOT MAP



TRANSIT MAP



Closest Train Stations:

- A. **L Train: DeKalb Ave Station (1-Min Walk)**
- B. **M: Myrtle Ave Station (8-Min Walk)**

142

Wyckoff Avenue Brooklyn, NY 11237

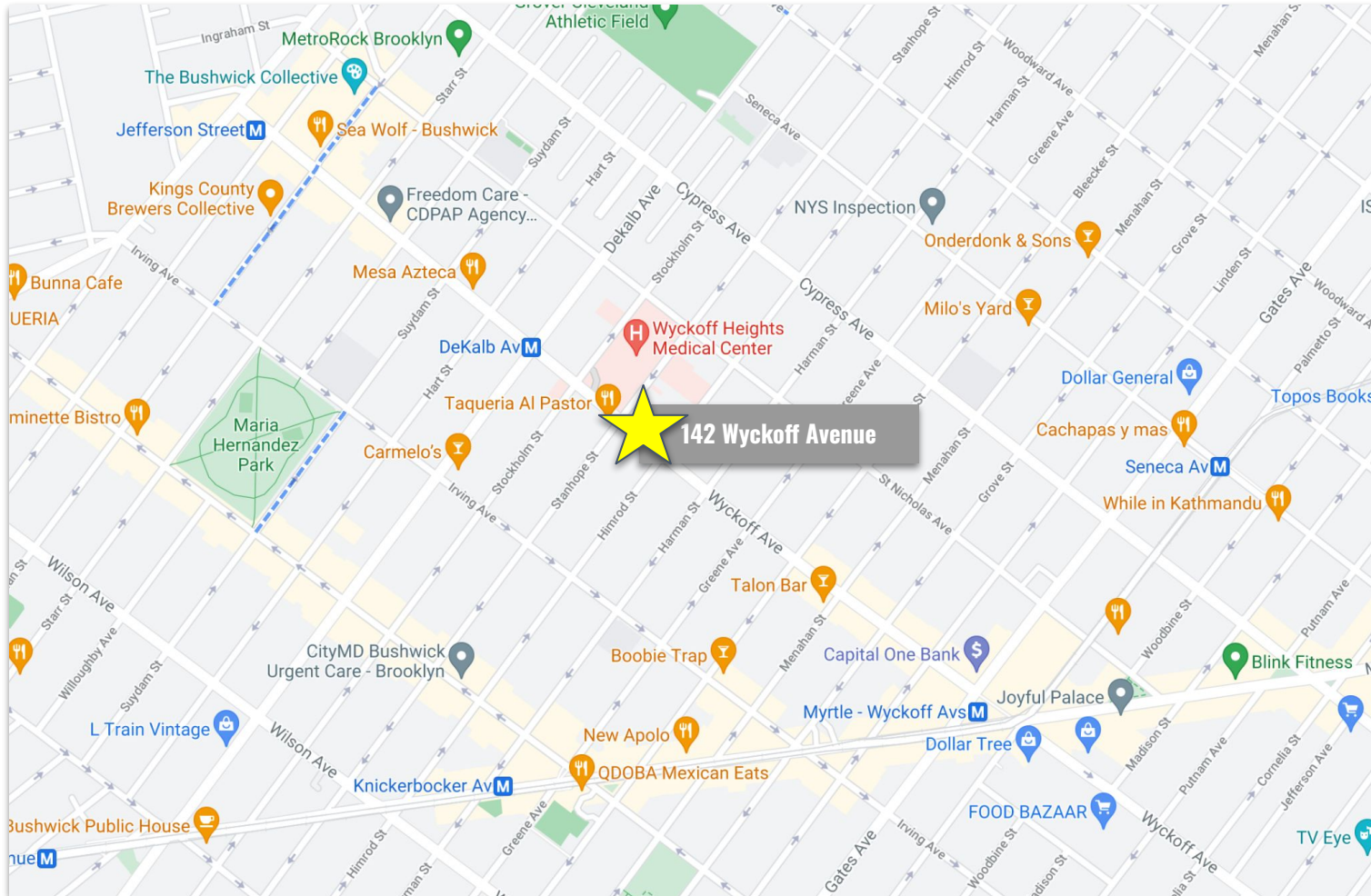
PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING

Prime Bushwick | Newly Finished Office For Lease | Great Exposure

1,340 SF + Bsmt Storage | Ideal for Medical/Professional Use or Retail

Asking Rent: \$6,900 Per Month

NEIGHBORHOOD MAP



Nearby Retail

- Capital One Bank
- US Postal Service
- DeKalb Market
- Stanley Hardware Store
- Food Bazaar
- AutoZone Auto Parks
- Dollar Tree
- Bushwick Bicycle Shop
- Footlocker
- Bank of America
- T-Mobile

Nearby Eateries

- Taqueria Al Pastor
- Mayday Space
- Sicily's Best
- Ollie's Ice Cream + Stuff
- Carmelo's
- New Santa Ana
- Cantania Bakery
- Paloma's
- Talon Bar
- Old Stanley's Bar

Amenities

- M, L Trains
- Maria Hernandez Park
- Wyckoff Heights Medical Center
- CityMD Urgent Care
- Planet Fitness
- Blink Fitness