

RETAIL SPACE FOR LEASE



1613-1617 ORIENTAL BLVD, BROOKLYN, NY 11235

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

PROPERTY DETAILS

LOCATION INFO

**ORIENTAL BLVD BTW.
NORFOLK ST/OXFORD ST**

NEIGHBORHOOD

MANHATTAN BEACH

BLOCK & LOT

08757-0015

ZONING

R3-1, C1-2

SIZE

1613 SPACE - 2,200 SF

1617 SPACE - 1,850 SF

ASKING RENT

\$42 PSF

NNN APPROX. \$15 PSF

COMMENTS

- **40' FRONTAGE**
- **UNITS CAN BE COMBINED**
- **GREAT SIGNAGE OPPORTUNITY**
- **RETAIL TAXPAYER FOR LEASE**
- **LOCATED IN THE HEART OF
MANHATTAN BEACH AT THE
GATEWAY OF KINGSBOROUGH
COLLEGE**
- **BUILT IN RESTAURANT EQUIPMENT**
- **ANY USES CONSIDERED**
- **CLOSE TO PUBLIC TRANSPORTATION**
- **GREAT EXPOSURE**

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LOCATION OVERVIEW



ORIENTAL BLVD

B1

MANHATTAN BEACH
TENNIS COURTS

MANHATTAN BEACH
PLAYGROUND

VIP SOCCER ACADEMY



TRANSPORTATION

B1

B49



Walk Score
46

Transit Score
49

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CERTIFICATE OF OCCUPANCY



Borough Brooklyn

DATE: **MAR 28 1989** NO. **231244**

This certificate supersedes C.O. No.

ZONING DISTRICT C1-2 in R3-1

THIS CERTIFIES that the new - altered - existing - building - premises located at
1613 Oriental Boulevard

Block 8757 Lot 15

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[illegible]

OPEN SPACE USES

SPECIFIC - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS

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

SPECIFICATIONS NOTED ON THE REVERSE SIDE
 Shirley Klein
 BOROUGHS & WELCH INTERIORS
 ORIGINAL

Clark M. Smith
COMMISSIONER

☐ ORIGINAL

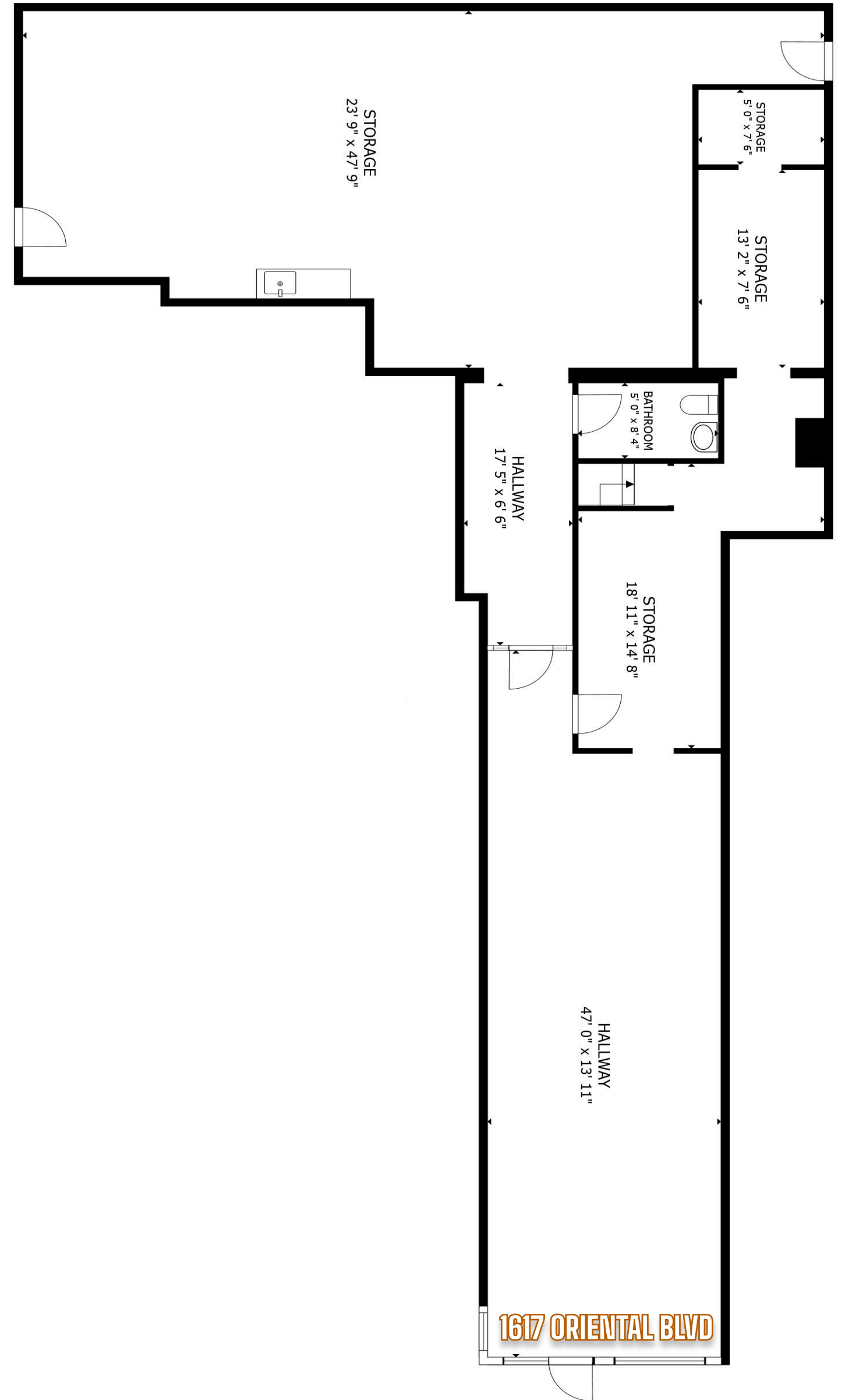
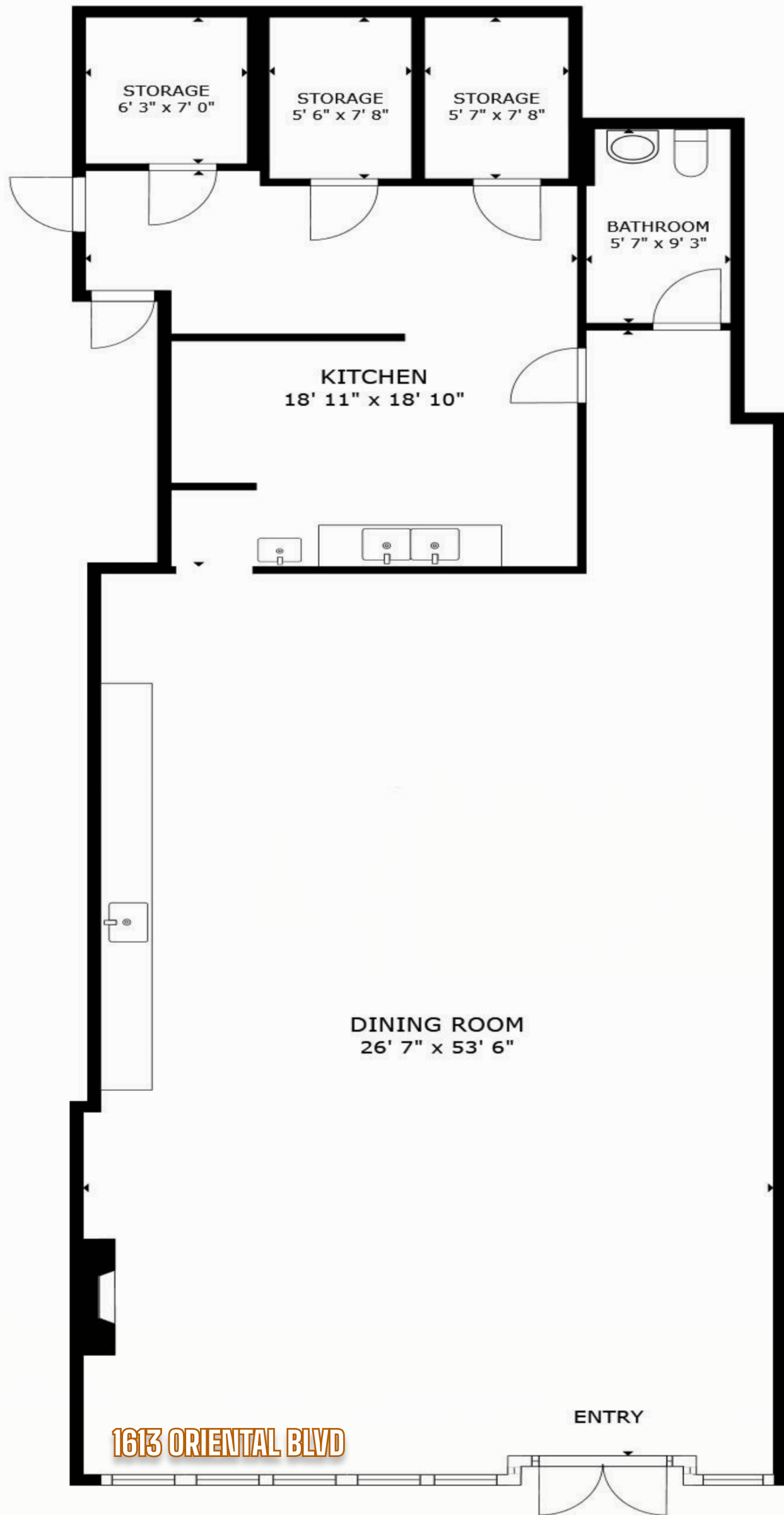
☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

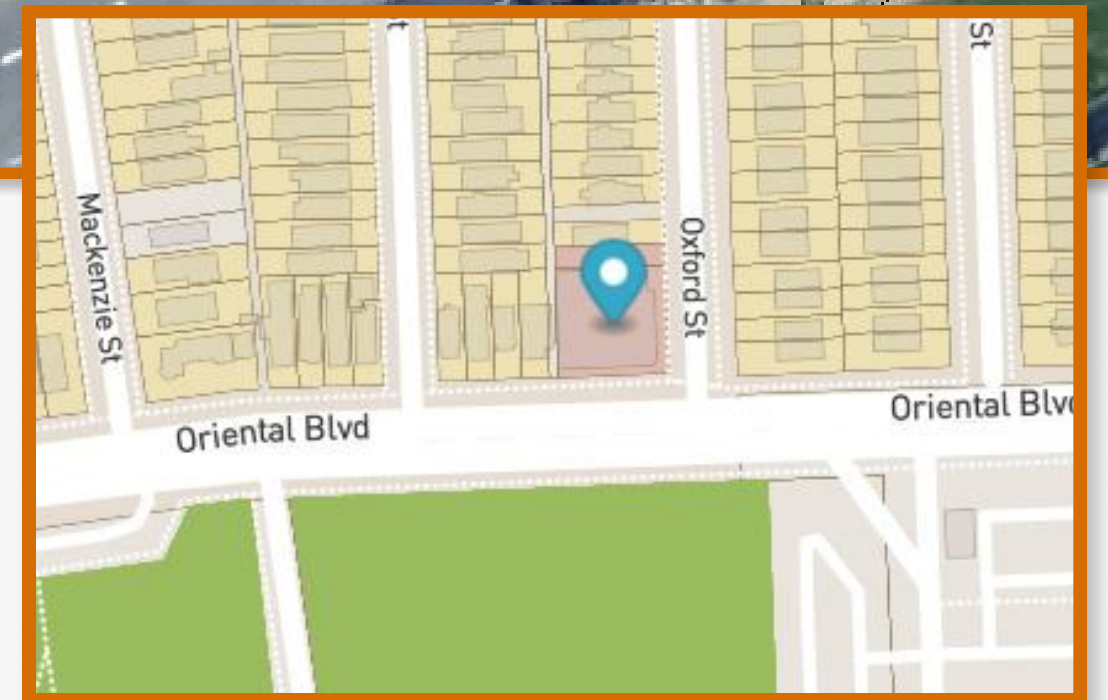
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FLOOR PLAN





CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN

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ARSEN@COMMERCIALACQ.COM

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