



FlowerRe

WHERE INTEGRITY AND PRECISION MEET

15 BAY 29TH
2 SUITES FOR LEASE: 2,000 + 860 SF
\$40 PSF

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Executive Summary

15 Bay 29th Street, Brooklyn, NY

Located in the heart of Bensonhurst, Brooklyn. This well-maintained, mixed-use building offers two second-floor office suites, ideally suited for medical, clinical, or professional use.

The available suites are:

- Suite 2A-15A – 2,013 SF
- Suite 2A-15B – 863 SF
- Both suites are competitively priced at \$40/SF and are available for immediate occupancy. The spaces are move-in ready or can be reconfigured to suit specialized layouts.

Each unit includes private restrooms, and the second floor is accessible by elevator, making it functional and tenant-friendly for physicians, staff, and patients.

Positioned along a bustling commercial corridor, the property benefits from high foot traffic, strong local demographics, and proximity to key transit routes. The location offers a high walk score, on-site parking, and quick access to bus lines and major roadways.



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ASKING RENT: \$40/SF |



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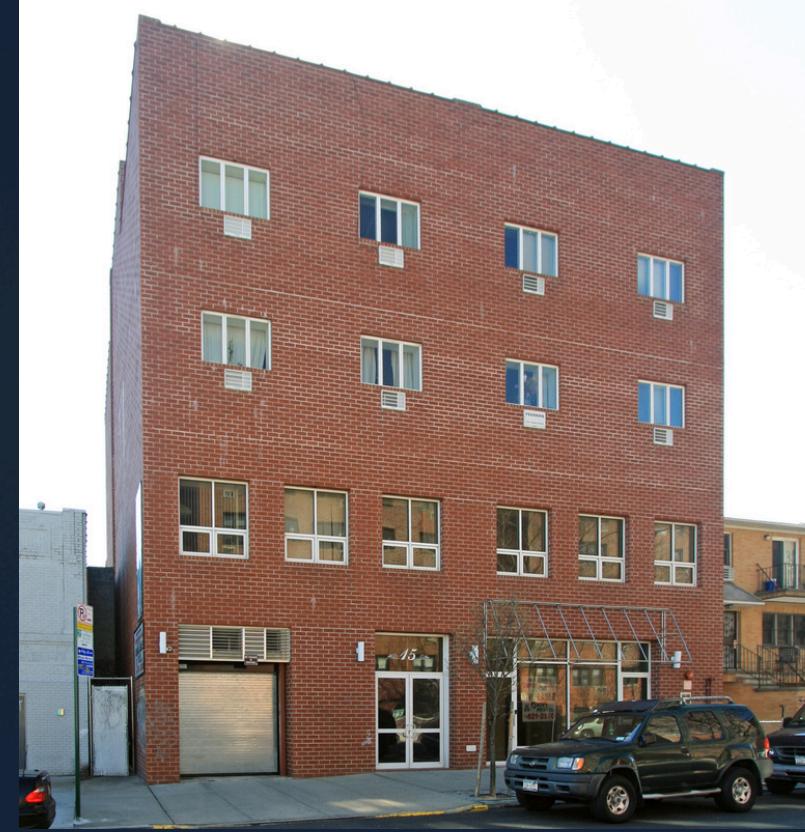
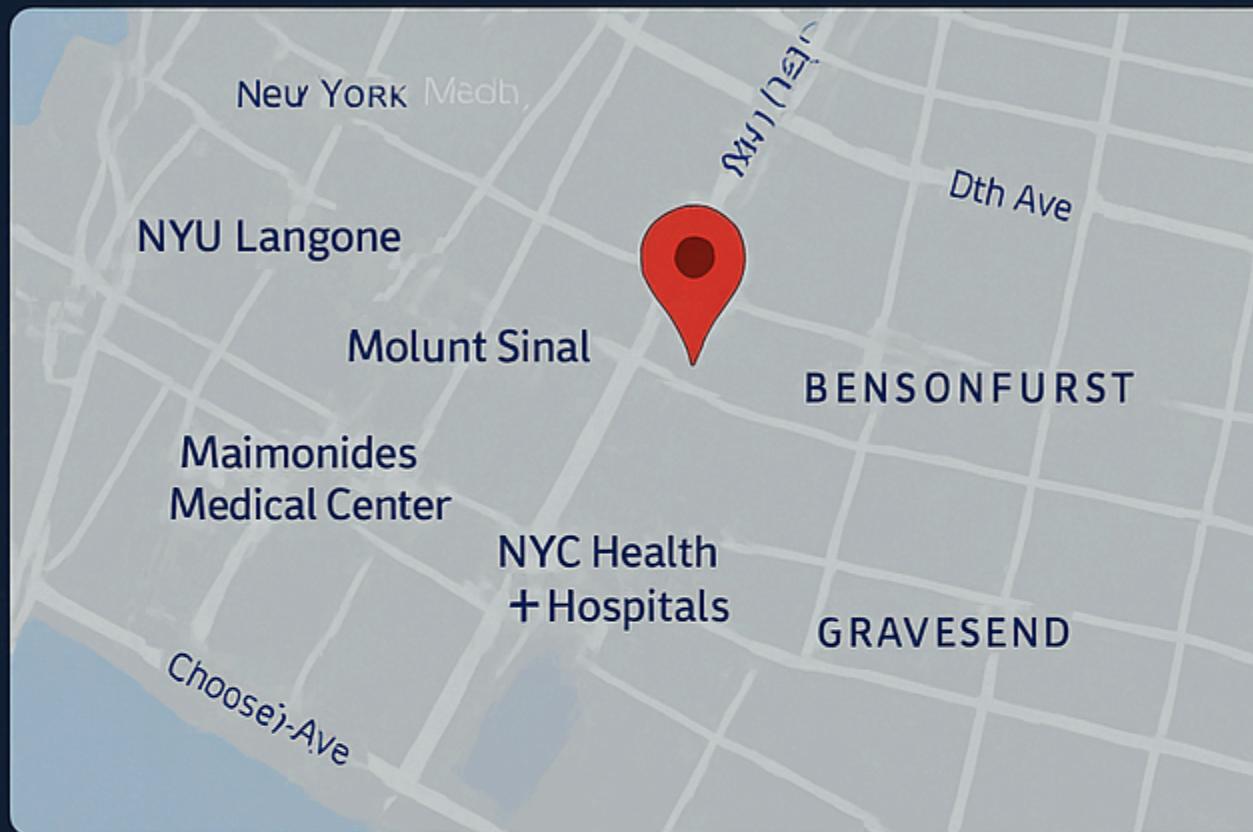
SUITE FEATURES

- Private Offices - Functional layout for clinical or professional workflows
- Private Bathrooms - Exclusive in-suite restrooms for patient/staff convenience
- Central Heating & Air Conditioning - Climate-controlled comfort throughout
- Drop Ceilings & Natural Light - Efficient lighting and window-lined spaces

IDEAL USES

- Medical & Specialist Offices - Ideal for primary care, specialists, or group practice
- Administrative & Professional Offices - Accountants, law firms, agencies etc
- Diagnostic Labs or Clinical Support Services - Perfect for outpatient diagnostics or lab space
- Mental Health, Physical Therapy, or Outpatient Care - Quiet & private

15 Bay 29th St Location Highlights



Healthcare Hub
Minutes from NYU Mount Sinai,
Maimonides, and NYC Health
+ Hospitals



**High Foot Traffic
& Visibility**



**High Foot Traffic
& Visibility**
Nearby D & N subway
lines, bus routes
Thriving
Commercial Corridor
Nearby banks, eateries, rs



**Centrally
Located**
Bensonhurst,
Gravesend,
Borough Park
and Dyker Heights

KEY PROPERTY HIGHLIGHTS



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Prime Location:
Minutes to NYU Langone,
Mount Sinai, Maimonides,
and more



Supportive Surroundings:
Near established medical
practices & residential
communities.



**Neighborhood
Convenience:** Accessible
for local residents &
returning patients.



Elevator Access:
Easy second-floor entry
for staff and patients



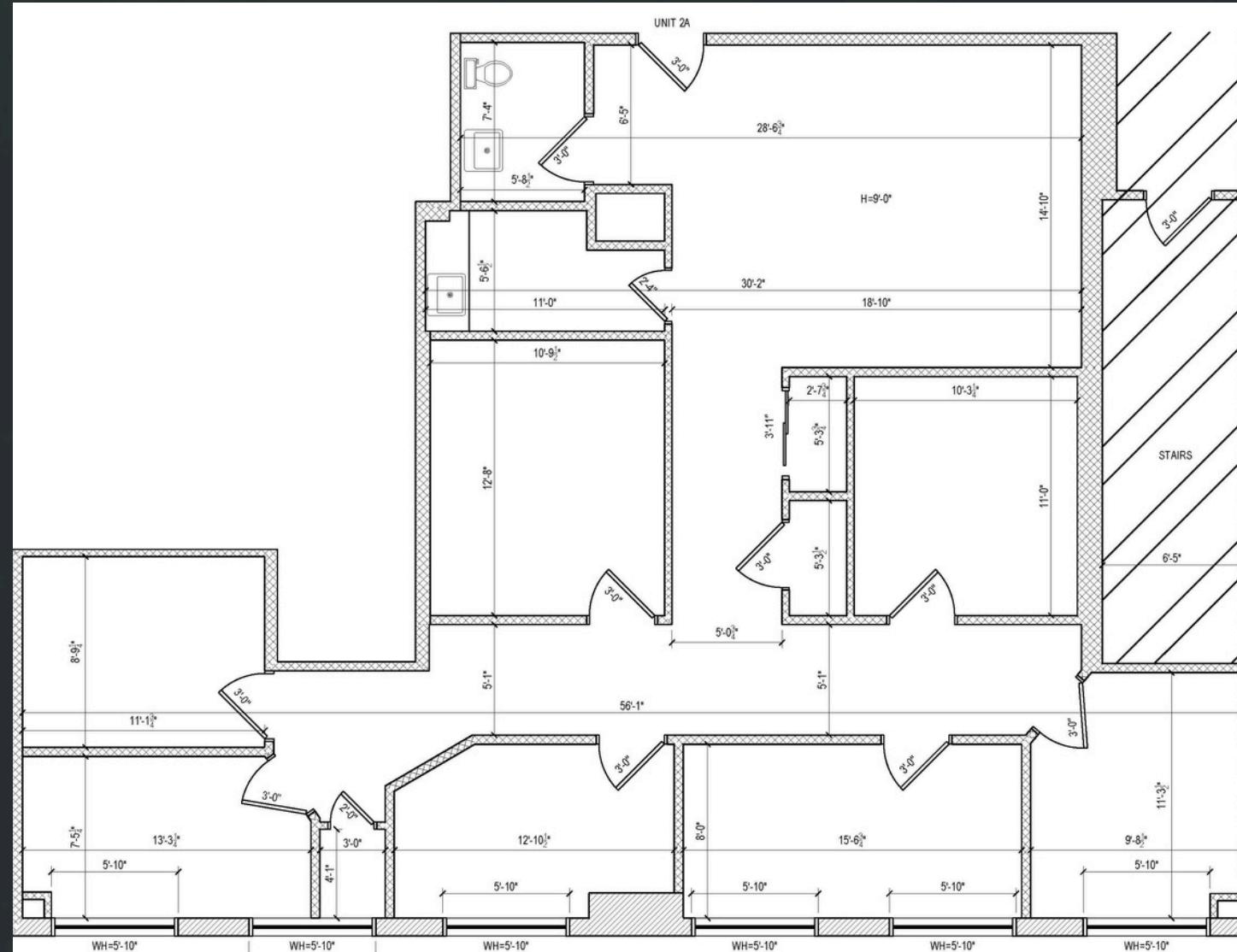
Flexible Layouts:
Ownership will
accommodate tenant-
specific build-out needs



**Easy access to B/Q
subway, MTA buses,
and Belt Parkway**

FLOOR PLANS UNIT 2A-15 A 2,013 SF

2ND FLOOR AVAILABILITY

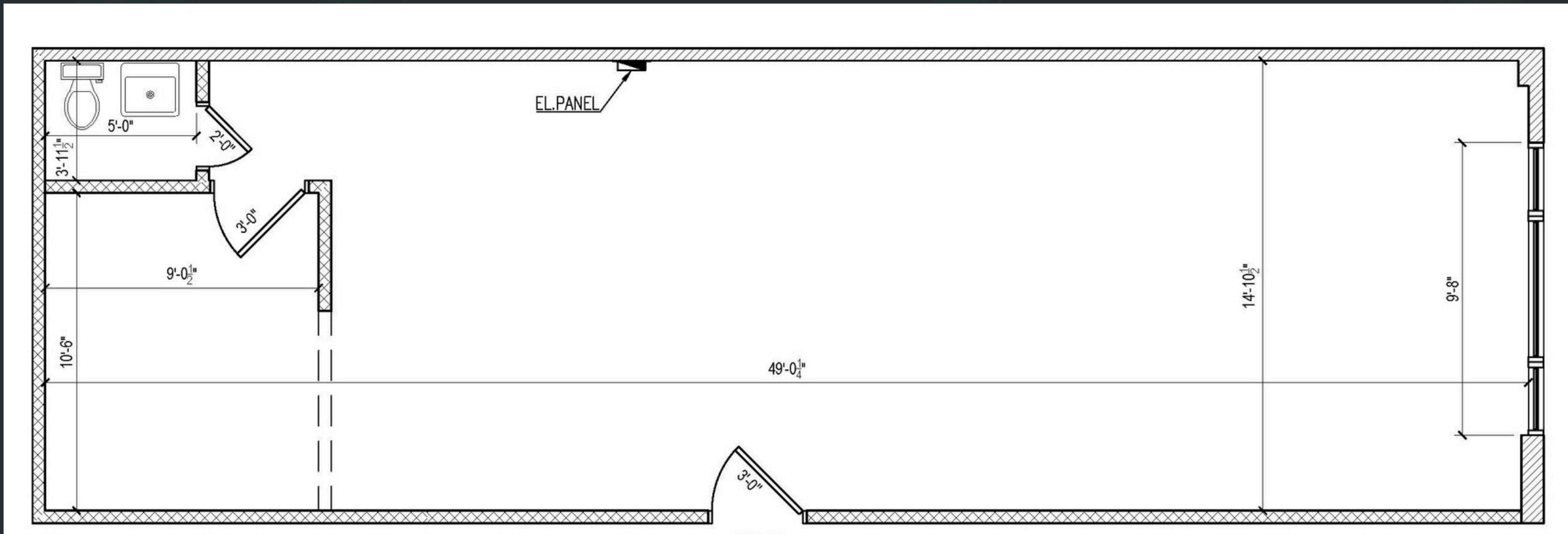


MOVE-IN READY WITH LIGHT CUSOMIZATION

Suites are already built out with functional layouts and finishes. Ownership is willing to make minor cosmetic upgrades such as painting or flooring adjustments based on tenant needs. Layouts shown reflect current configuration and can be fine-tuned for medical or professional use.

FLOOR PLANS UNIT 2A-15 B 863 SF

2ND FLOOR AVAILABILITY



MOVE-IN READY WITH LIGHT CUSTOMIZATION

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AVAILABLE SUITES - LEASE OVERVIEW

Suite	SF	Monthly Rent	Annual Rent	Lease Type
2A-15 A	2,013 SF	\$6,710	\$80,520	Modified Gross
2A-15 B	863 SF	\$2,876.66	\$34,520	Modified Gross



MODIFIED GROSS LEASE

Tenant responsible for real estate taxes over base Year & operating expenses over including utilities etc

15 Bay 29th, Brooklyn, NY 11214



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