

# OFFICE SPACE FOR LEASE

3052 BRIGHTON 1ST ST, BROOKLYN NY 11235

5TH FL - 2,040 SF

3RD FL - 4,840 SF

2ND FL -  
1,400 SF

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

# PROPERTY DETAILS

**SIZE: 1,400 SF - 8,280 SF AVAILABLE**

**PROFESSIONAL OFFICE SPACE**

**BRAND NEW ELEVATOR BUILDING**

**14,000 AVERAGE DAILY TRAFFIC BETWEEN  
BRIGHTON BEACH AVE & OCEAN VIEW AVE**

**STEPS FROM PUBLIC TRANSPORTATION**

**PRICE: \$40 PSF/YEAR**



**NEIGHBORHOOD  
BRIGHTON BEACH**



**BLOCK & LOT  
8669-0018**



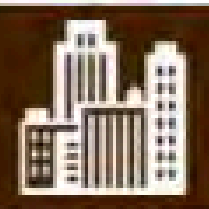
**ZONING  
R6, C1-2, OP**

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# LOCATION OVERVIEW



**3052 BRIGHTON 1ST ST, BROOKLYN NY 11235**



**NEIGHBORHOOD**  
BRIGHTON BEACH



**BLOCK & LOT**  
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**ZONING**  
R6, C1-2, OP

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# PROPERTY PHOTOS - STE 301



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# DOLLHOUSE VIEW 3RD FLOOR

4,840 SF AVAILABLE

BRIGHTON 1ST ST



# PROPERTY PHOTOS - STE 501



# 5TH FLOOR PLAN

BRIGHTON 1ST ST



2,040 SF

2,130 SF

LEASED

4,170 SF AVAILABLE

# DOLLHOUSE VIEW 5TH FLOOR

**4,170 SF AVAILABLE**

**BRIGHTON 1ST ST**



STE. 501

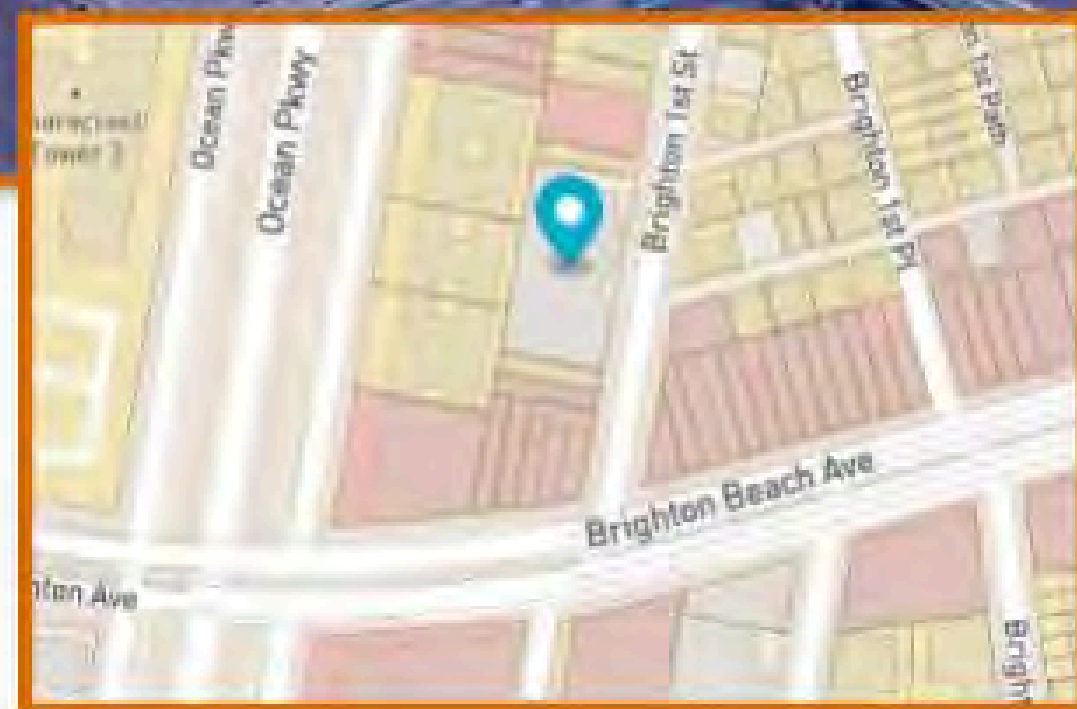
STE. 502

**LEASED**



**COMMERCIAL  
ACQUISITIONS**  
REALTY SERVICES

# CONTACT US



## CONTACT EXCLUSIVE BROKER



**ARSEN ATBASHYAN**  
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**ARSEN@COMMERCIALACQ.COM**

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

© 2500 CONEV ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

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