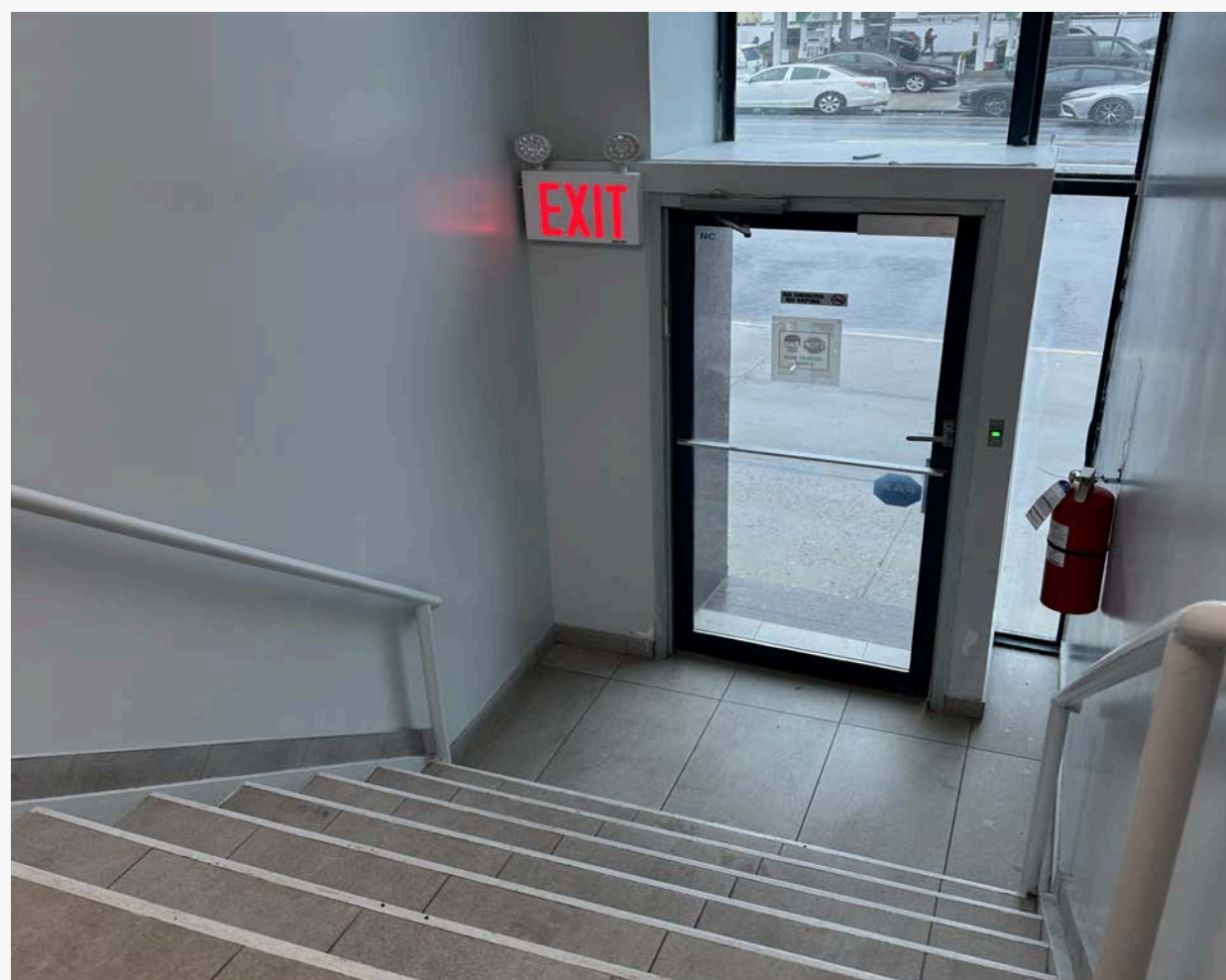
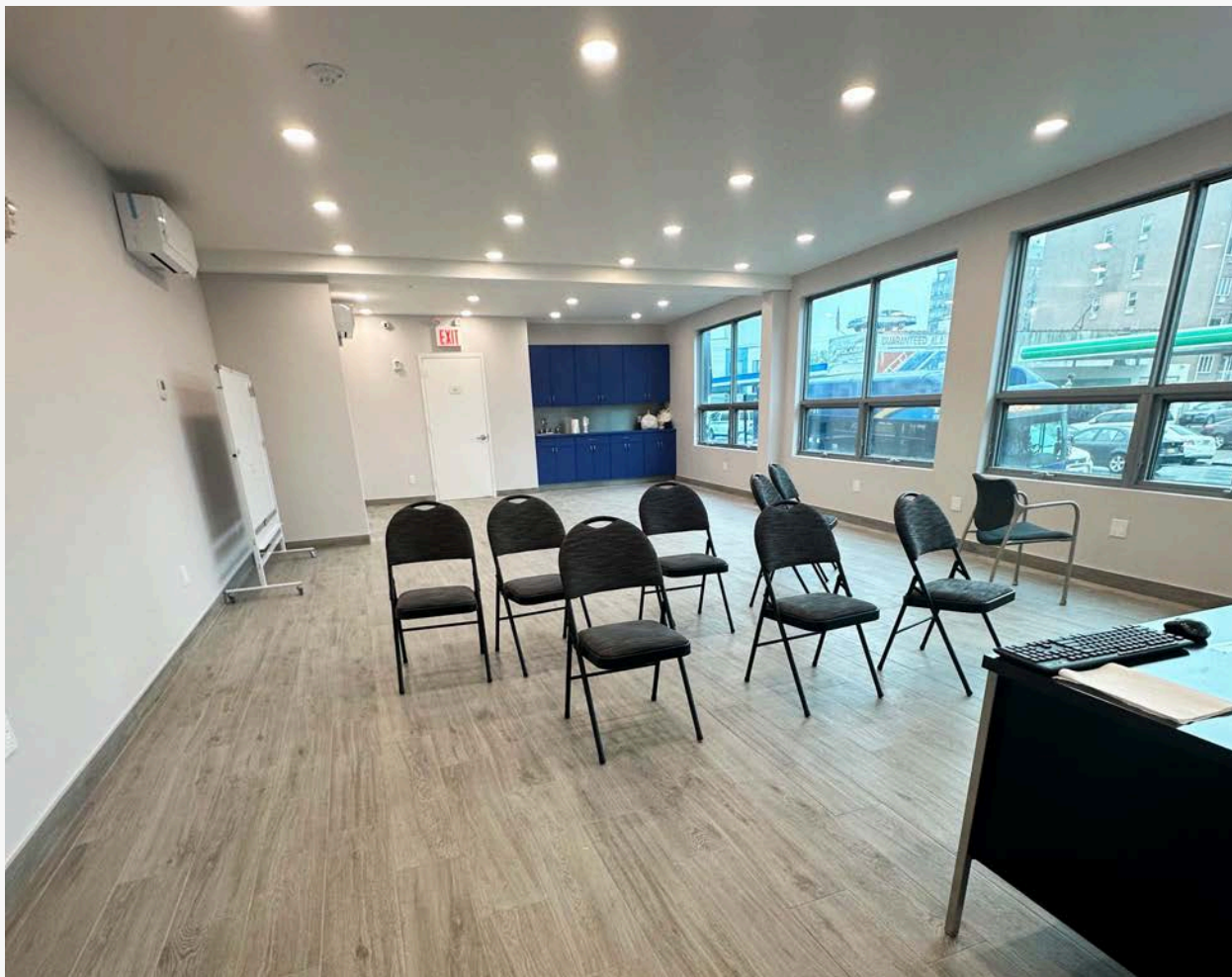




# SPACE FOR LEASE

**3044 CONEY ISLAND AVE, 1ST FL, BROOKLYN, NY 11235**



## PROPERTY DETAILS

**BRAND NEW  
BUILT OUT  
PROFESSIONAL  
OFFICE**

## LOCATION INFO

**CONEY ISLAND AVE &  
NEPTUNE AVE**

## NEIGHBORHOOD

**BRIGHTON BEACH**

## SIZE

**3,500 SF**

## ASKING PRICE

**\$35 PSF**

## CONTACT EXCLUSIVE BROKER

**DENIS ABAYEV**

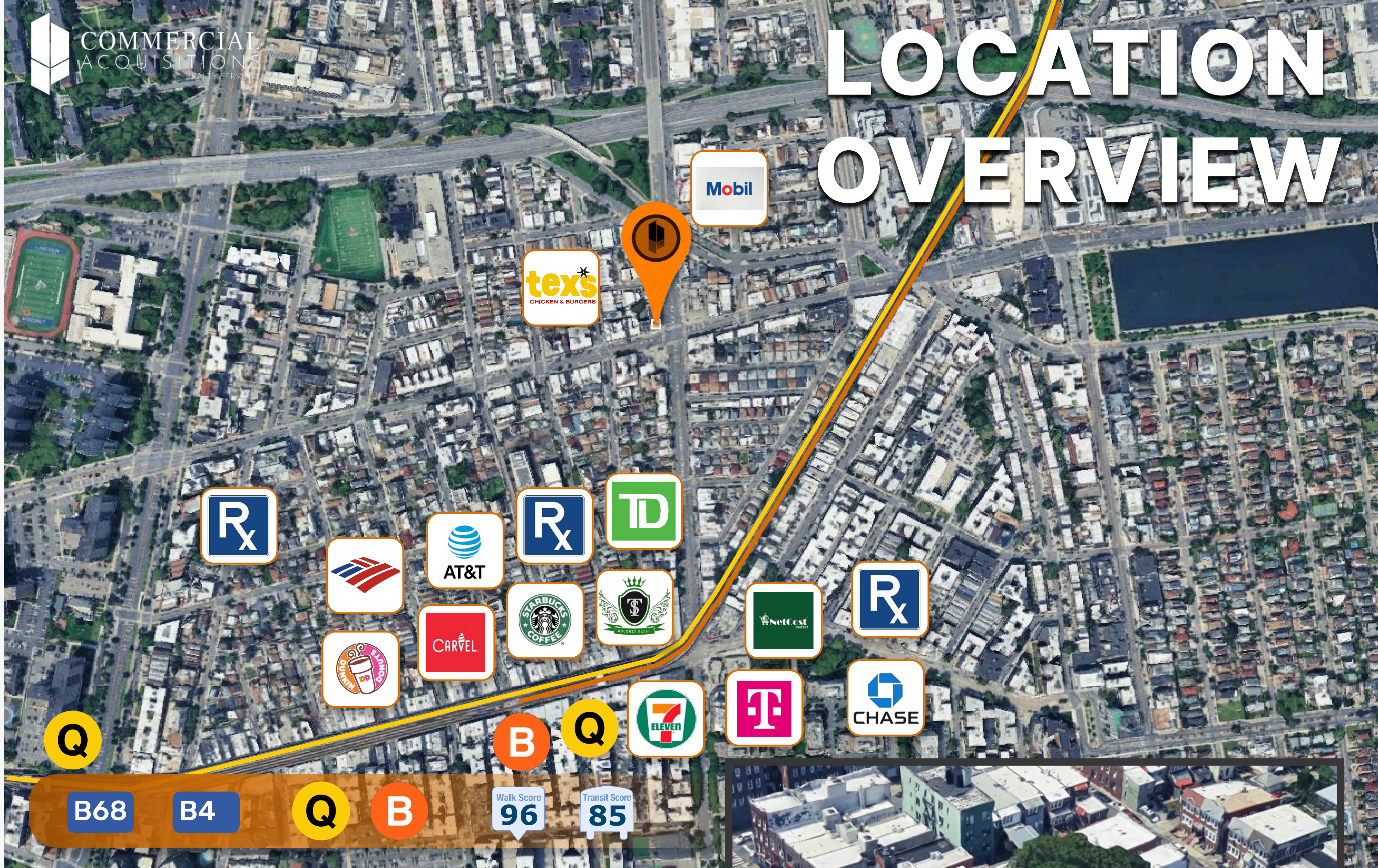
**718-954-1363**

**DENIS@COMMERCIALACQ.COM**

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



# LOCATION OVERVIEW



3044 CONEY ISLAND AVE,  
BROOKLYN, NY 11235

## PROPERTY COMMENTS

- NEWLY RENOVATED SPACE IN ELEVATOR BUILDING
- LOTS OF WINDOWS THROUGHOUT
- PARKING AVAILABLE FOR ADDITIONAL RENT
- CLOSE ACCESS TO BELT PKWY
- CLOSE TO PUBLIC TRANSPORTATION
- HIGH TRAFFIC AREA
- PROFESSIONAL USES CONSIDERED



SATELLITE VIEW

## NEIGHBOURING TENANTS & AMENITIES



## CONTACT EXCLUSIVE BROKER

DENIS ABAYEV  
718-954-1363  
DENIS@COMMERCIALACQ.COM

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# 1ST FLOOR



## 3,500 SF



# FLOOR PLAN

**3,500SF**

