



M.C. O'BRIEN, INC.
COMMERCIAL REALTORS SINCE 1909

**2270 Kimball Street—Kings Plaza Medical Center
Brooklyn, New York, 11234
Marine Park/Mill Basin Medical Arts Building**



Prominently Located Medical Arts Building—Modern Installation Available:

- 1,200—14,000 SF Available
- Flexible Layouts for Medical and Dental Practices
- Excellent Natural Light
- Tenant-Controlled Utilities
- Ample On-Site Parking
- Adjacent to Kings Plaza
- Access to Flatbush Avenue Exit off Belt Parkway
- Well-Served by Public Transit
- Competitive Rental Rates

Medical and Dental Suites Available:

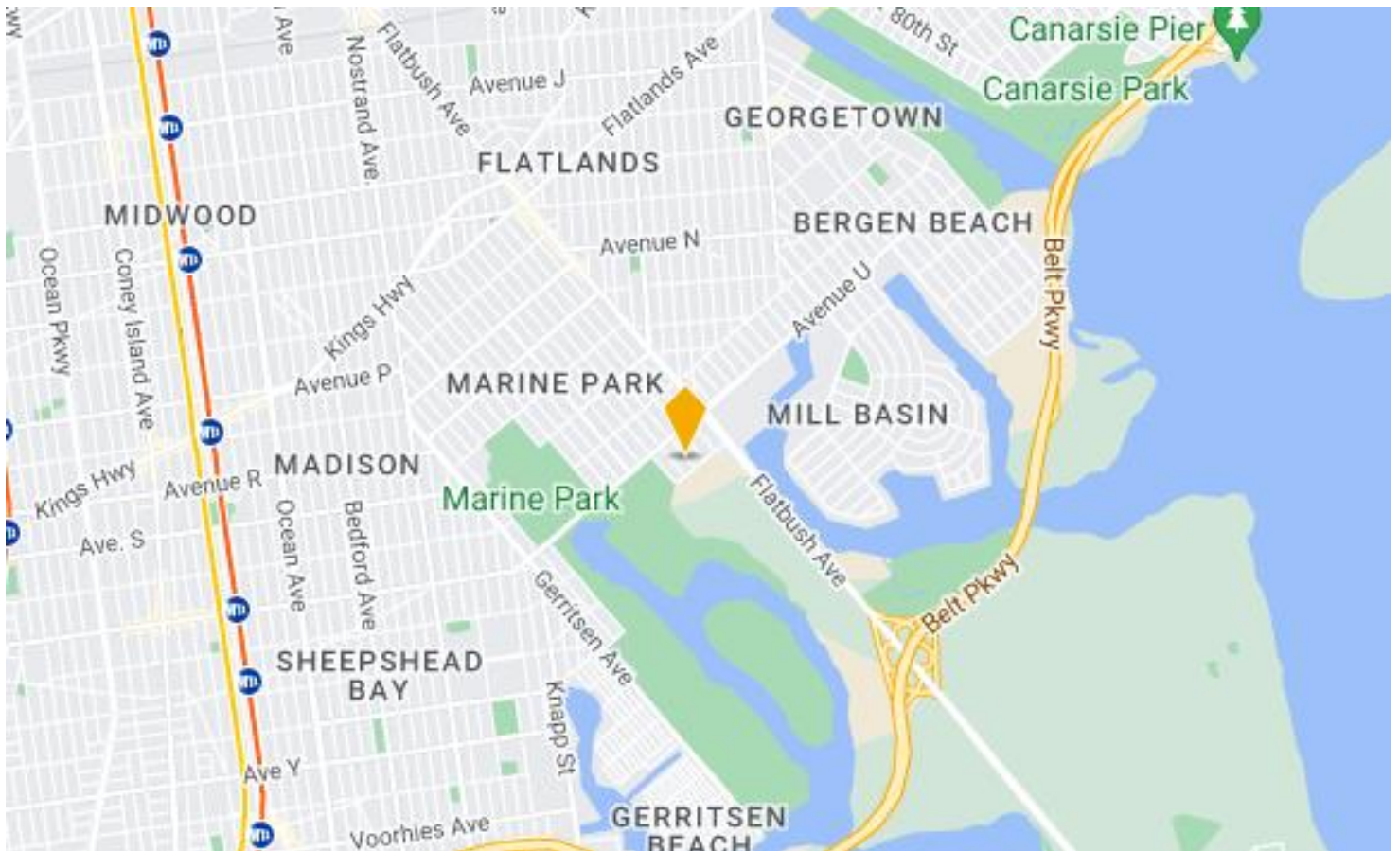
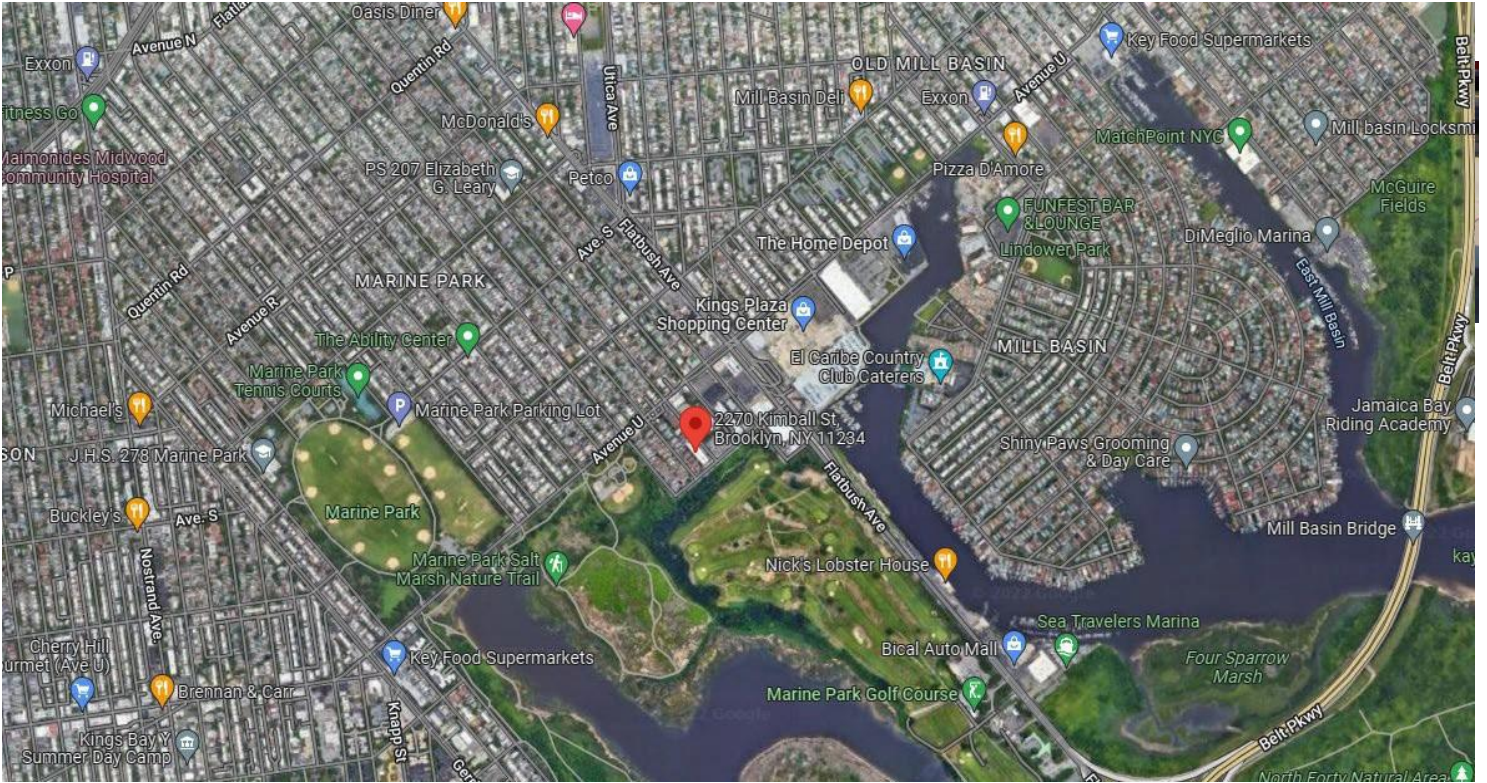
Suite 101:	1,978 SF	Suite 207:	1,966 SF
Suite 101A:	1,447 SF	Suite 208-214:	5,145 SF
Suite 203:	1,225 SF	Suite 209:	1,000 SF
		Suite 211:	1,373 SF

***Landlord Will Provide New High-End Installation
Flexible Configurations Available***

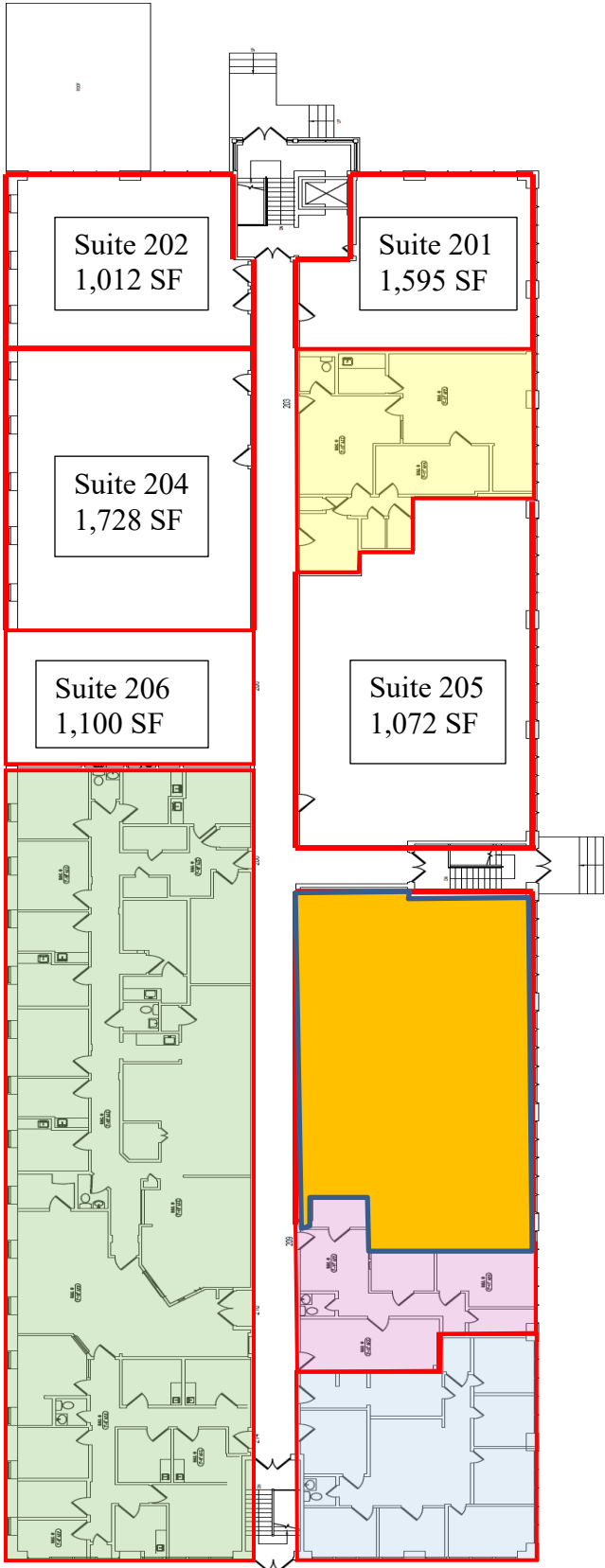
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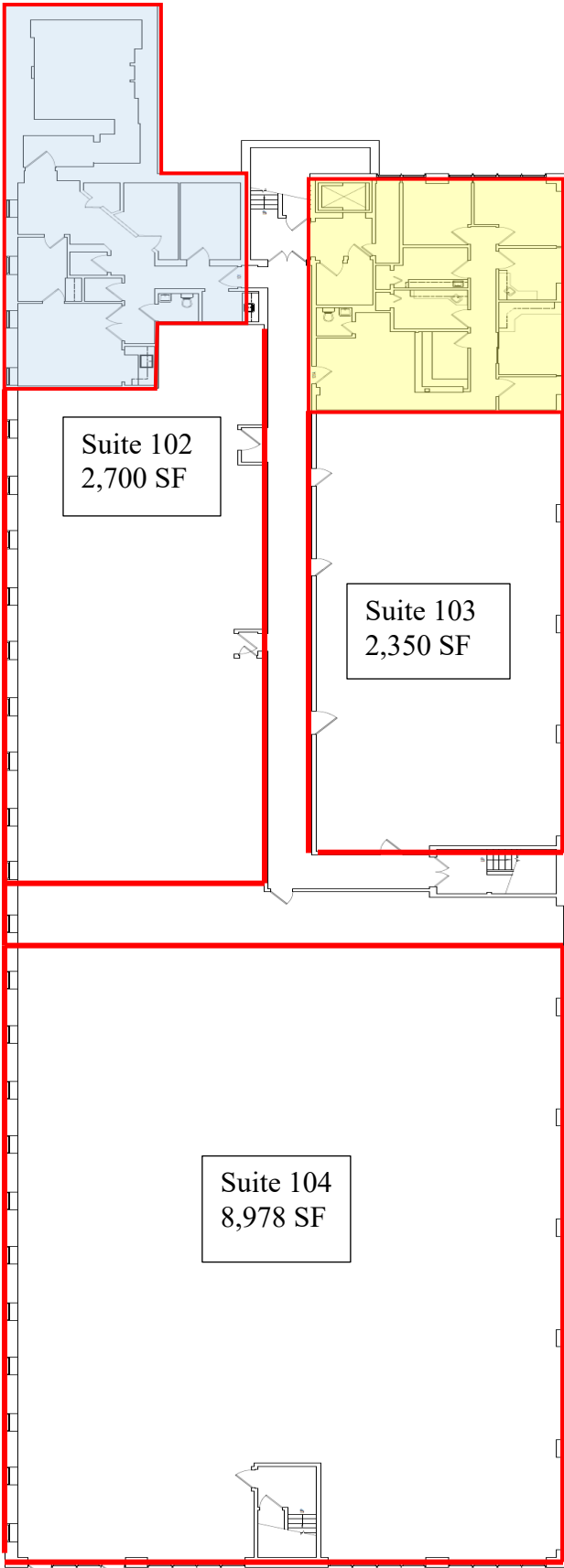
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Suite	Size	Availability
203	1,225 S/F	Immediately
208-214	5,145 S/F	Immediately
207	1,966 S/F	September 2024
209	1,000 S/F	Immediately
211	1,373 S/F	Immediately

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1st Floor Plan



Suite	Size	Availability
101-A	1,447 S/F	Immediately
101	1,978 S/F	Immediately