

**OFFICE SPACE FOR LEASE**  
**86 BRIGHTON 1ST PLACE**  
**BROOKLYN, NY 11235**



**COMMERCIAL**  
**ACQUISITIONS**  
REALTY SERVICES



**2ND FLOOR: 1,800 SF**



**COMMERCIAL**  
**ACQUISITIONS**  
REALTY SERVICES

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

# PROPERTY DETAILS

## LOCATION INFO

BRIGHTON BEACH AVE

## BLOCK & LOT

08671-0966

## AVAILABLE SPACE

2ND FLOOR:

1,800 SF

\$5,500/MONTH

## NEIGHBORHOOD

BRIGHTON BEACH

## ZONING

R6, C1-2, OP

## COMMENTS

- 2RD FLOOR OFFICE
- LOTS OF WINDOWS
- HIGH CEILINGS
- BALCONY IN REAR
- CENTRAL A/C
- ELEVATOR BUILDING
- NEWLY RENOVATED BUILDING
- HIGH TRAFFIC AREA

## TRANSPORTATION

B1

B4

B36

B68

B

F

N

Q

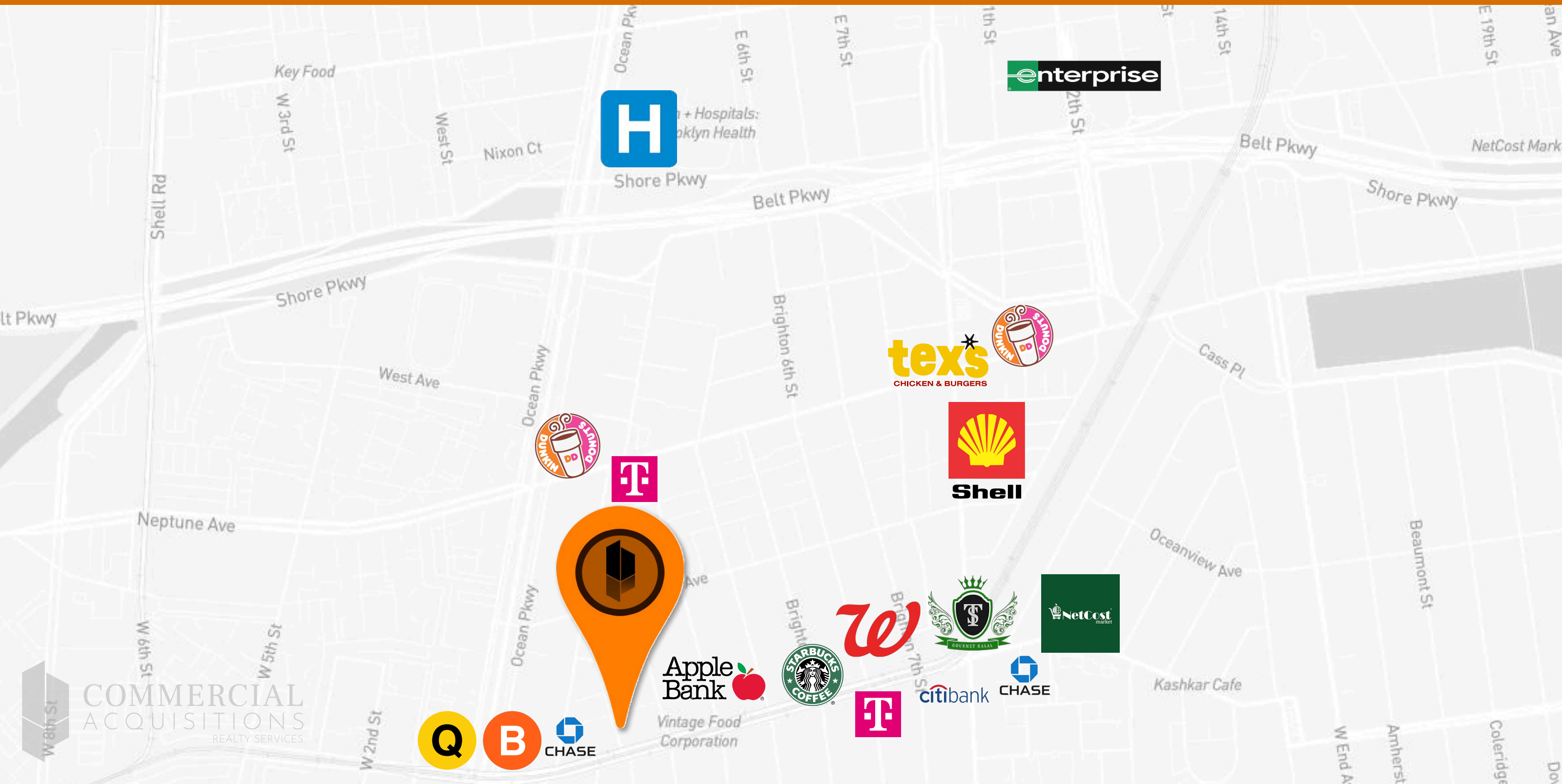
Walk Score  
**95**

Transit Score  
**96**

Bike Score  
**70**

## NEIGHBORHOOD TENANTS

- CHASE BANK
- APPLE BANK
- CITI BANK
- DUNKIN
- STARBUCKS
- T-MOBILE
- WALGREENS
- PHARMACY
- MEDICAL OFFICES

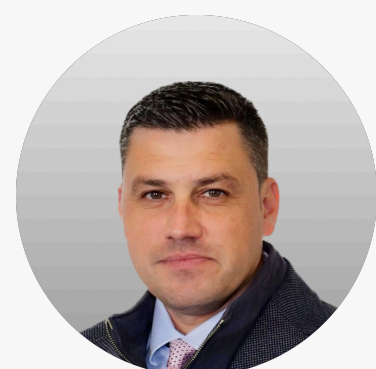


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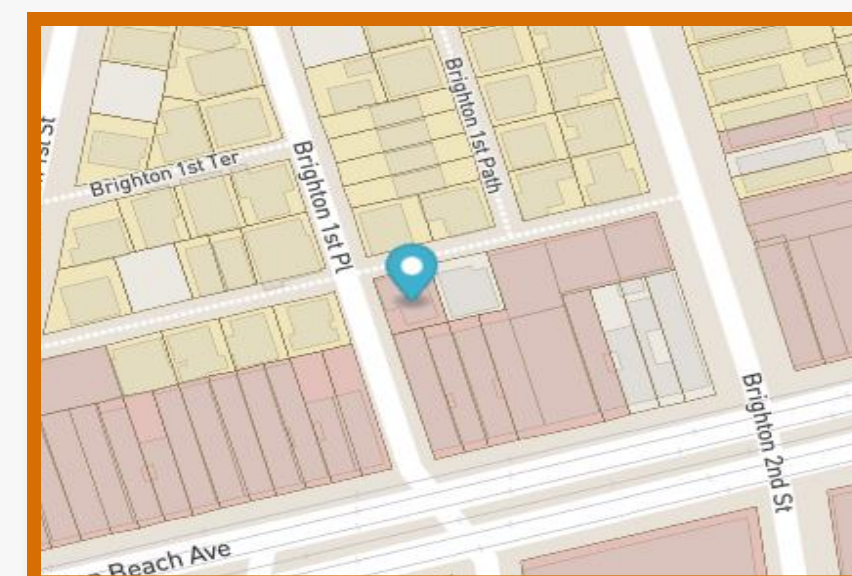
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## CONTACT EXCLUSIVE BROKER



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