









*SCHOOL / COMM. FAC. SPACE  
FOR LEASE*

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**360 Neptune Avenue  
Brooklyn, New York 11235  
between Brighton 1 Street and Brighton 3 Street**

**Full Floor School Installation – 16,500 SF  
Classrooms, Labs, Lounges, and Offices**

- Recently Constructed Boutique Building
- Modern Lobby with Two Passenger Elevators
- Accessory Lobby with Additional Elevator
- Secure Lobby and Elevator Access
- Onsite Covered Parking
- Tenant Controlled HVAC
- Accessible Bathrooms
- ICAP Tax Abatement
- Gourmet Bar and Restaurant on the Ground Floor
- Priced to Rent – Motivated Ownership
- Subways:    Buses:    

For additional information or for a tour of the site, please contact Exclusive Broker:

**M.C. O'BRIEN, INC.**

William P. O'Brien, SIOR  
(718) 252-9191 Ext. 110

Santo Orecchio  
(718) 252-9191 Ext. 103

Caxton Kaback  
(718) 252-9191 Ext. 101

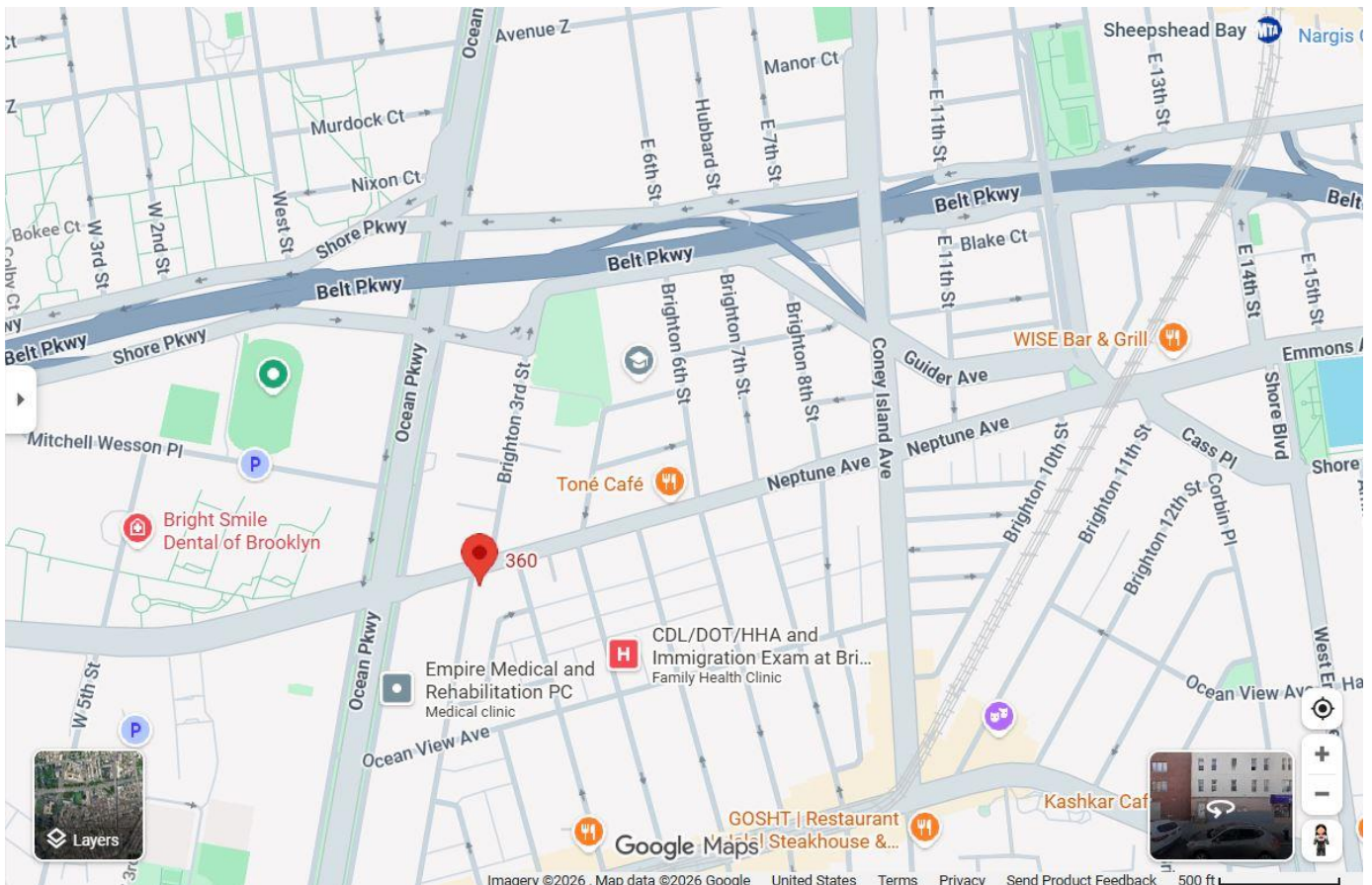
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All offers are submitted subject to prior lease, change in price, corrections or omissions, or withdrawal from market without notice.  
Commissions due to cooperating brokers are deemed earned after an executed brokerage agreement has been acknowledged.

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