



Ocean Medical Plaza

Class A Medical Office
Space for Lease

2700 Ocean Avenue,
Brooklyn, NY



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FlowerRe

WHERE INTEGRITY AND PRECISION MEET

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Executive Summary

Ocean Medical Plaza is a fully renovated, three-story, Class A medical office building in South Brooklyn. The property offers:

- **Lower Level:** 4,700 SF (white box or custom build-out)
- **Second Floor:** 2,700 SF (fully built-out spec suite)
- **First Floor Anchor Tenant:**
Gastroenterology Associates of Brooklyn
- ADA-compliant elevator, high-end finishes, and excellent accessibility



Why Choose Ocean Medical Plaza?

Premier South Brooklyn location in a dense, high-demand medical corridor

Fully renovated Class A medical office building

ADA-compliant with elevator access to all floors

Flexible leasing: white-box or turnkey delivery

Tenant improvement allowances and lease concessions available, negotiable based on lease terms

Prominent branding opportunities with available signage

Strong referral potential from anchor GI practice

Easy access to B/Q subway, MTA buses, and Belt Parkway

Property Overview

Address: 2700 Ocean Avenue, Brooklyn, NY

Building Size: ~11,800 SF (3 stories)

Available Spaces:

Lower Level: 4,700 SF (white box or custom build-out)

Second Floor: 2,700 SF (spec suite/pre-built, move-in ready)

Anchor Tenant: Gastroenterology Associates of Brooklyn (First Floor)

Ideal Tenants: Medical, dental, physical therapy, imaging, pediatrics, wellness, education, and community services

Ocean Medical Plaza is a fully renovated, three-story medical office building designed to meet the highest standards of modern healthcare. The property is currently undergoing a substantial transformation into a Class A medical office facility, featuring comprehensive building renovations, ADA-compliant access, elevator service to all floors, high-end finishes, and flexible floorplans. A flagship GI practice will occupy the first floor, adding institutional credibility and patient volume to the building. The lower-level and second-floor spaces are available for lease and can be delivered Fully renovated or landlord white-box condition, with tenant improvement allowances negotiable based on lease terms. The property is ideal for medical tenants seeking synergy with a high-volume GI group and the opportunity to benefit from shared patient traffic and referral potential.



Key Features & Amenities

- **Building & Condition**

- Owner-occupied by a leading GI practice on the first floor
- Recently renovated as a Class A medical facility with modern systems and finishes

- **Accessibility & Transit**

- Full ADA-compliant elevator to all floors
- Steps from B/Q subway lines, close to Belt Parkway & MTA bus routes
- Ample street parking and municipal lots nearby

- **Tenant Benefits**

- Prominent building signage available
- Designed to accommodate:
 - Medical / Dental / Pediatrics
 - Imaging / Physical Therapy
 - Wellness / Education / Community Services
- Strong tenant synergy with high-volume anchor GI group



Location & Community Overview

Located in the heart of South Brooklyn, the Ocean Medical Plaza enjoys a premier location at 2700 Ocean Avenue, nestled between Sheepshead Bay and Midwood. This vibrant corridor is home to a strong and growing residential community, numerous schools, retail centers, and established medical practices. With close proximity to the Belt Parkway, B and Q subway lines, and several MTA bus routes, the property offers unparalleled accessibility for both patients and staff. This high-demand location continues to attract healthcare providers and wellness professionals seeking to serve Brooklyn's diverse and dense population.

Prime South Brooklyn Location

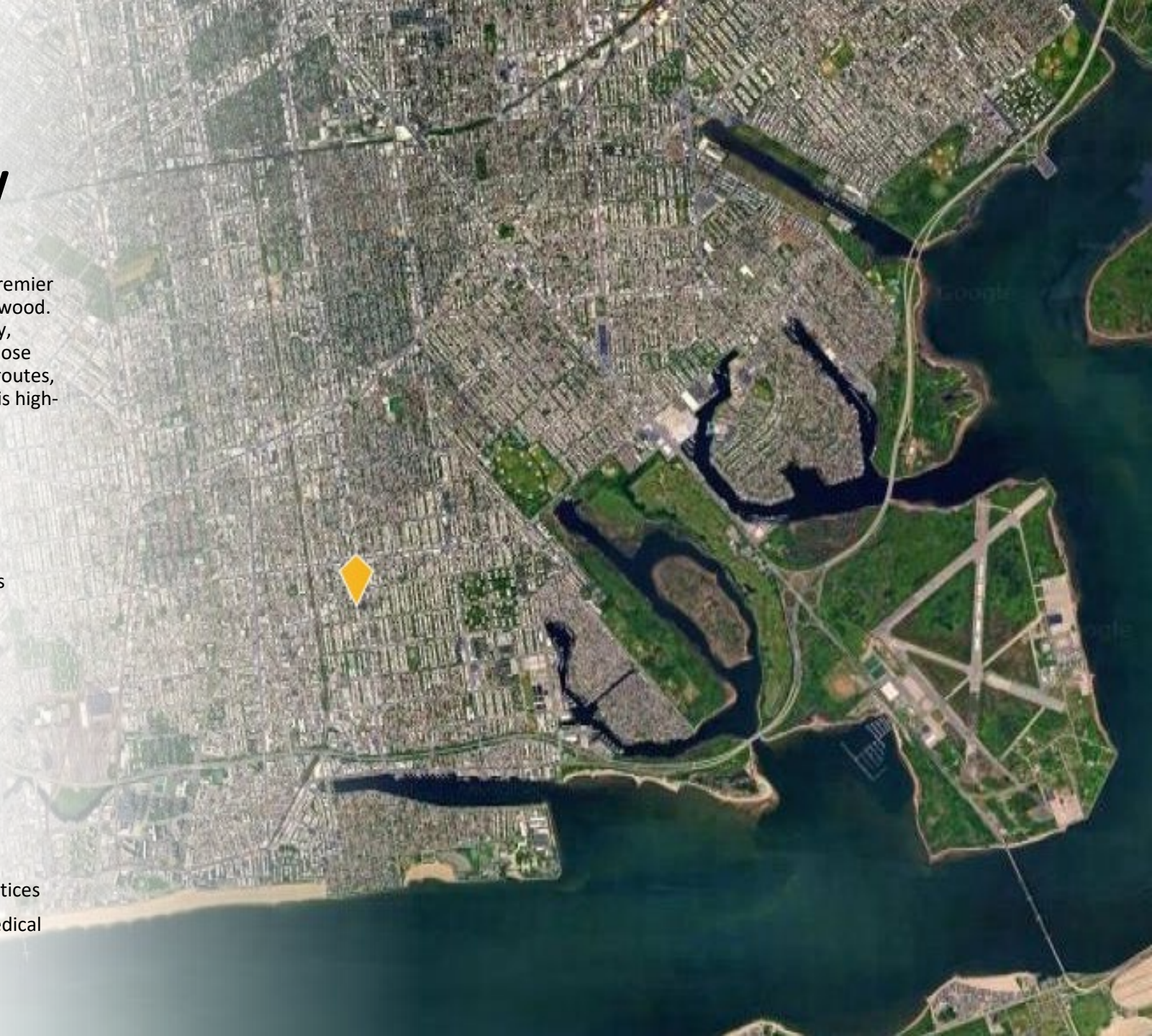
- Nestled between Sheepshead Bay and Midwood
- Established medical corridor with high patient demand
- Surrounded by residential density, schools, and national retailers
- Walkable neighborhood with strong foot traffic and visibility

Exceptional Accessibility

- 2 blocks from B & Q subway lines
- Multiple MTA bus routes nearby
- Minutes from Belt Parkway and major Brooklyn thoroughfares
- Easy access for patients, staff, and deliveries

Strategic Growth Area

- Strong local demographics with a growing population
- High demand for outpatient care, diagnostics, and specialty practices
- Attractive to healthcare users, wellness brands, and ancillary medical services



Anchor Tenant Overview

Gastroenterology Associates of Brooklyn

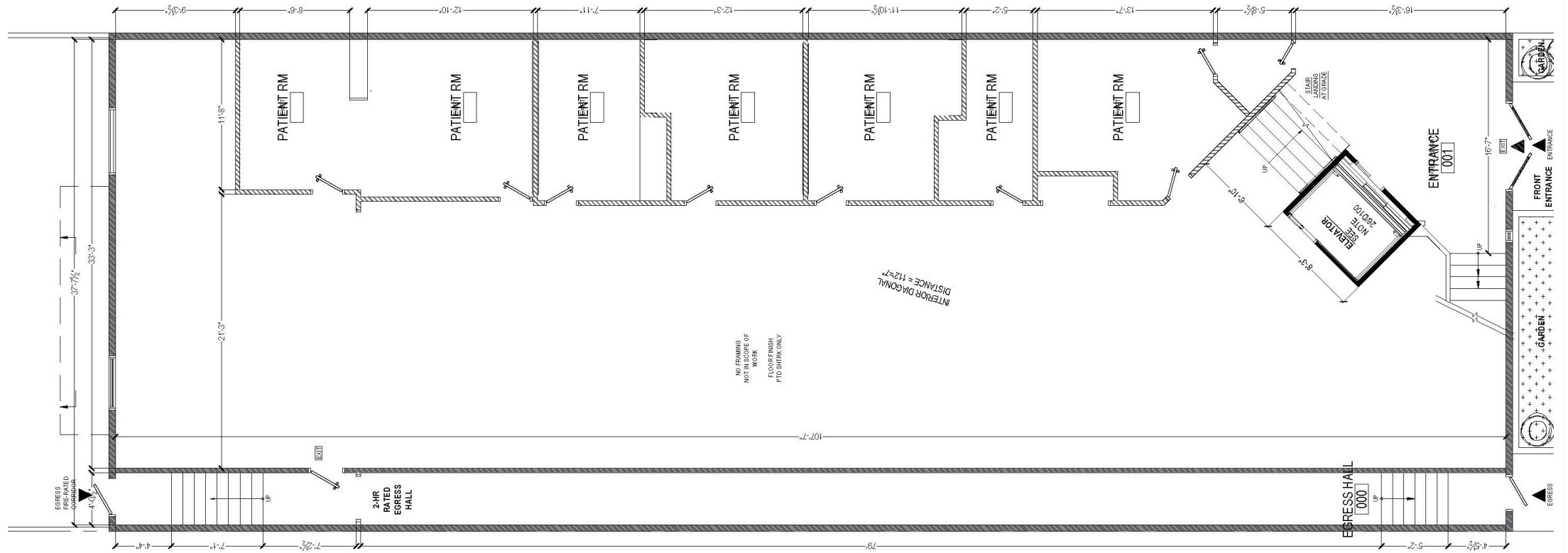
About the Practice

Gastroenterology Associates of Brooklyn is a leading digestive health group offering evidence-based, patient-focused care in advanced medical settings across Brooklyn. With a team of **nine board-certified gastroenterologists**, the practice sees over **90,000 patients annually**, specializing in:

- Colon cancer screening
- Inflammatory bowel disease (IBD)
- Advanced endoscopy
- Women's digestive health
- Affiliated with **Mount Sinai Brooklyn, Maimonides Medical Center**, and **NY Community Hospital**, the practice ensures access to top-tier hospitals and procedures. With **three clinical offices and two surgical centers**, they deliver exceptional outcomes and maintain strong ties to the local community.

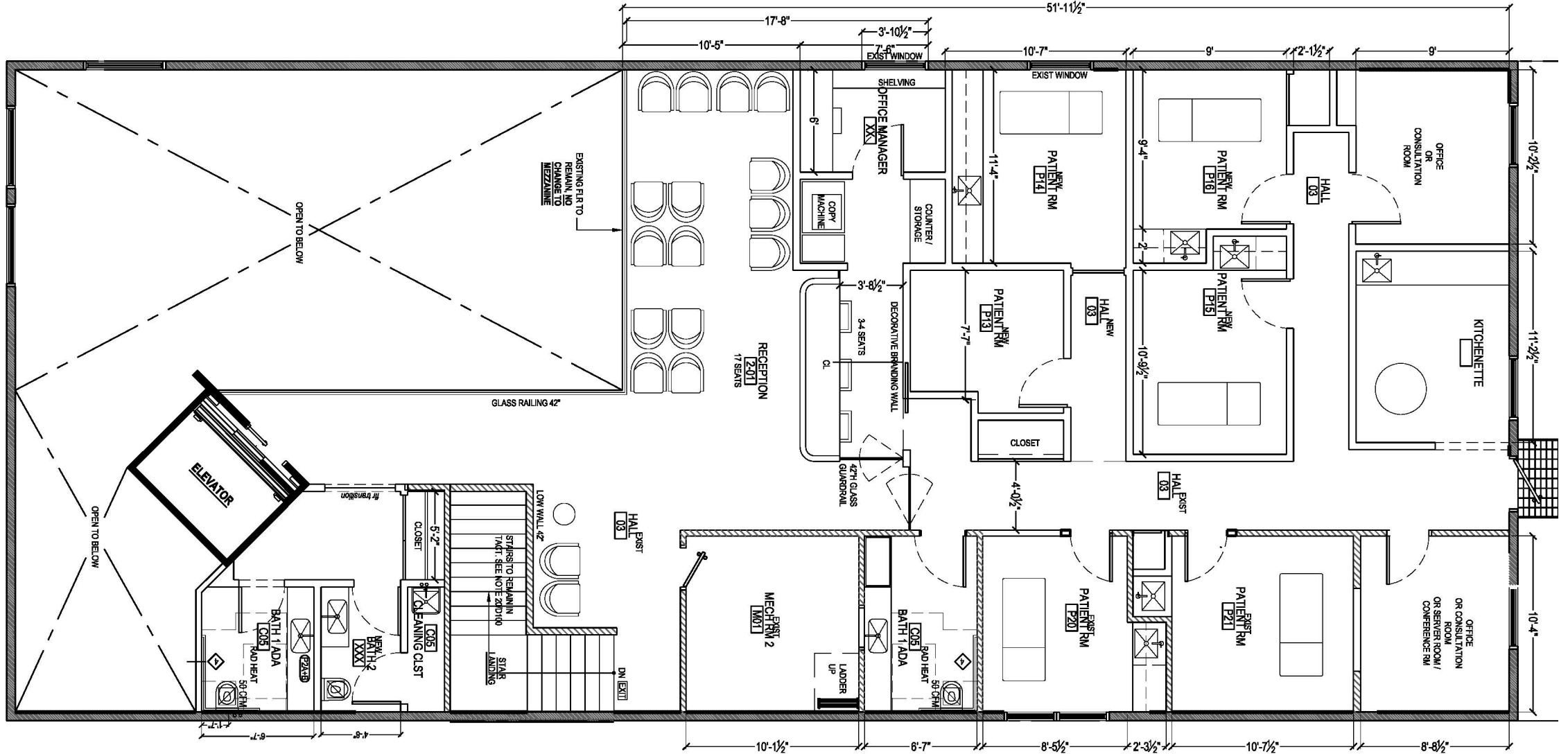


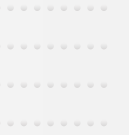
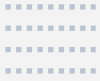
| Feature | Details |
|-----------------------------------|--|
| Location in Building | Entire ground floor of Ocean Medical Plaza |
| Annual Patient Visits | 90,000+ |
| Affiliated Hospitals | Mount Sinai Brooklyn, Maimonides, NY Community Hospital |
| Practice Model | High-volume, specialty care with regional referrals |
| Synergy Opportunity | Strong referral network for other co-located specialties |
| Reputation & Stability | Long-established practice enhances tenant mix and property credibility |



Lower-Level Floor Plans

2nd Floor – Spec Suite (Pre-Built Medical Space)





Floor Plan Overview

- **Lower Level (4,700 SF)** – Delivered as white-box or custom build-out
- **Second Floor (2,700 SF)** – Fully built-out spec suite
- **Elevator access** to all floors
- Customizable for a range of medical specialties

Location Map & Accessibility

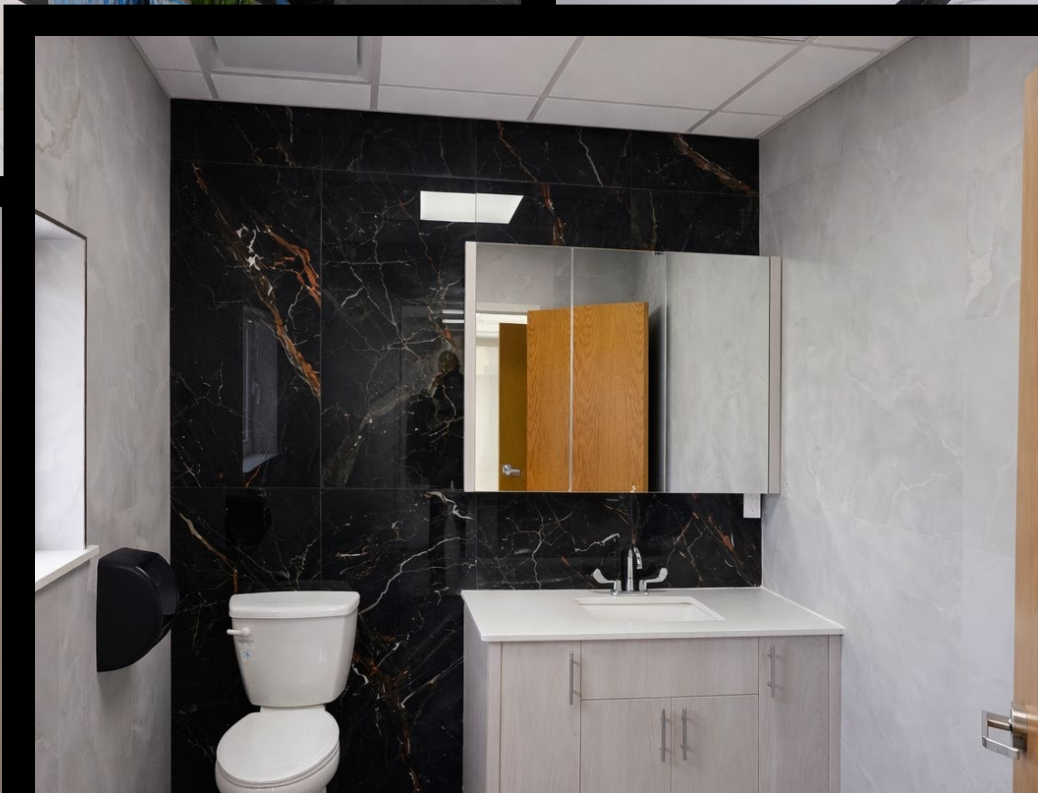
- Walkable to B and Q subway stations
- Near multiple MTA bus routes
- Minutes from Belt Parkway

Leasing Information

- Competitive lease rates
- Tenant improvement allowances negotiable
- Flexible lease structures
- Signage available

| Floor | Available SF | Asking Rent (PSF) | Delivery Condition | TI Allowance | RE Taxes | CAM |
|--------------|--------------|-------------------|--------------------|--------------|-----------------|------------|
| Lower Level | 4,700 SF | \$55/SF | As-is or white-box | Negotiable | Above Base 2025 | Negotiable |
| Second Floor | 2,700 SF | \$60/SF | As-is or white-box | Negotiable | Above Base 2025 | Negotiable |







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