

FLATBUSH · 3RD FLOOR

2211 CHURCH AVENUE

BROOKLYN, NEW YORK · 11226

**3,000**_{SF}
FULL 3RD FLOOR**Now**
AVAILABLE IMMEDIATELY**2211**
CHURCH AVENUE

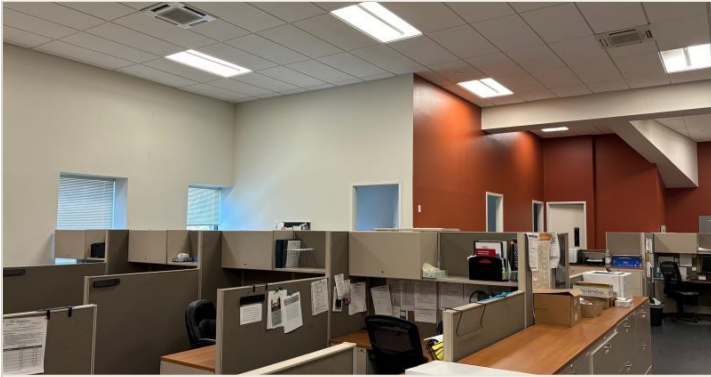
THE OFFERING

- **3,000 SF** of full-floor office space, available immediately
- Suitable for **all office uses** – non-profit, professional & medical
- **Central air conditioning** throughout
- **Elevator building** with attended lobby
- Brand-new interior **build-out and installation**
- **Extra-high ceilings**
- **Institutional-grade ownership**
- Prime **Church Avenue** retail corridor in Flatbush

2211 CHURCH AVENUE · 3RD FLOOR

THE SPACE

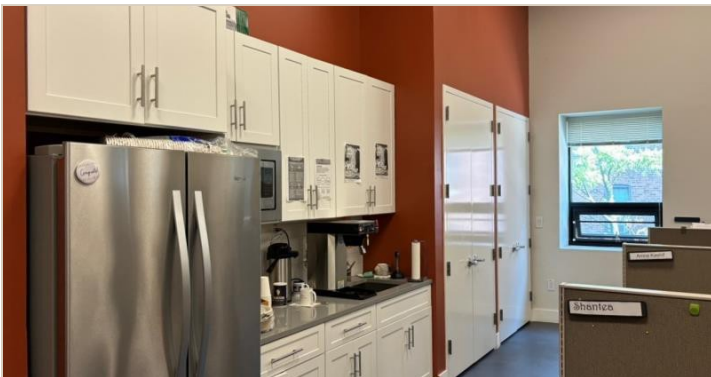
A bright, built-out full floor with central AC, extra-high ceilings, a new pantry, and modern elevator access – move-in ready for professional, medical, or non-profit use.



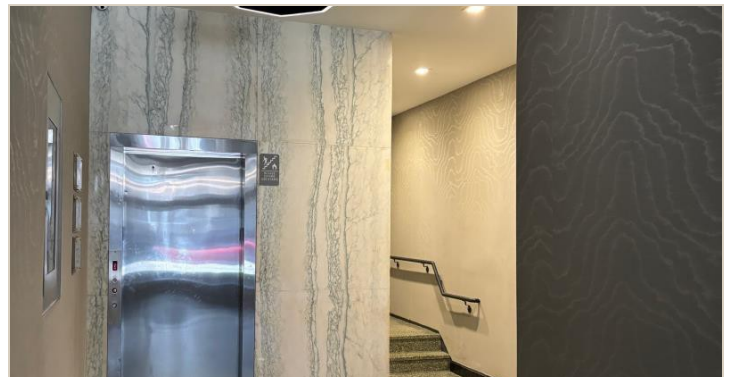
OPEN WORK FLOOR



PRIVATE & OPEN OFFICES

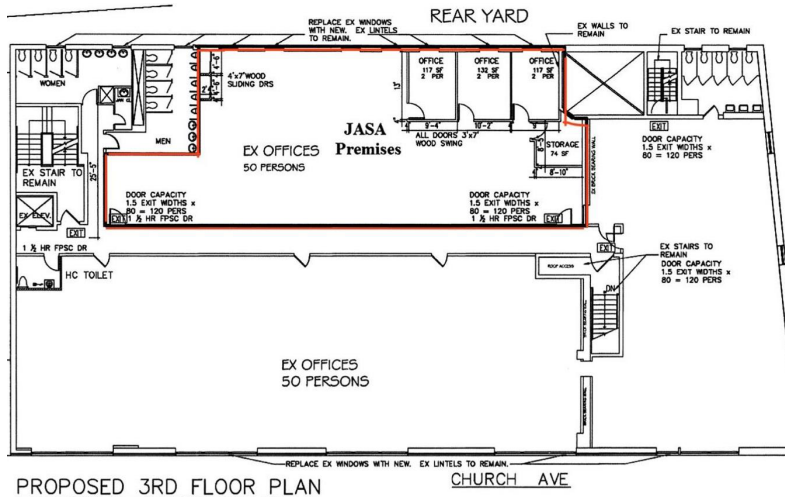


NEW PANTRY / KITCHEN



ELEVATOR LOBBY

■ PROPOSED 3RD FLOOR PLAN ± 3,000 SF PREMISES · OUTLINED



FLATBUSH · BROOKLYN

LOCATION & CO-TENANCY

SUBWAYS



2 & 5 and B & Q trains at the Church Avenue stations.

BUSES



Direct crosstown and Select Bus Service at the door.

JOIN

National retailers, banks, and fitness anchors along the Church & Flatbush Avenue corridors.

| | | | |
|---------------|----------------|---------------|------------|
| TARGET | CHASE | CITIBANK | SANTANDER |
| BLINK FITNESS | PLANET FITNESS | RETRO FITNESS | FIVE BELOW |
| DOLLAR TREE | T-MOBILE | IHOP | DUNKIN' |

Logo placeholders – drop in tenant logo art to finish. Co-tenancy reflects retailers in the immediate Church / Flatbush Avenue trade area.

THE CORRIDOR

2211 Church Avenue sits in the heart of Flatbush, one of Brooklyn's busiest and most densely populated retail districts. The immediate trade area draws heavy daily foot traffic from the Church Avenue and Flatbush Avenue corridors, anchored by national retail, banking, and fitness tenants and served by four subway lines and Select Bus Service – an ideal, transit-rich base for office, medical, or non-profit users.

FOR LEASING INFORMATION

RENAISSANCE REALTY GROUP

BROOKLYN · NEW YORK

Adir Cohen

718.749.4920 · acohen@renrealty.com