

# OFFICE SPACE FOR LEASE



**7606 7TH AVE, 2ND FL, BROOKLYN, NY 11209**



## PROPERTY DETAILS

### LOCATION INFO

CORNER OF 7TH AVE  
& 76TH ST

### NEIGHBORHOOD

BAY RIDGE

### BLOCK & LOT

05953-0031

### ZONING

R5B

### SIZE

1,200 SF



## ASKING PRICE

**\$4,000/M**

MODIFIED GROSS LEASE

## CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

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









## Certificate of Occupancy

**CO Number: 321716194F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> Brooklyn <b>Address:</b> 7606 SEVENTH AVENUE <b>Building Identification Number (BIN):</b> 3149395	<b>Block Number:</b> 05953 <b>Lot Number(s):</b> 31 <b>Building Type:</b> Altered	<b>Certificate Type:</b> Final <b>Effective Date:</b> 12/13/2018
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This building is subject to this Building Code: 1968 Code

For zoning lot metes & bounds, please see BISWeb.

<b>B.</b> <b>Construction classification:</b> 3 (Prior to 1968 Code designation) <b>Building Occupancy Group classification:</b> B (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> None <b>No. of stories:</b> 2 <b>Height in feet:</b> 22 <b>No. of dwelling units:</b> 0
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<b>C.</b> <b>Fire Protection Equipment:</b> None associated with this filing.
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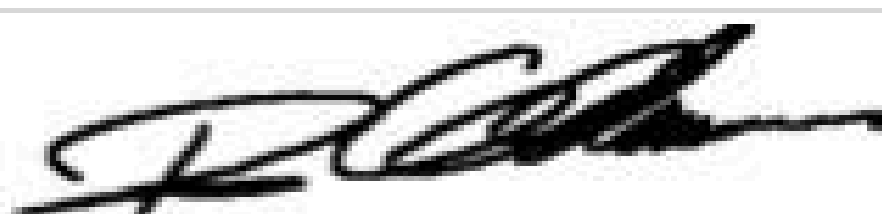
<b>D.</b> <b>Type and number of open spaces:</b> None associated with this filing.
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<b>E.</b> <b>This Certificate is issued with the following legal limitations:</b> None
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### Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	B			ORDINARY USE/STORAGE
001 001		60	B		4	MEDICAL OFFICE WITH OFF STREET ACCESSORY PARKING FOR ONE CAR
002 002		60	B		4	MEDICAL OFFICE
END OF SECTION						

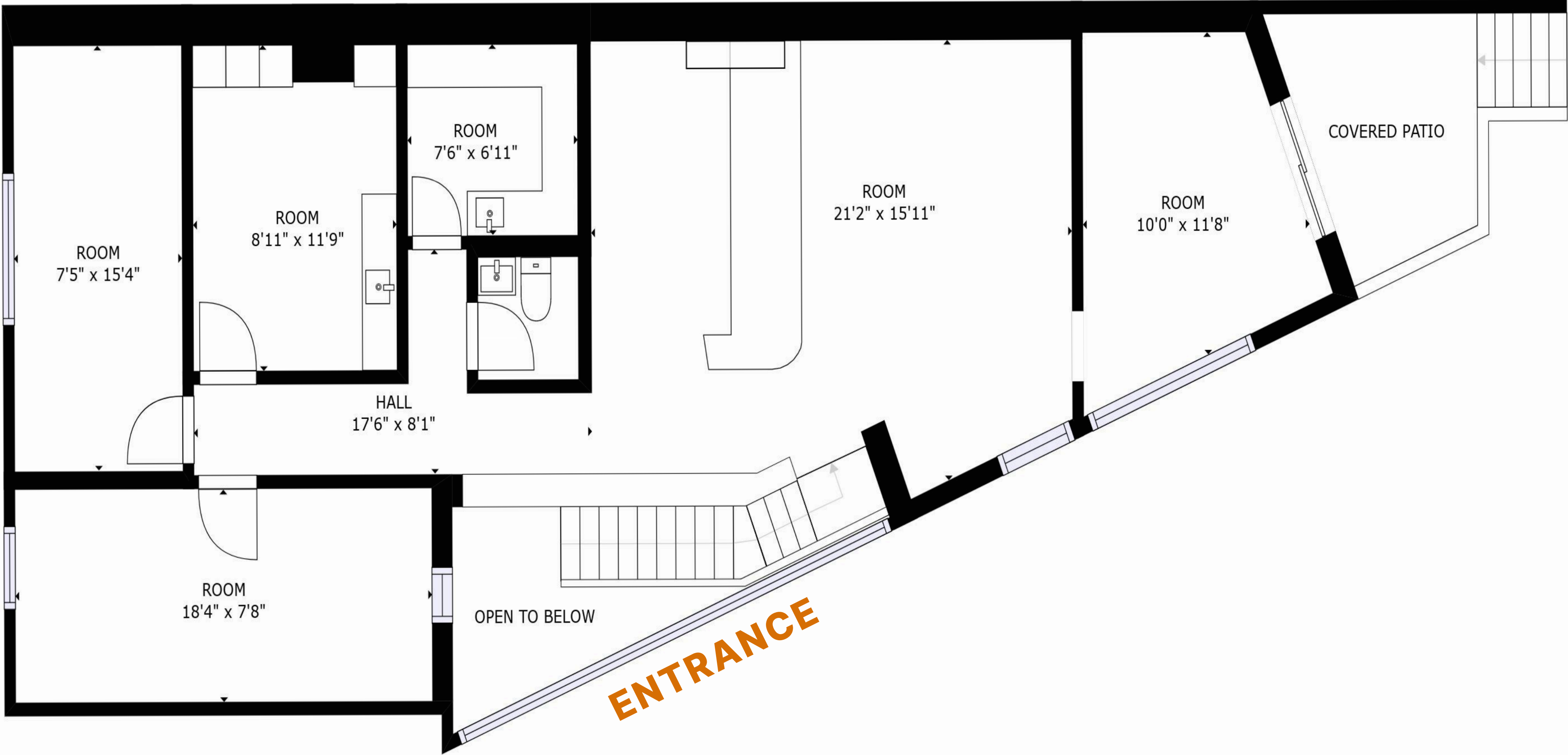


Borough Commissioner



Commissioner

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**7TH AVE**





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BROOKLYN, NY 11209**

## PROPERTY COMMENTS

- PRIME BAY RIDGE
- PARKING AVAILABLE
- PRIVATE PATIO
- ALL UTILITIES INCLUDED
- CLOSE PROXIMITY TO NUMEROUS SHOPPING
- LOCATED IN A HIGH-TRAFFIC AREA
- CLOSE TO PUBLIC TRANSPORTATION



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