



# FOR LEASE • MEDICAL • OFFICE • RETAIL 2356 NOSTRAND AVE • BROOKLYN • NY

### Property Information

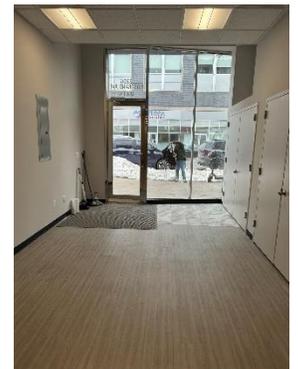
Address: 2356 Nostrand Avenue  
Brooklyn, New York 11210

Block / Lot: 7593/77

Zoning: R6/ C2-2

### Property Highlights

- Flatbush/Nostrand Junction
- 1,300 SF of Ground Floor Space
- Turn Key – Fully Built-Out as Class A Build-Out as Trophy Professional/Medical Space containing Waiting Area, Private ADA Bathrooms, 3--4 Spacious Offices/Patient Rooms and Multi-Purpose Room
- Open Floor Plan - Column Free. Walls are Not Structural and May be Moved to Accommodate Tenant’s Use
- South Brooklyn’s Main Transit Hub (Handicap Access)
- “2” “5” “Q” and “B” Train Lines
- B41, B44, BM2, B103 and Q35 Bus Lines
- One Block from Brooklyn College: Attended by Approx. 18,000 Students
- Retail Neighbors Include: Target, HomeGoods, Nike, Walgreens, TD Bank, Starbucks, Dunkin Donuts, McDonalds, Chase Bank, Bank of America, Astoria Bank, Cross River Bank, Chipotle, T-Mobile and State Farm
- Medical Neighbors Include: SUNY Downstate Eye Center, Maimonides Multi-Specialty Center, Family Medical, Welcome Pediatrics, Citywide Urgent Care, City MD Urgent Care and a 60,000 SF Occupied Medical Center



FOR MORE INFORMATION CONTACT MICHAEL  
T: 718-258-3900 | [MICHAEL@APRGROUP.COM](mailto:MICHAEL@APRGROUP.COM)

Information contained herein is from sources deemed reliable but is subject to errors, omissions, change of price or terms without prior notice at any time. Any square footage dimensions set forth are approximate.  
City Property Advisors LLC. NYS Licensed Real Estate Broker.