

**INVESTMENT
OPPORTUNITY
MEDICAL
OFFICE BUILDING**

7316

13TH AVENUE

BROOKLYN, NEW YORK



SCAN FOR

3D MODELED VIDEO TOUR
INTERACTIVE FLOOR PLANS

WEXLER

HEALTHCARE & COMMERCIAL
PROPERTIES

TEAM AT THE CORCORAN GROUP



Wexler Healthcare & Commercial Properties is pleased to present a compelling investment opportunity at 7316 13th Avenue, a premier 9,800 RSF medical office asset situated in the heart of Dyker Heights, Brooklyn. The property is 100% leased to institutional-grade tenants, anchored by NYU Langone Health and LabCorp.

Positioned on 13th Avenue, the neighborhood's primary commercial thoroughfare, the property benefits from exceptional visibility and continuous foot traffic. Its location ensures seamless access for a dense South Brooklyn patient base via the B64 bus—located directly at the door—the B4 Bus, and the nearby D subway line at 71st Street and New Utrecht Avenue.

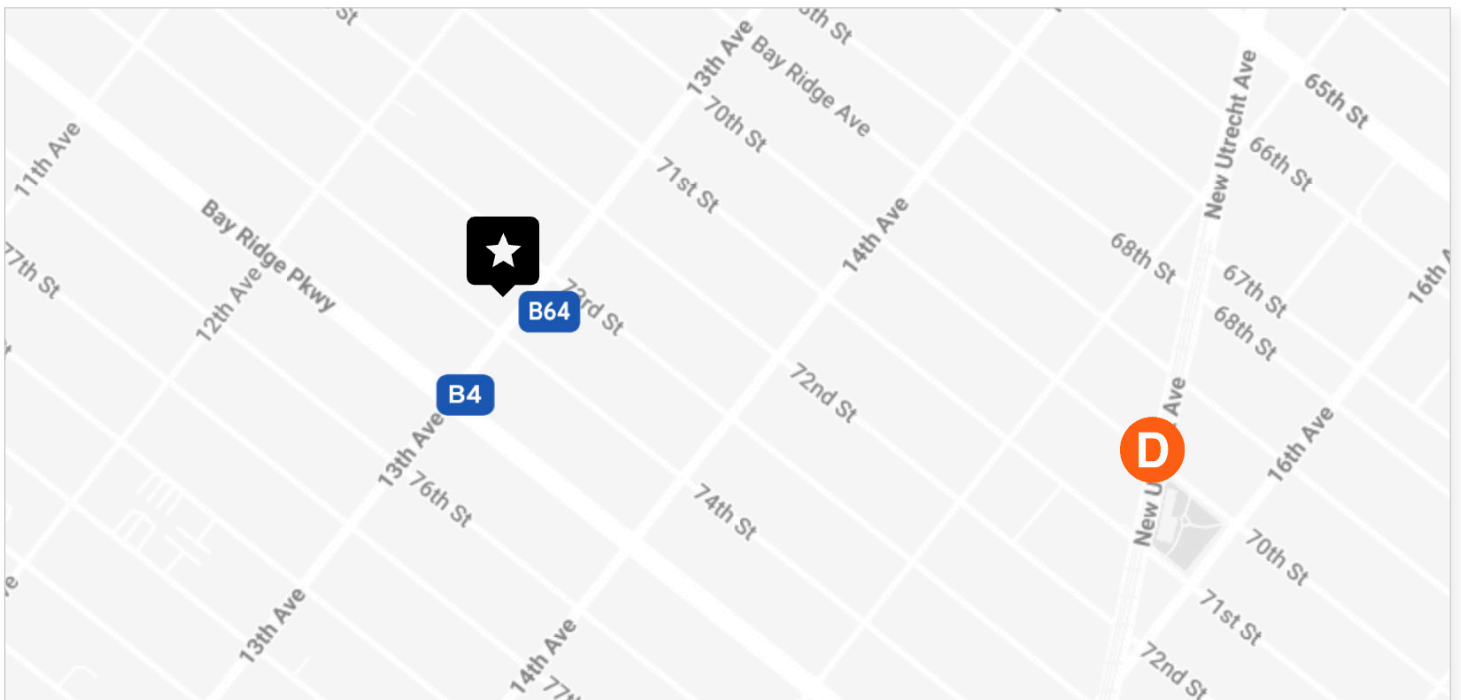
This asset represents an unprecedented opportunity to acquire a fully-stabilized, high-credit, modern medical facility in one of Brooklyn's most resilient residential and commercial districts.

BUILDING INFORMATION

STREET ADDRESS	7316 13TH AVENUE
CITY, STATE	BROOKLYN, NEW YORK
ZIP CODE	11228
NEIGHBORHOOD	DYKER HEIGHTS
BLOCK/LOT	6199/44

DYKER HEIGHTS | BROOKLYN, NEW YORK

- The district's primary commercial thoroughfare
- Dense South Brooklyn patient base
- Stable, high-income residential enclave
- Served by the D subway line and the B64/B4 bus routes
- Minutes from the Belt Parkway and Verrazano Bridge
- Scarcity of fully stabilized, modern medical office assets



7316
13TH AVENUE

OFFERING

FLOOR	RSF	TENANT	SPECIALTIES	STATUS
LL	2,280	NYU Langone	Cardiology • Endocrinology Neurology	Occupied
Floor 1	3,120*	NYU Langone	Family Medicine • Gastroenterology	Occupied
Floor 2	2,200	LabCorp	Diagnostics	Occupied
Floor 3	2,200	NYU Langone	Pulmonology • Cardiology Bariatric Surgery • Thoracic Surgery	Occupied
Total	9,800			100% Leased

*Includes Patio

OFFER AT: INQUIRE



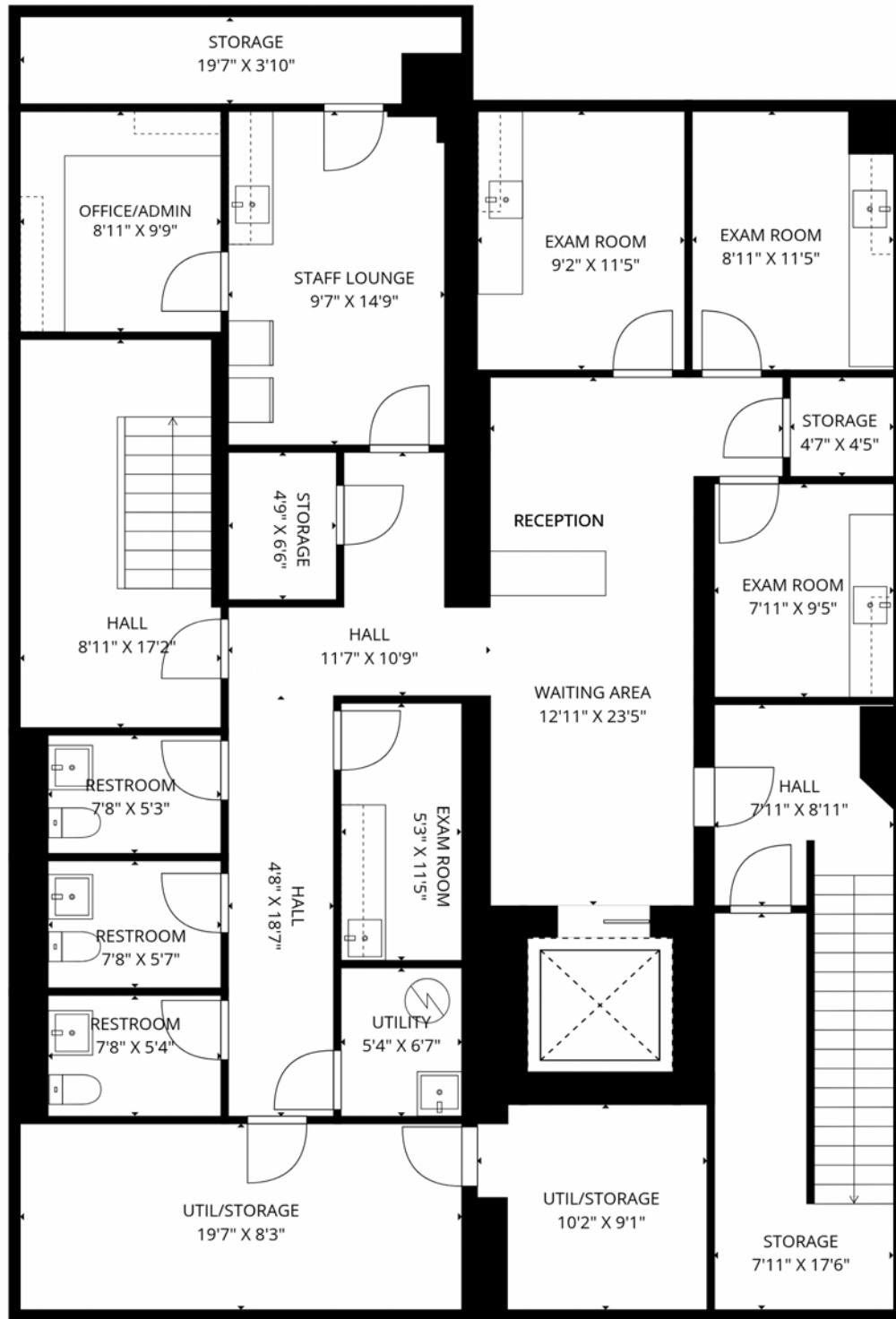
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FLOOR PLANS



SCAN FOR

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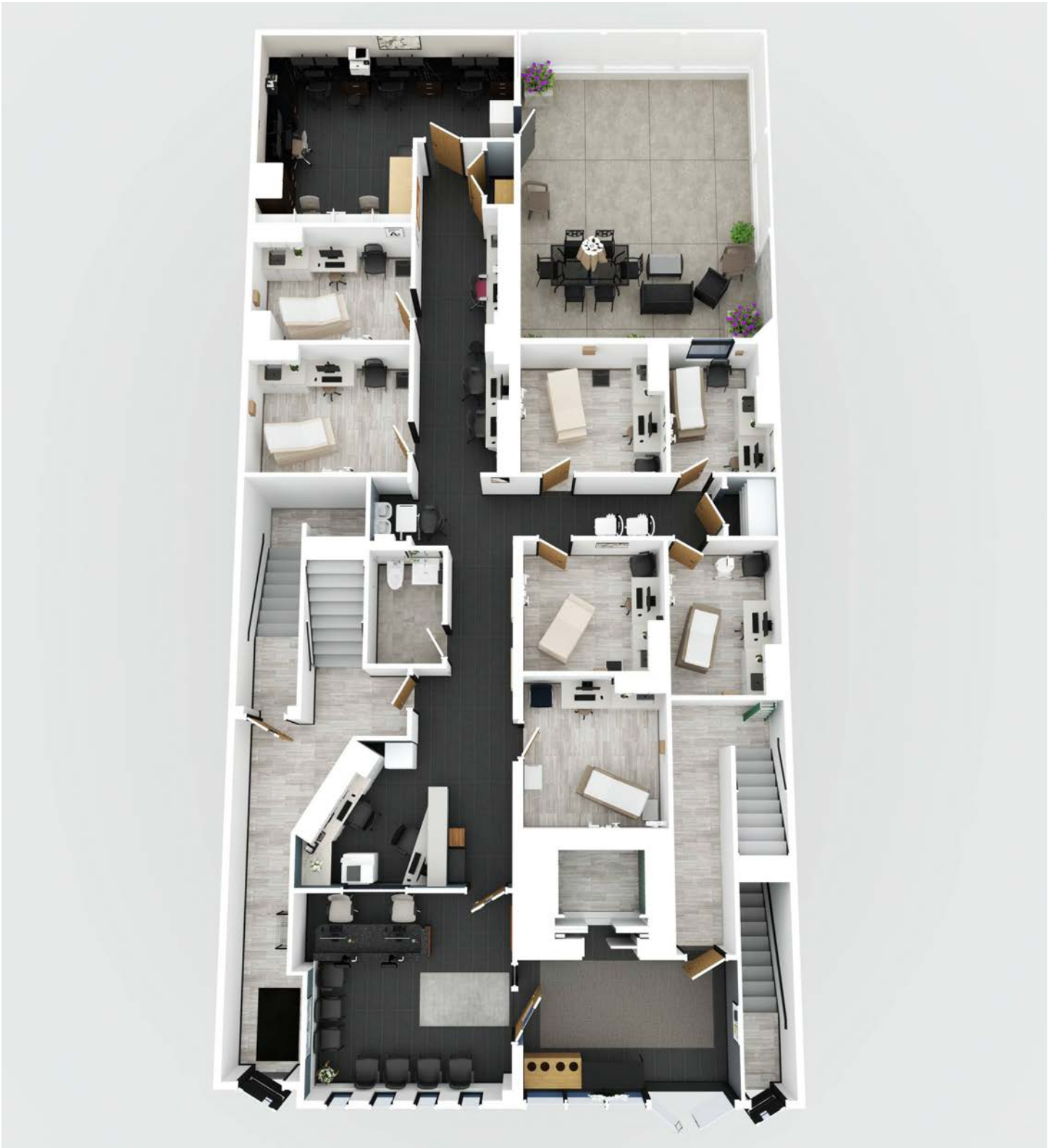




13TH AVENUE

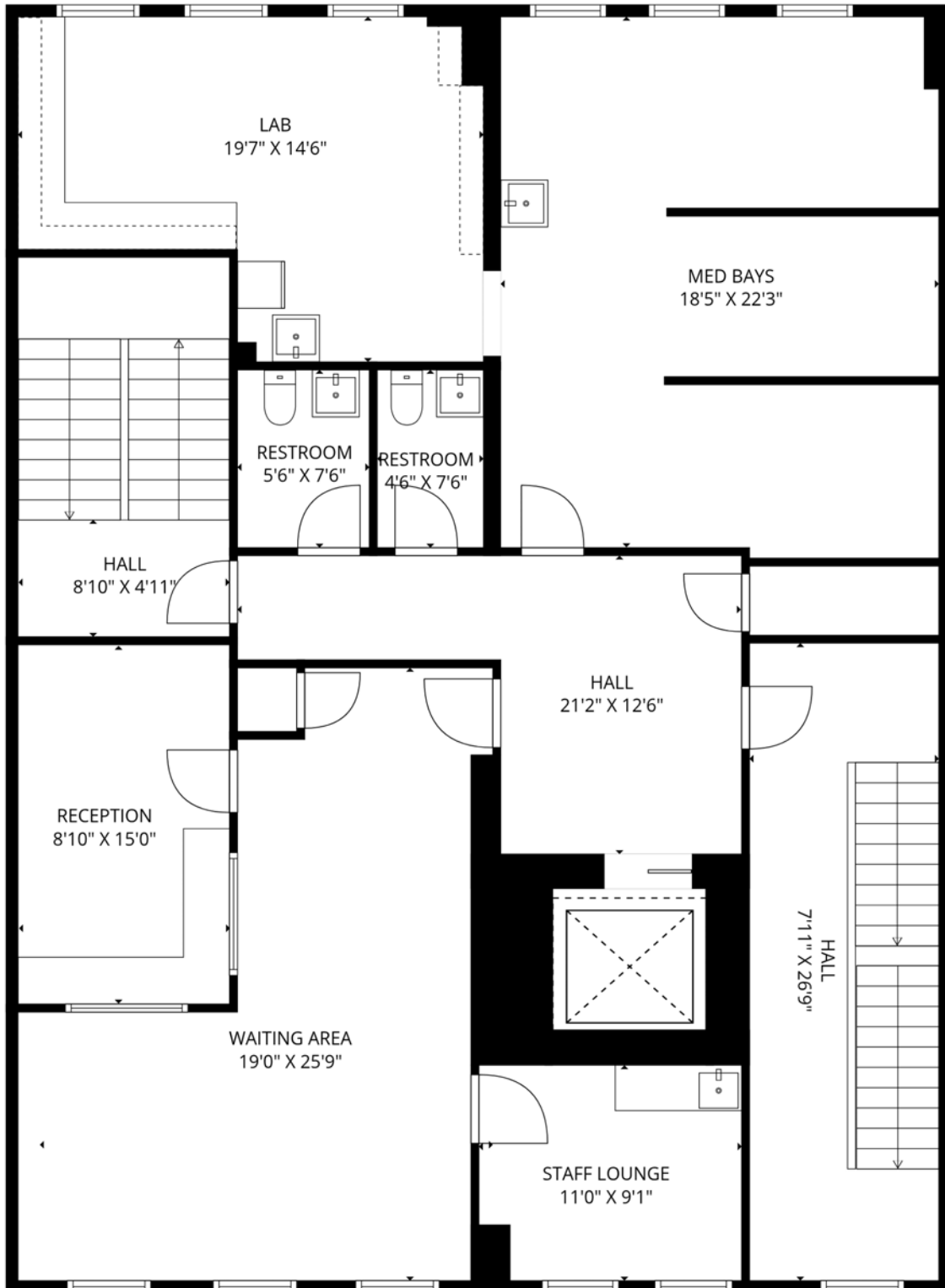
3D RENDERING OF ACTUAL CONDITIONS





13TH AVENUE

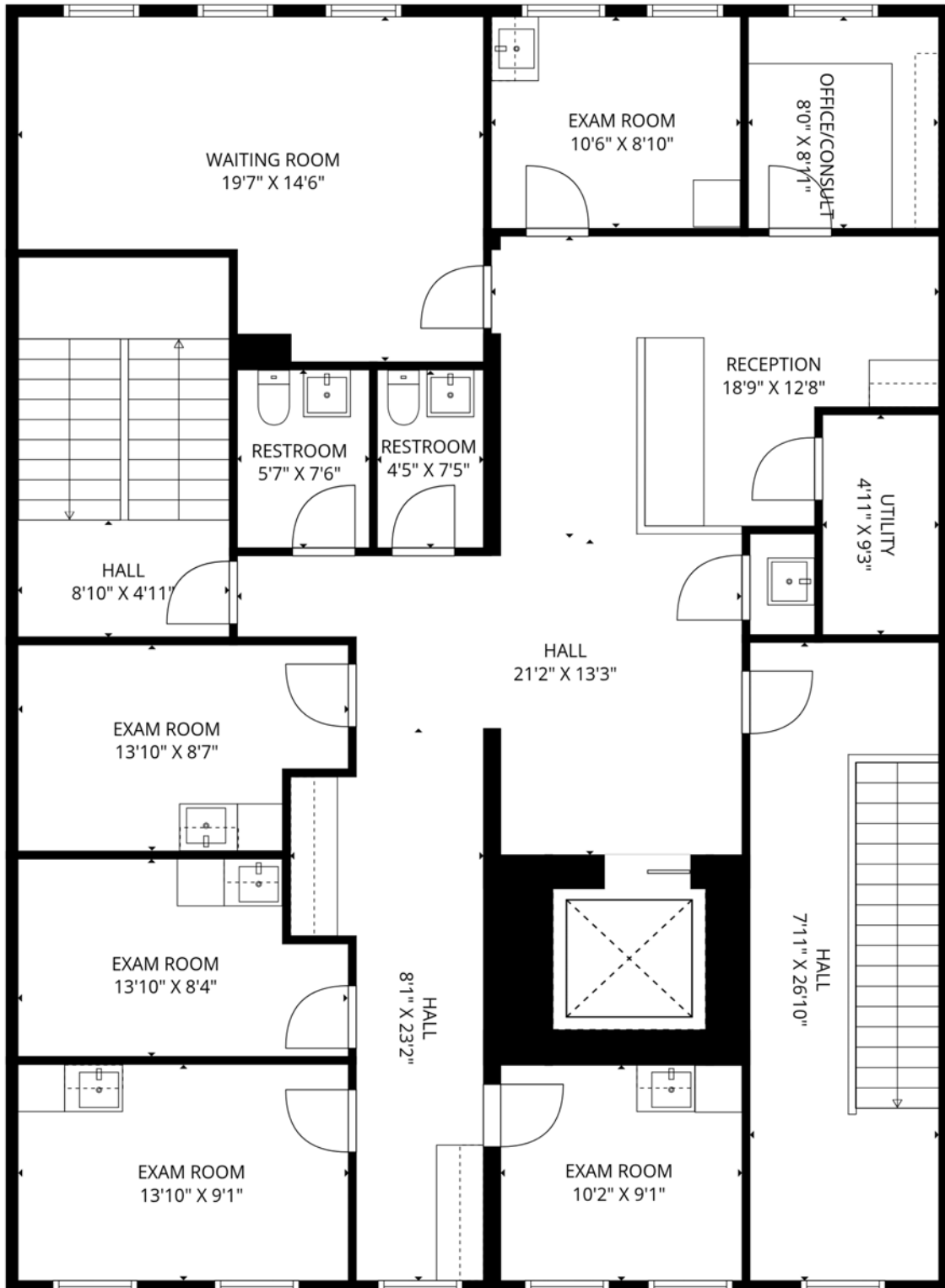
3D RENDERING OF ACTUAL CONDITIONS





13TH AVENUE

3D RENDERING OF ACTUAL CONDITIONS





13TH AVENUE

3D RENDERING OF ACTUAL CONDITIONS

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GALLERIES

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SCAN FOR

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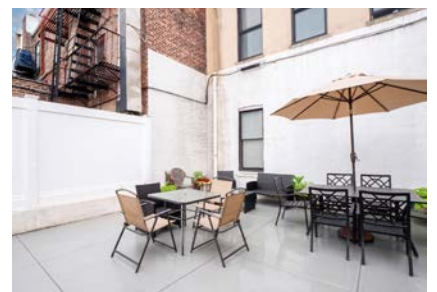
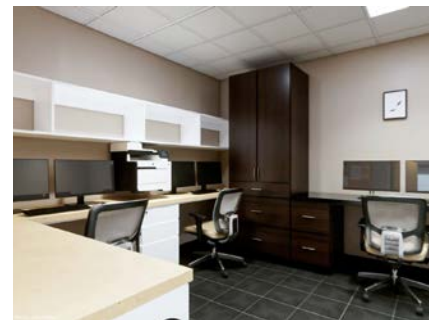
7316
13TH AVENUE

LOWER LEVEL GALLERY



7316
13TH AVENUE

FLOOR 1 GALLERY







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