

**8,585 SF**  
**Ground Floor**  
**Community**  
**Facility Space**  
**for LEASE**



**NEW DEVELOPMENT GROUND FLOOR**  
**SPACE FOR LEASE**

*Presented by:*  
**Mendel Jacobson**



## IDEAL SPACE FOR MEDICAL

Presenting an exceptional 8,585 square foot retail/commercial space in the heart of Crown Heights, Brooklyn, ideal for a community facility, medical practice, gym, wellness center, educational institution, or high-end retail establishment.



## KEY FEATURES



### Versatile Usage

Perfect for medical offices, fitness centers, educational spaces, and more.



### Expansive Layout

Spanning over 8,000 SF, providing ample room for customization.



### Soaring 12-14 Foot Ceilings

Enhancing the sense of openness and flexibility in design.



### Private Backyard

A unique feature for outdoor programming, relaxation areas, or exclusive use.



### Newly Developed

Modern construction with high-quality finishes, ensuring a fresh and contemporary appeal.



### Prime Location

Situated in a high-traffic, highly desirable area of Crown Heights, with excellent accessibility and visibility.



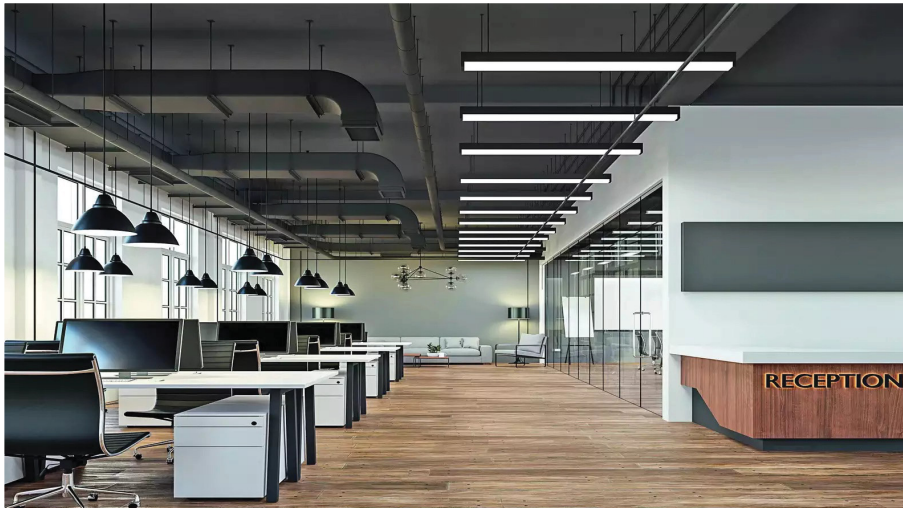
### White Box Delivery

Ready for your custom build-out to suit specific business needs.

This is a rare opportunity to secure a brand-new commercial space in one of Brooklyn's most vibrant and growing neighborhoods. Whether you're looking to establish a healthcare facility, fitness studio, educational center, or retail business, this property offers unmatched potential and adaptability. *For more details or to schedule a viewing, contact us today!*

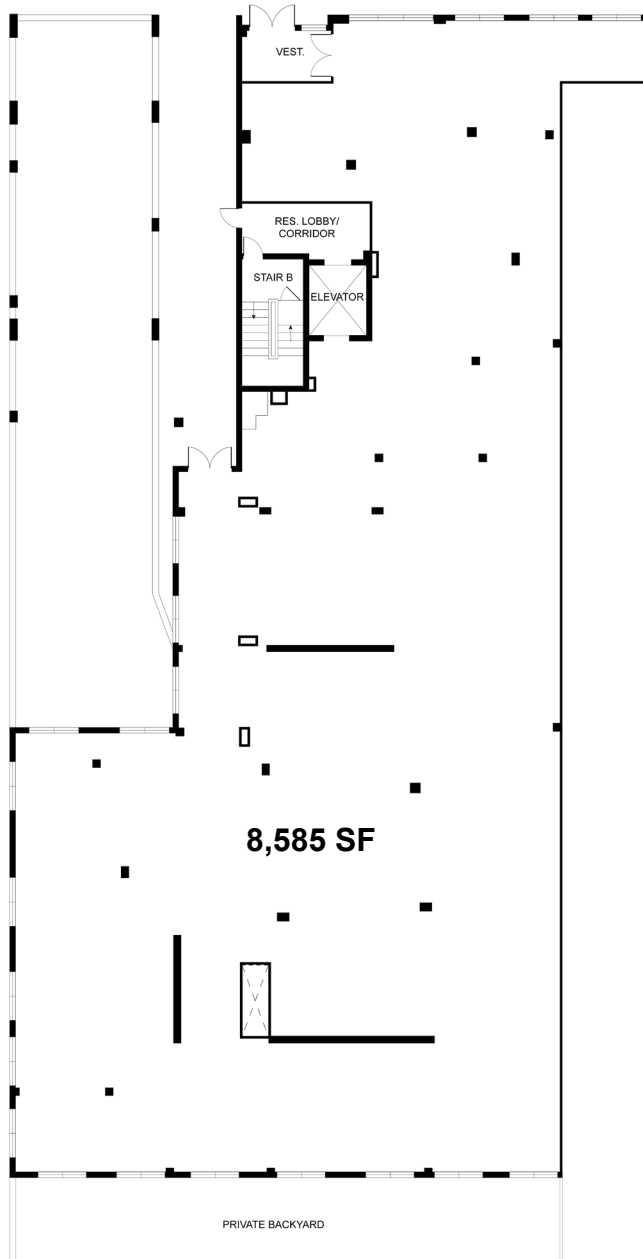
## MODERN & VERSATILE SPACE READY FOR CUSTOMIZATION

A modern, open-concept commercial space with premium finishes and design flexibility. Ideal for medical offices, fitness facilities, retail, or community use.





# FLOOR PLAN

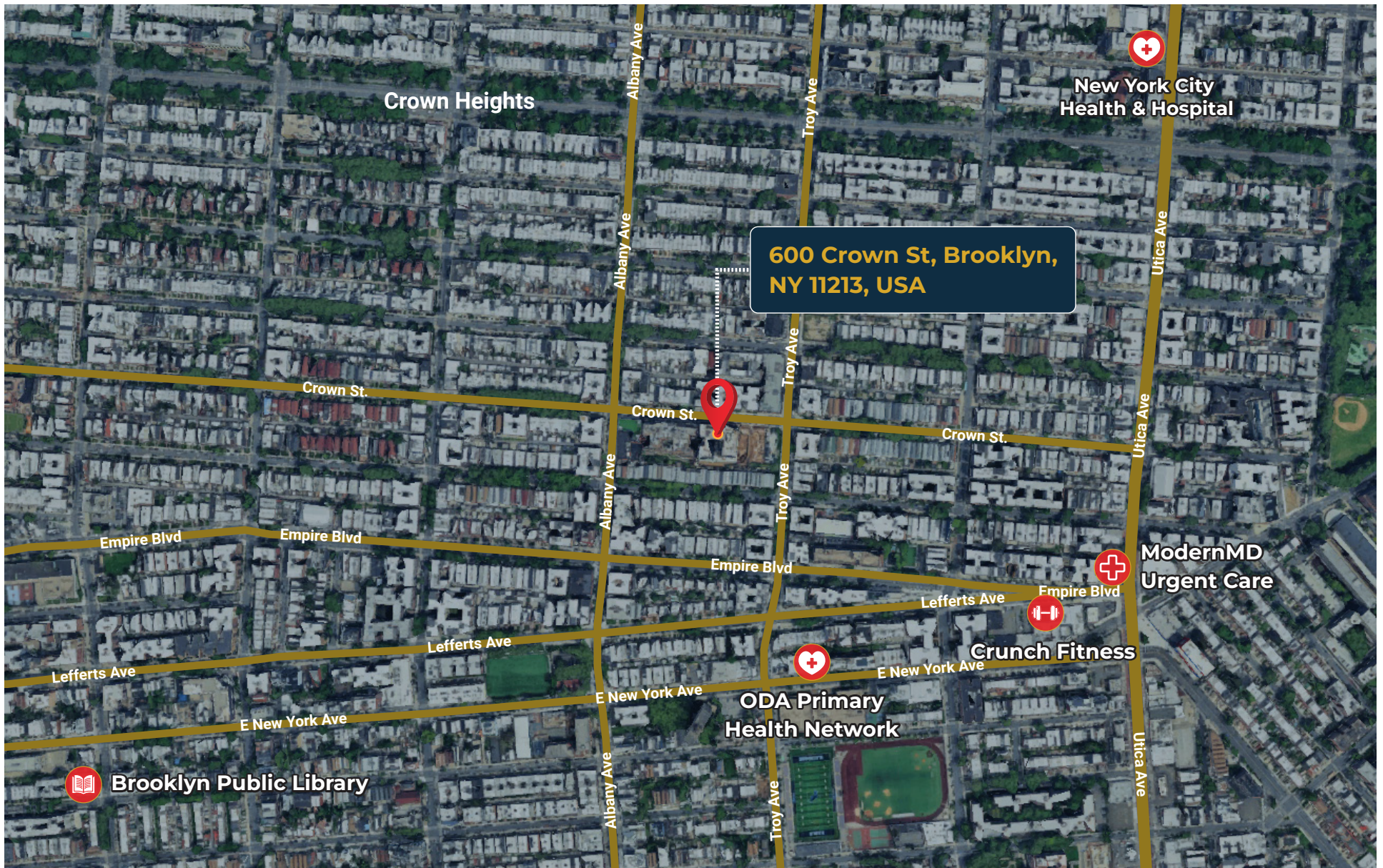


## Detailed floor plan showcasing:

- 8,585 SF of Open-Concept Space
- Entrance & lobby area
- Main retail/community space
- 1,000 SF Backyard with Exclusive Access
- Flexible Layout for Customization
- Spacious & Adaptable Areas for Your Business Needs



# PRIME LOCATION







**SECURE YOUR SPOT  
IN ONE OF BROOKLYN'S  
MOST SOUGHT-AFTER LOCATIONS!**



**Broker Info:**

**ONE NYC RE LLC**

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- 8,585 SF Custom Open Layout-  
1,000 SF Private Outdoor Space  
- Optional Private Parking  
- Private Entrance