

OFFICE SPACE FOR LEASE

1202 AVENUE J, BROOKLYN NY 11230



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

PROPERTY DETAILS

SIZE: 1,200SF

2ND FLOOR WALK-UP OFFICE SPACE

FULLY RENOVATED CORNER BUILDING

LOTS OF SUNLIGHT

STEPS FROM PUBLIC TRANSPORTATION

JANUARY 1ST, 2025 POSSESSION

RENTAL RATE : \$3,800/MONTH



NEIGHBORHOOD
MIDWOOD



BLOCK & LOT
6714-0001



ZONING
C4-4A

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

PROPERTY DETAILS



Brooklyn College
The City University of New York

EDWARD R. MURROW
High School



TRANSPORTATION

B6 **B11** **B68**

B **F** **Q**

Walk Score **94** Transit Score **90**

1202 AVENUE J, BROOKLYN NY 11230

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

SECOND FLOOR PHOTOS



CERTIFICATE OF OCCUPANCY



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type
Cellar	S-2	NA	OG	6		320408475	Final
Description of Use:		Storage of non combustible Materials ACCESSORY USE TO FIRST FLOOR AND MECHANICAL ROOM				Exceptions:	
Floor 1	M	34	100	6		320408475	Final
Description of Use:		Service Establishments EATING AND DRINKING ESTABLISHMENT				Exceptions:	
Floor 2	B	9	75	6		320408475	Final
Description of Use:		Business and Service ONE (1) OFFICE				Exceptions:	
Floor 3	B	9	75	6		320408475	Final
Description of Use:		Business and Service ONE (1) OFFICE				Exceptions:	

CofO Comments: Eating and drinking establishment and offices

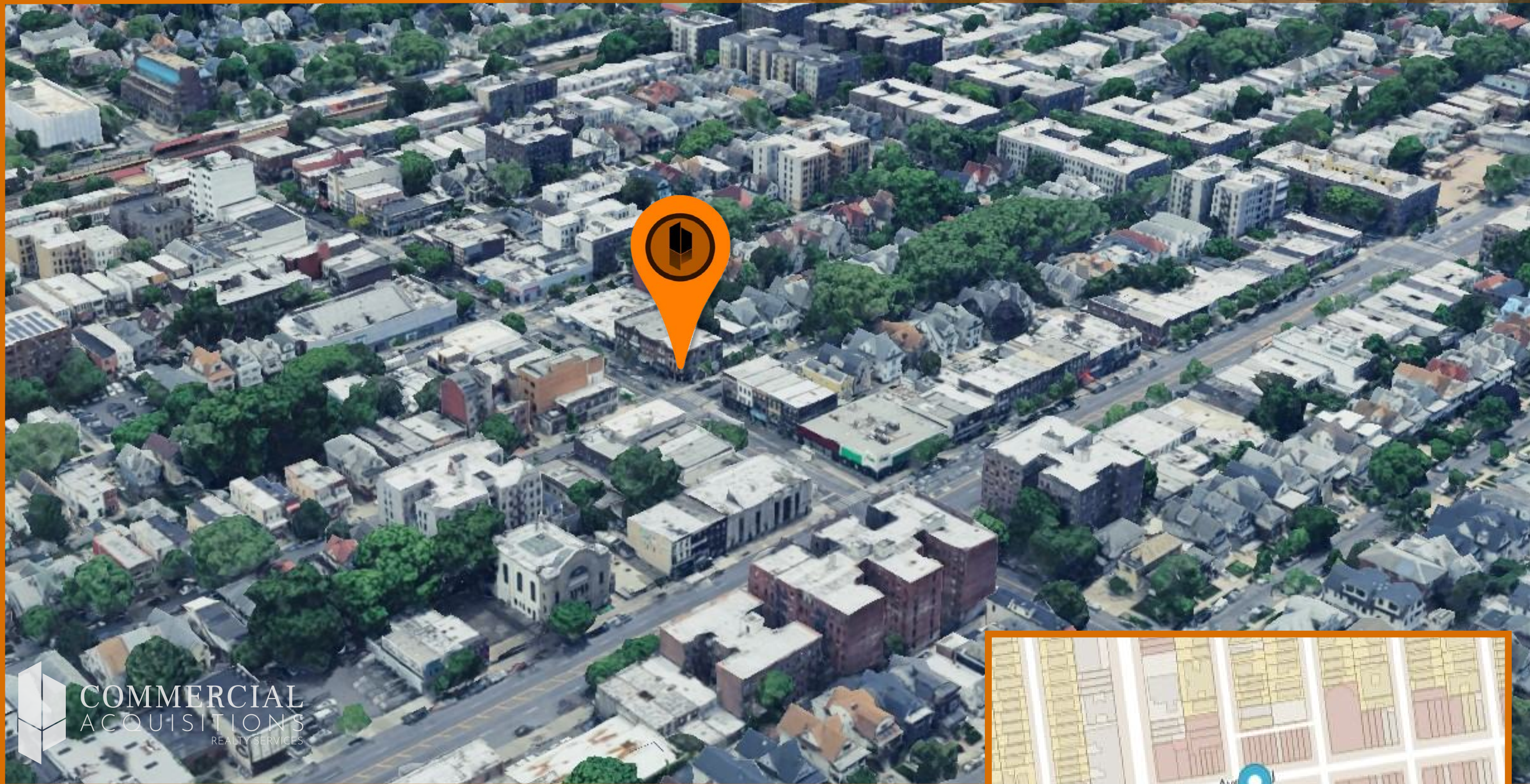
Borough Commissioner



Commissioner



CONTACT US



CONTACT EXCLUSIVE BROKER



DENIS ABAYEV
CELL: 718.954.1363
DENIS@COMMERCIALACQ.COM



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

© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 718.954.1363 ✉ DENIS@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.