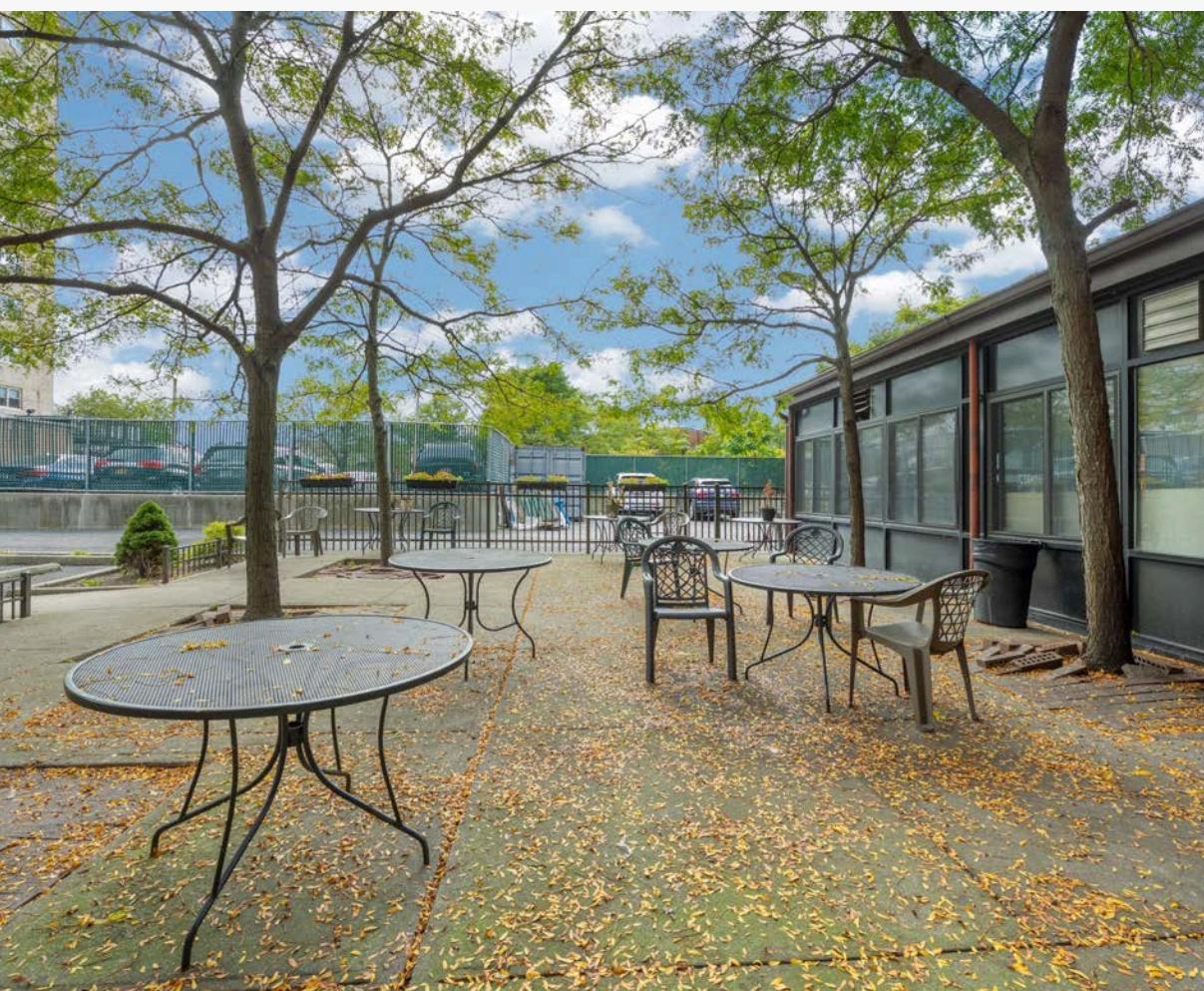


GROUND FLOOR OFFICE FOR LEASE



2928 W 36TH ST, BROOKLYN, NY 11224



PROPERTY DETAILS

LOCATION INFO

W 36TH ST BTW.
MERMAID AVE & SURF AVE

NEIGHBORHOOD

CONEY ISLAND

BLOCK & LOT

07045-7501

ZONING

R6

SIZE

7,500 SF

ASKING PRICE

\$30 PSF

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**

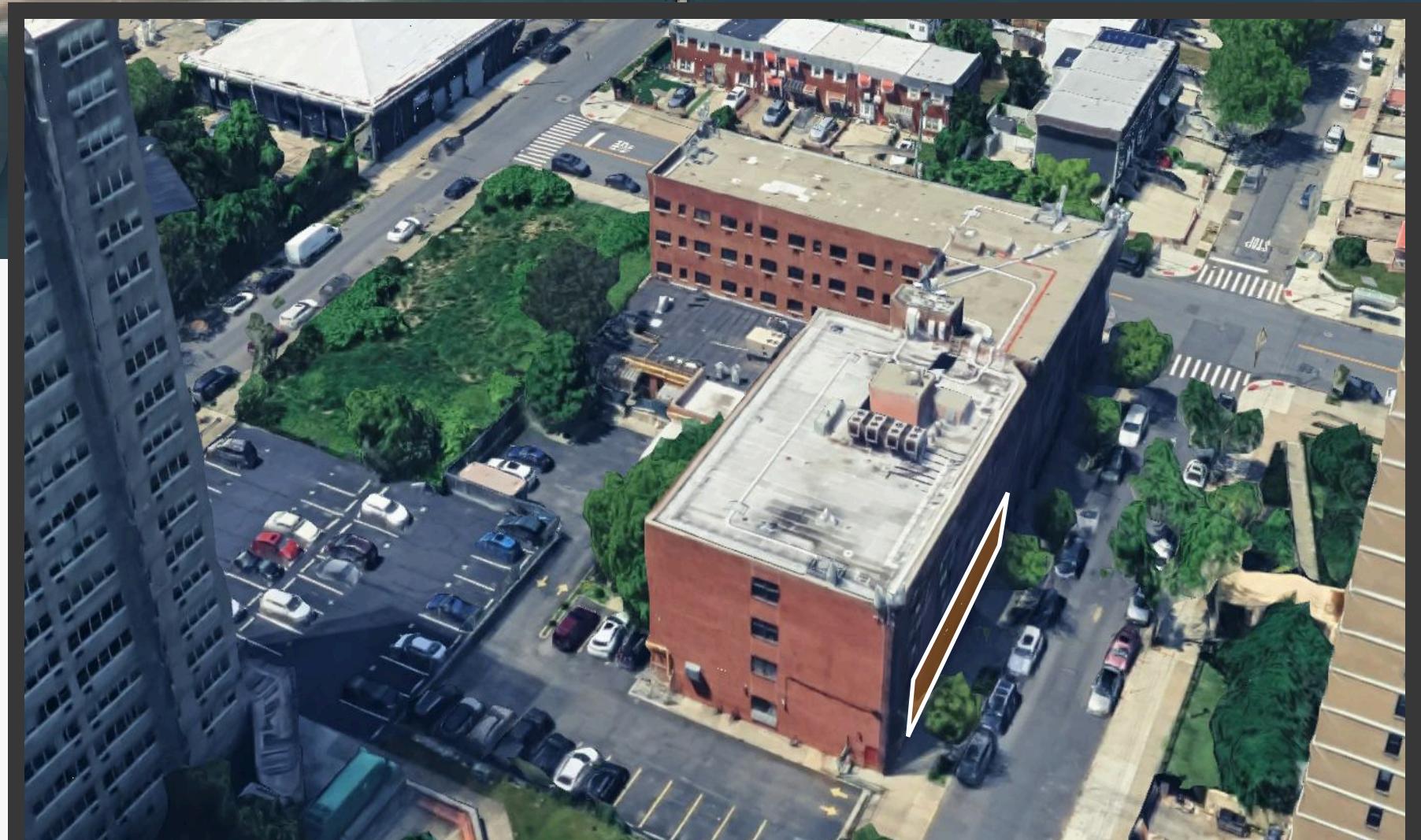
LOCATION OVERVIEW



2928 W 36TH ST, BROOKLYN,
NY 11224

PROPERTY COMMENTS

- GROUND FLOOR
- FULLY BUILT OUT OFFICE
- 4 PARKING SPOTS INCLUDED
- OUTDOOR AREA AVAILABLE
- GREAT SIGNAGE OPPORTUNITY
- LOCATED IN A HIGH-TRAFFIC AREA
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



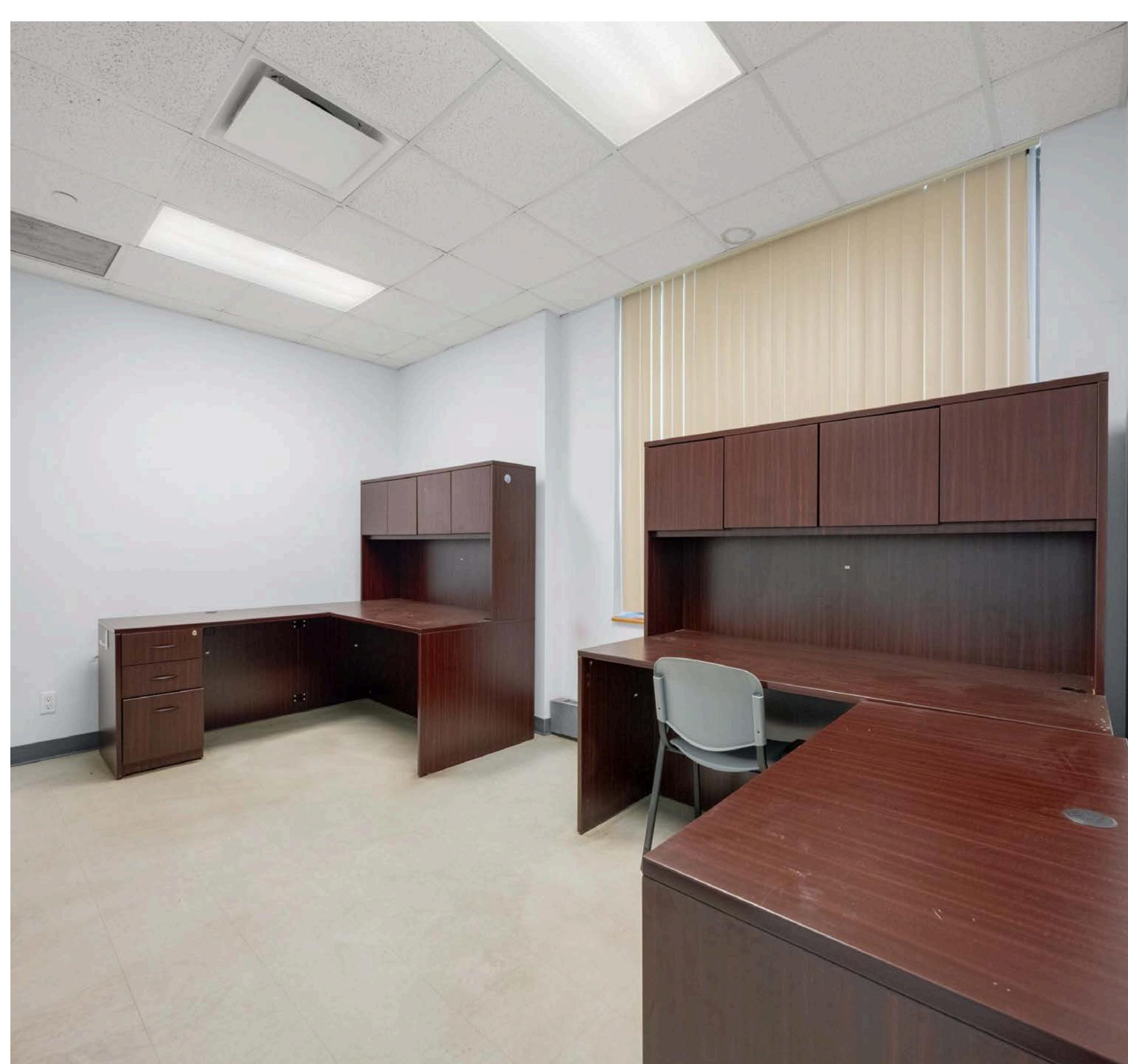
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PROPERTY PHOTOS



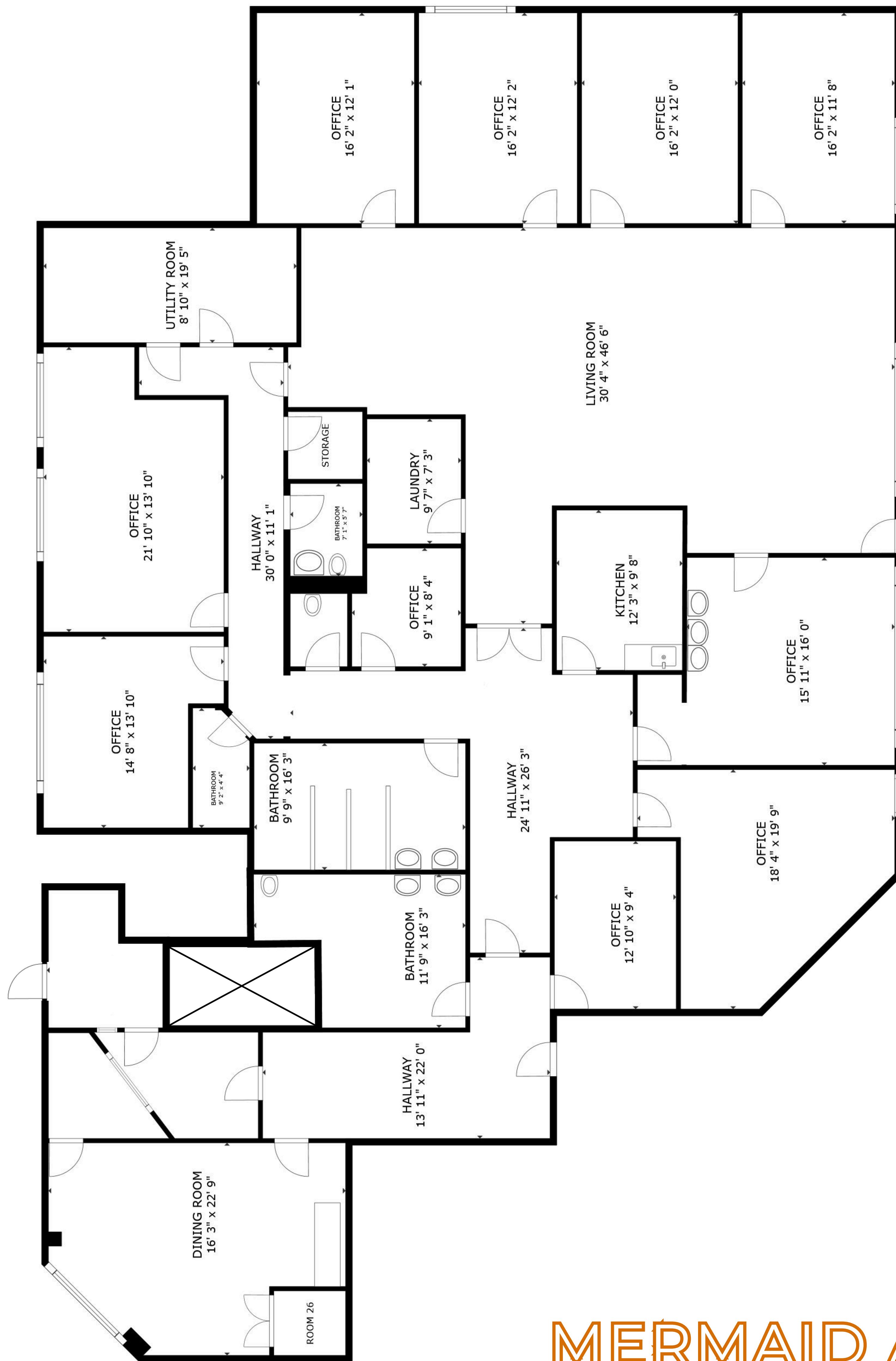
7,500 SF

PROPERTY PHOTOS



7,500 SF

15 H 192 M



MERMAID AVE



CERTIFICATE OF OCCUPANCY

Page 1 of 2

Certificate of Occupancy

CO Number: **302328265F**

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.*

A. Borough: Brooklyn	Block Number: 07045	Certificate Type: Final
Address: 3602 MERMAID AVENUE, AKA 2928 W.36 Str	Lot Number(s): 5	Effective Date: 06/28/2011
Building Identification Number (BIN): 3189509	Building Type: Altered	

For zoning lot metes & bounds, please see BISWeb.

B. Construction classification:	1-C	(1968 Code)
Building Occupancy Group classification:	H-2	(1968 Code)
Multiple Dwelling Law Classification:	HACA	
No. of stories: 4	Height in feet: 47	No. of dwelling units: 101
C. Fire Protection Equipment: None associated with this filing.		
D. Type and number of open spaces: Parking spaces (20), Parking (3060 square feet)		

001	77	OG	E	4	COMMUNITY FACILITY PHILANTHROPIC OR NON-PROFIT ORGANIZATION WITHOUT SLEEPING ACCOMMODATIONS
001	204	OG	D-2	3	ARTS & CRAFTS, KITCHEN, ELEVATOR, MACHINE ROOM, METER ROOM, BOILER ROOM, STOCK ROOM
001		OG	E	3	MANAGER'S OFFICE BOOK-KEEPER'S ROOM
001	204	OG	F-4	3	DINING ROOM
001			H-2	3	LOBBY, EMPLOYEE'S LOUNGE, MEN'S & WOMEN'S LOCKER ROOMS, MEN'S & WOMEN'S TOILETS, LAUNDRY SPACE

Borough Commissioner

Commissioner

WWW.COMMERCIALACQ.COM

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