

# 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

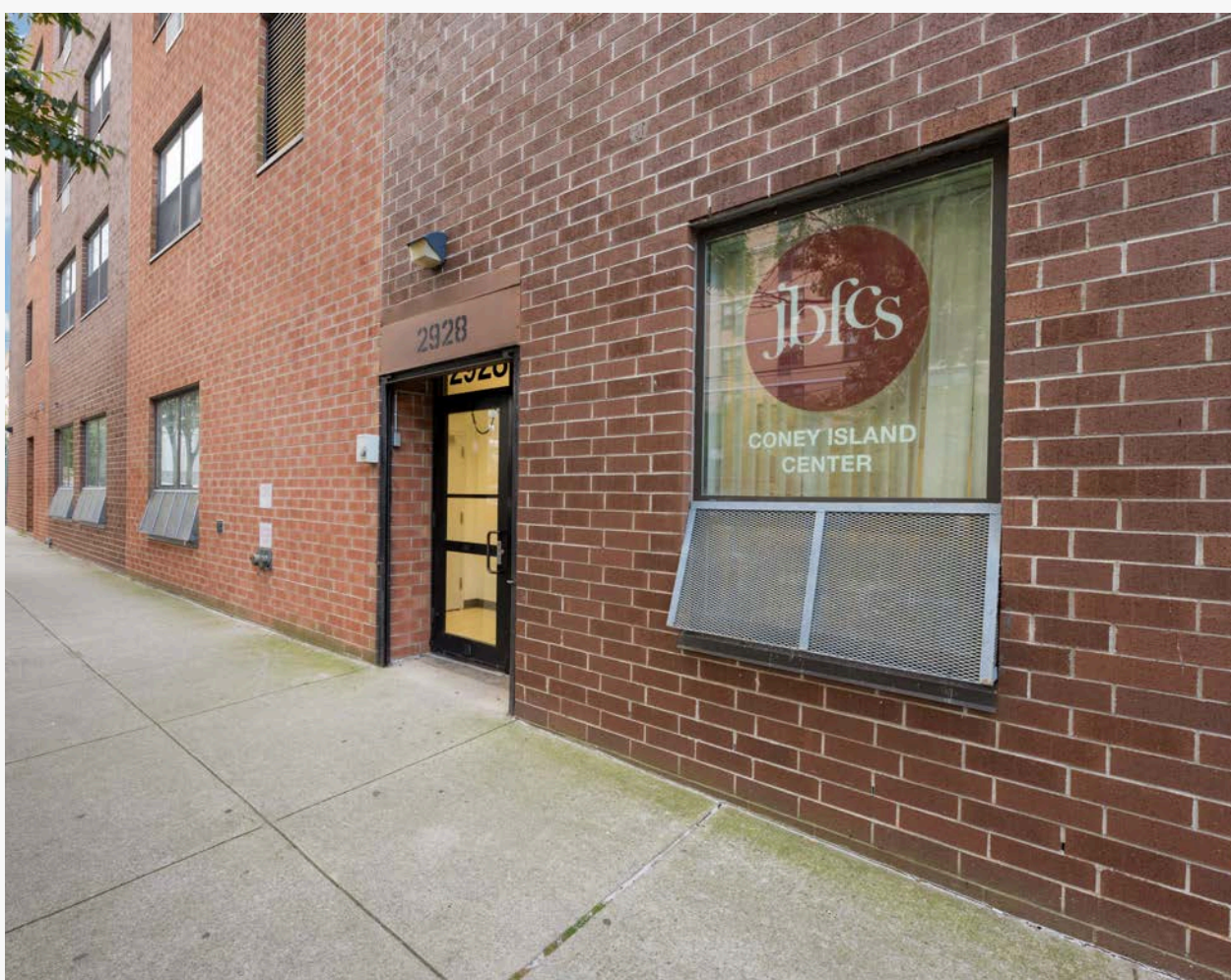
07045-7501

### 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**



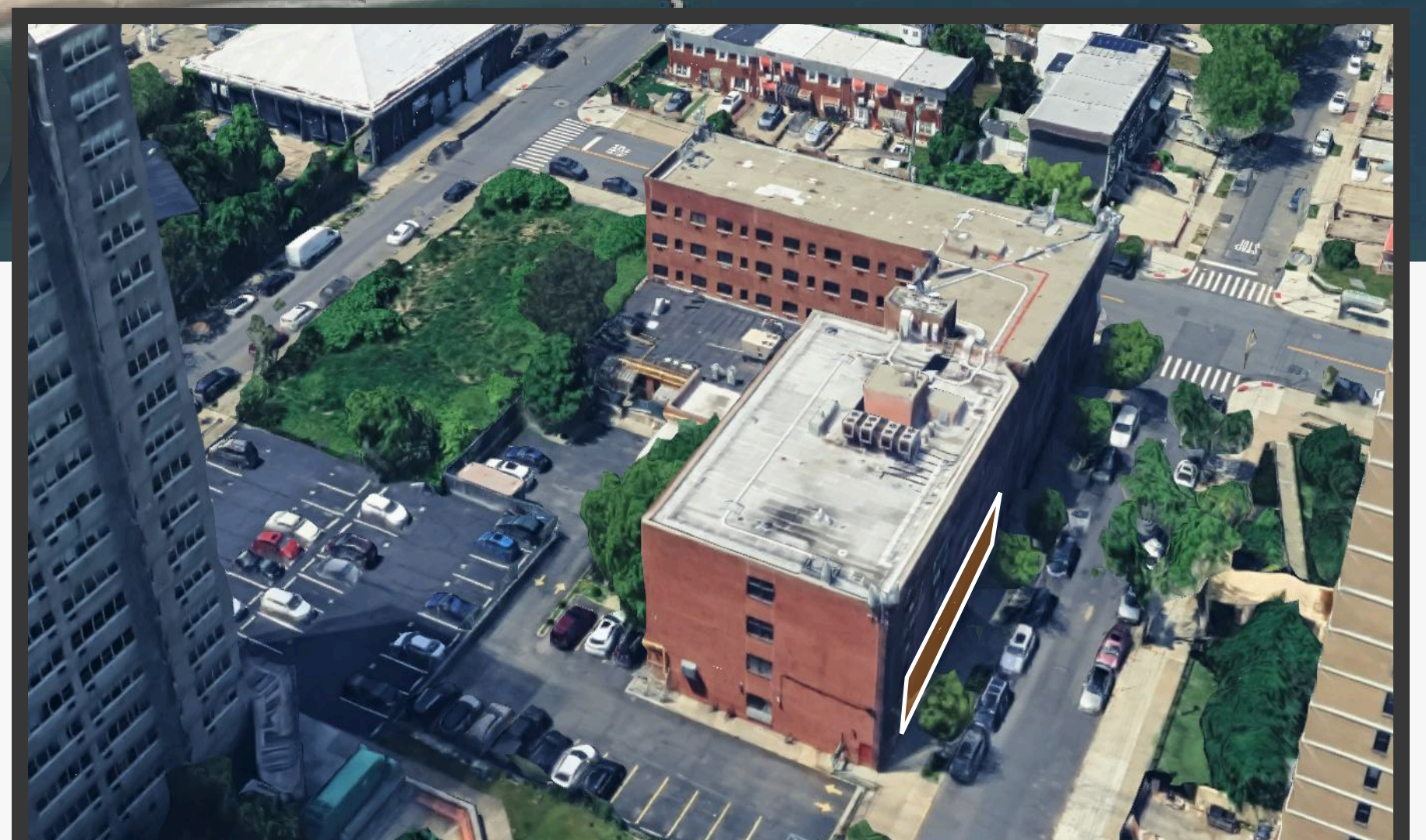
# LOCATION OVERVIEW



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

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# PROPERTY PHOTOS

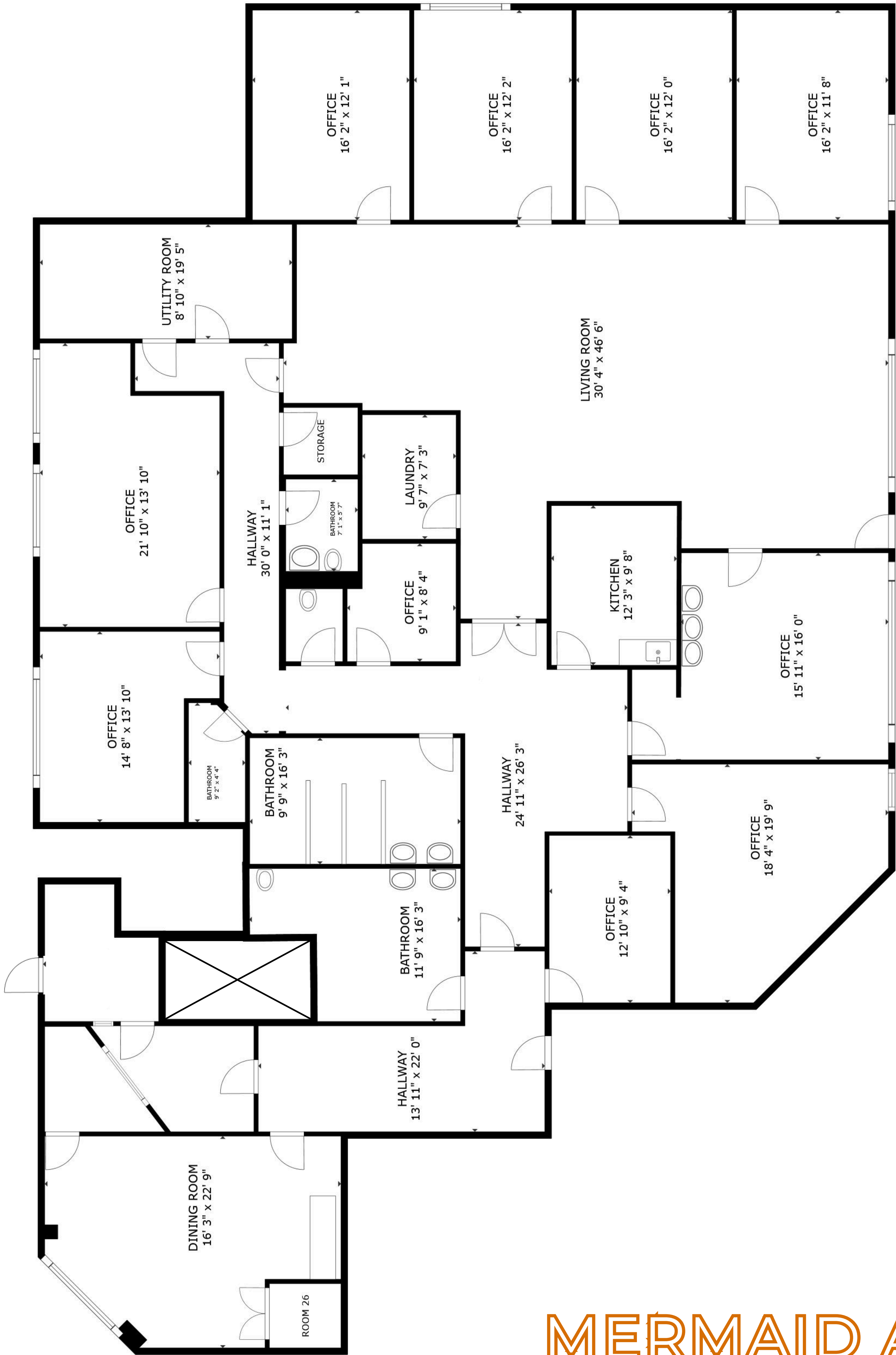


## 7,500 SF

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LS HL93 M  
36TH ST



MERMAID AVE





## 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

Address: 3602 MERMAID AVENUE,AKA 2928 W.36 Str

Building Identification Number (BIN): 3189509

Block Number: 07045

Lot Number(s): 5

Building Type: Altered

Certificate Type: Final

Effective Date: 06/28/2011

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.

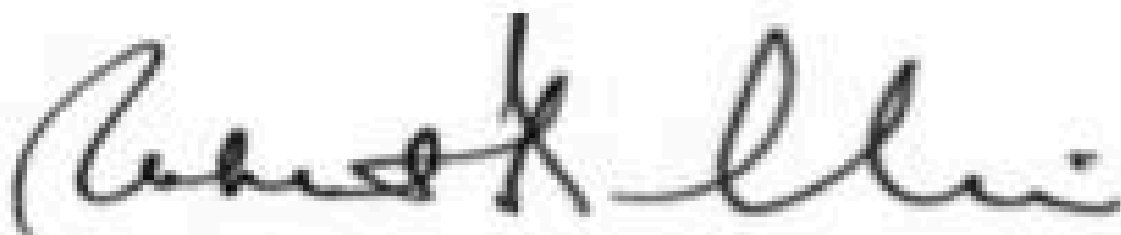
Type and number of open spaces:

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

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