

**2270 Kimball Street—Kings Plaza Medical Center
Brooklyn, New York, 11234
Marine Park/Mill Basin Medical Arts Building**



**FOR SALE: 34,660 SF MEDICAL ARTS BUILDING
\$9,500,000**

Ideal for Owner—Occupier

Ideal for Phased Renovation / Redevelopment / Modernization / Reposition

As Configured:

Building is Mostly Vacant:

1st Floor is Fully Vacant—17,500 RSF Available

2nd Floor is 3/4 Vacant—13,500 RSF Available

Property Features:

Two Stories with Elevator

Excellent Natural Light

Ample On Site Parking

Multiple Entrances—Kimball Street, Avenue V, and Parking Lot

Adjacent to Kings Plaza

Excellent Public Transit Hub

Access to Flatbush Avenue Exit off Belt Parkway

William P. O'Brien, SIOR

(718) 252-9191 Ext. 110

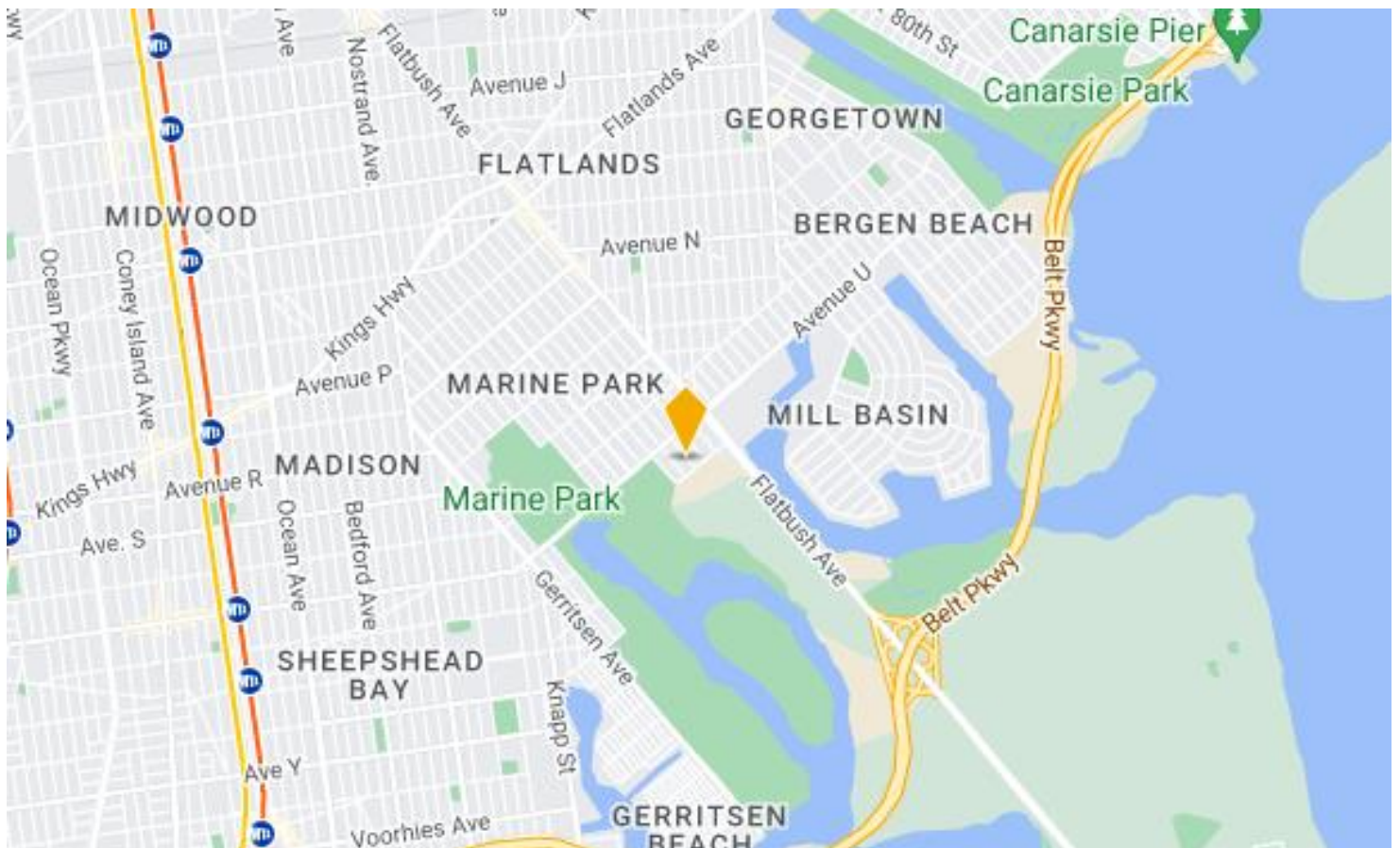
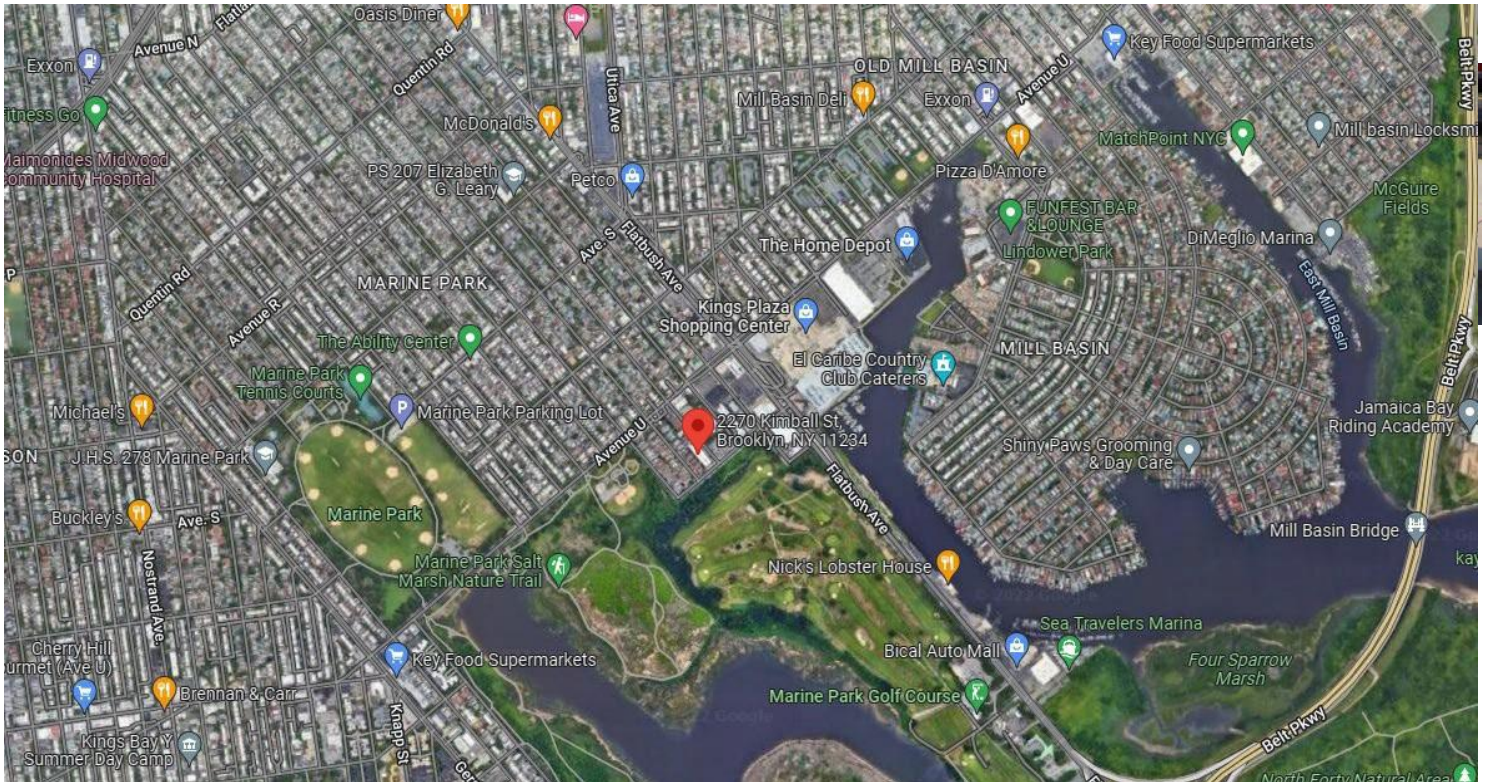
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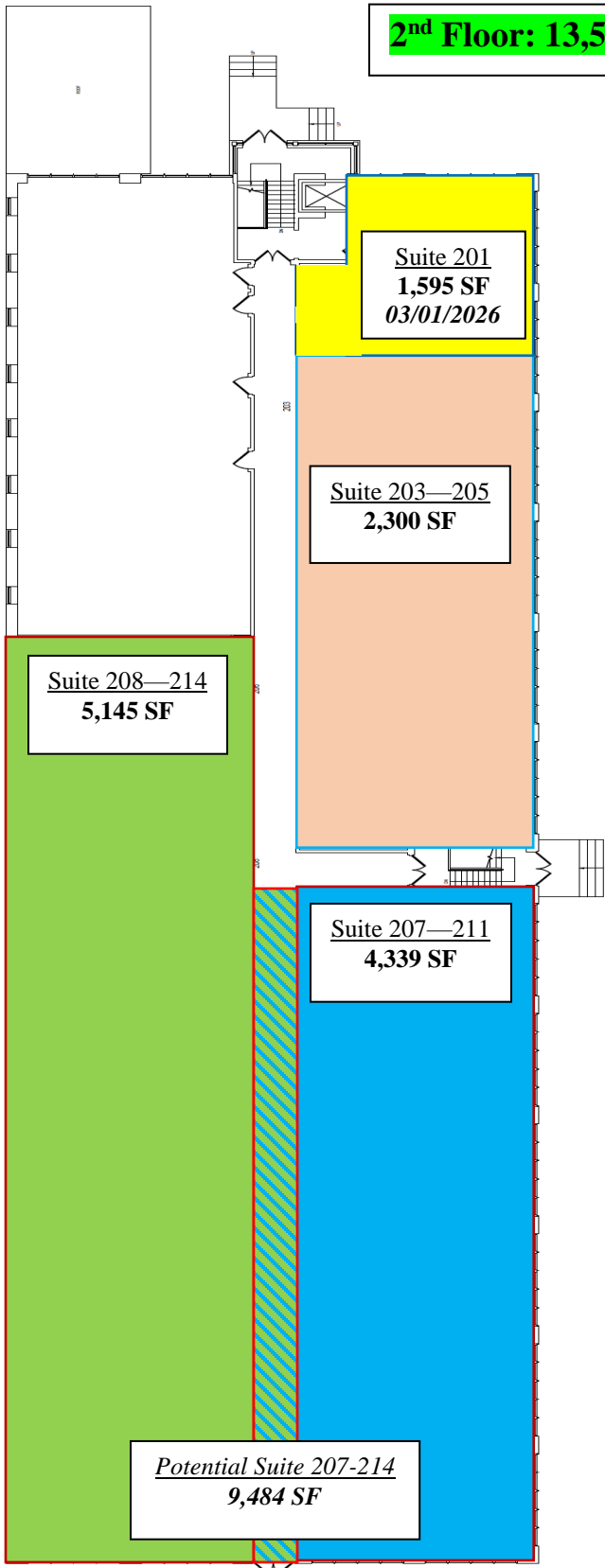
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2nd Floor Plan

2nd Floor: 13,500 RSF Available



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1st Floor Plan

1st Floor: 17,500 RSF Available

