

OFFICE SPACE FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



3093 OCEAN AVE, BROOKLYN, NY 11235

Btw Voorhies Ave & Shore Pkwy

ASKING PRICE

\$38/PSF

MODIFIED GROSS LEASE

SIZE

7,500 SF

BLOCK & LOT

08776-0082

ZONING

R4

FLOOR

2ND FLOOR

Highlights:

2nd Floor

Prime Sheepshead Bay Location

Central HVAC

Large Outdoor Area

Close To Public Transportation

Surrounded By Major Businesses

High Foot Traffic

Elevator Building

Parking Available

PROPERTY OVERVIEW

3093 Ocean Avenue offers a second-floor office opportunity in the heart of South Brooklyn with a large private outdoor area in the rear and a flexible layout ideal for medical, professional, educational, or administrative use. The space features central HVAC, fire alarm system, five bathrooms, and a well-maintained setup designed for efficient day-to-day operations. Positioned directly across from NetCost Market and surrounded by dense residential and retail activity, the property benefits from strong convenience, visibility, and consistent foot traffic.

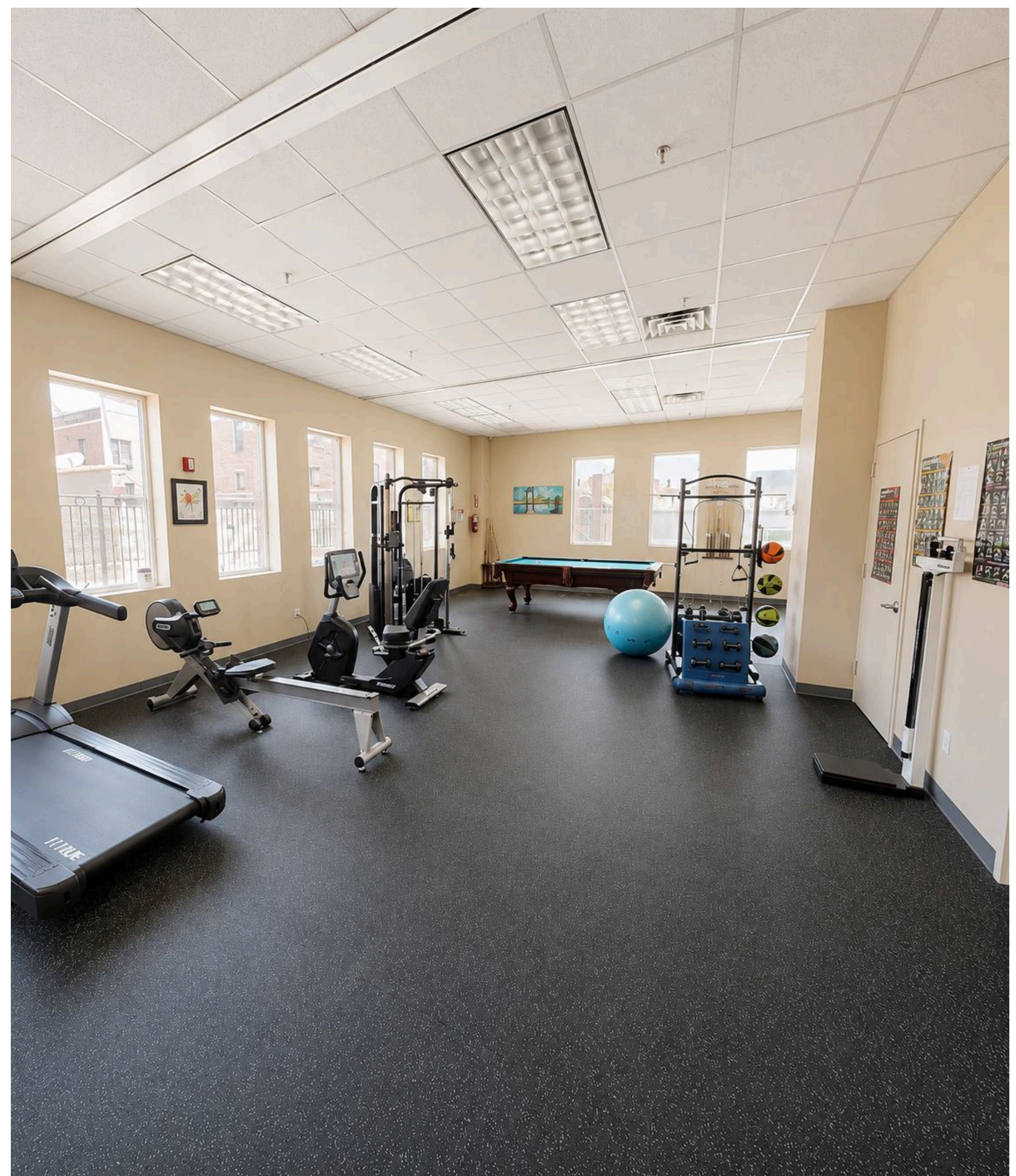
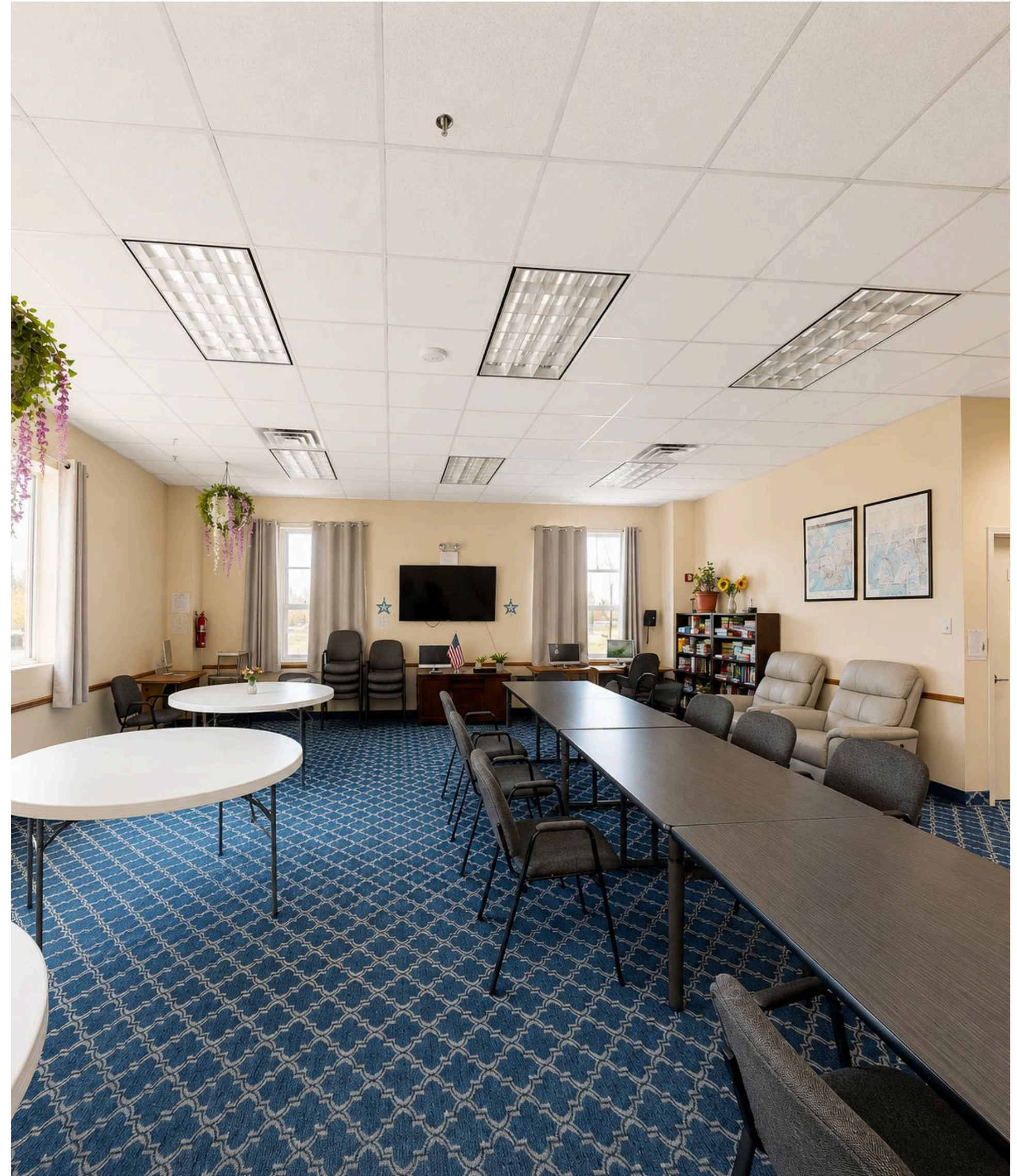
EXCLUSIVE BROKER

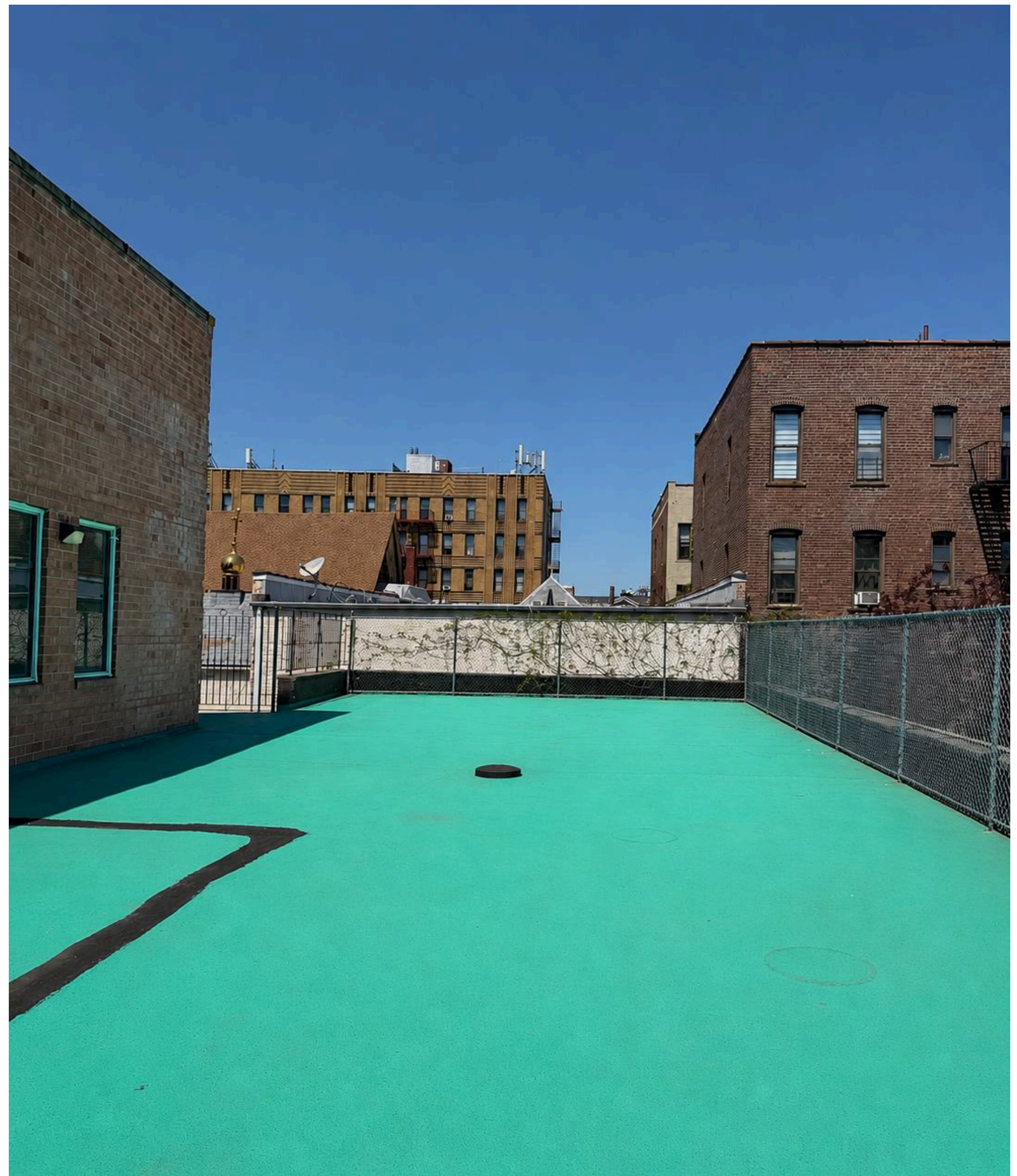
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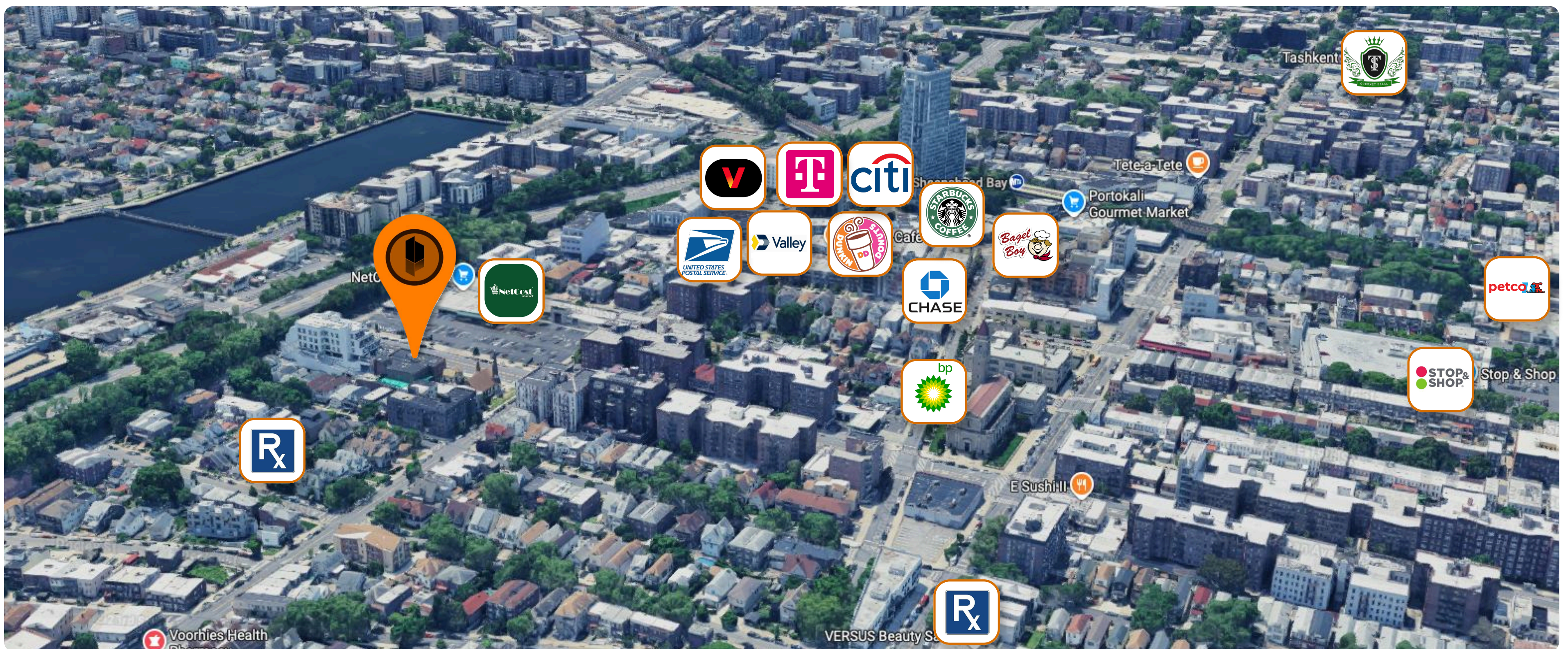




Location Overview

Commercial Acquisitions Inc.

AREA MAP



TRANSIT ACCESS

SUBWAY Q, B - Lines

BUS B49, B36

CAR Close access to Belt PKWY

TRAFFIC ANALYSIS

Foot Traffic:

~17,000 - 20,000 pedestrians/day

Traffic Type:

50% local residents

35% commuters

15% destination traffic



LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing 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. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH BROOKLYN

DATE: MAR 18 1980

NO. 300671173

This certificate supersedes C.O. NO

ZONING DISTRICT R-4

THIS CERTIFIES that the new ~~XXXXX-XXXXXX~~ building premises located at
3093 OCEAN AVENUE

Block 8776 Lot 82

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 HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
OSP					4A	B-2	ACCESSORY PARKING FOR TWO VEHICLES
1	OG	215			4A	F-4	NON COMMERCIAL COMMUNITY CENTER
2	100	195			4A	F-4	NON COMMERCIAL COMMUNITY CENTER

OPEN SPACE USES _____
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE

[Signature] BOROUGH SUPERINTENDENT *[Signature]* COMMISSIONER

THIS COPY - DEPARTMENT OF BUILDINGS COPY