



# Ocean Medical Plaza

Class A Medical Office Space for Lease



2700 Ocean Avenue, Brooklyn, NY

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WHERE INTEGRITY AND PRECISION MEET





# PROPERTY OVERVIEW

Address: 2700 Ocean Avenue, Brooklyn, NY

Building Size: ~11,800 SF (3 stories)

## Available Spaces:

- Lower Level: 4,700 SF (white box or custom build-out)
- Second Floor: 2,700 SF (spec suite/pre-built)

Anchor Tenant: Gastroenterology Associates  
of Brooklyn (First Floor)

Ideal Tenants: Medical, dental, physical therapy,  
imaging, pediatrics, wellness, education, and commu-  
nity services



Ocean Medical Plaza is a fully renovated, three story medical office building designed to meet the highest standards of modern healthcare. The property is currently undergoing a substantial transformation into a Class A medical office facility, featuring comprehensive building renovations, ADA-compliant access, elevator service to all floors, high-end finishes, and flexible floorplans. A flagship GI practice will occupy the first floor, adding institutional credibility and patient volume to the building. The lower-level and second-floor spaces are available for lease and can be delivered Fully renovated or landlord white-box condition, with tenant improvement allowances negotiable based on lease terms. The property is ideal for medical tenants seeking synergy with a high-volume GI group and the opportunity to benefit from shared patient traffic and referral potential.

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## EXECUTIVE SUMMARY

Property: 2700 Ocean Avenue, Brooklyn, NY

Available Space:

Suite - 790 SF | Asking \$40/SF

Tenant Mix

- Medical
- Dental

Ideal Uses

- Doctor's Offices
- Dental Practice/Specialist Offices

## SUITE HIGHLIGHTS



Proximity to Major Hospitals:

Close to Mount Sinai and NYC Health hospitals



High Foot Traffic:

Prime location in a busy medical corridor



Convenient Access & Parking



Elevator Building



Private Restroom



Build-Out Ready:

Owner will accommodate tenant build-out needs





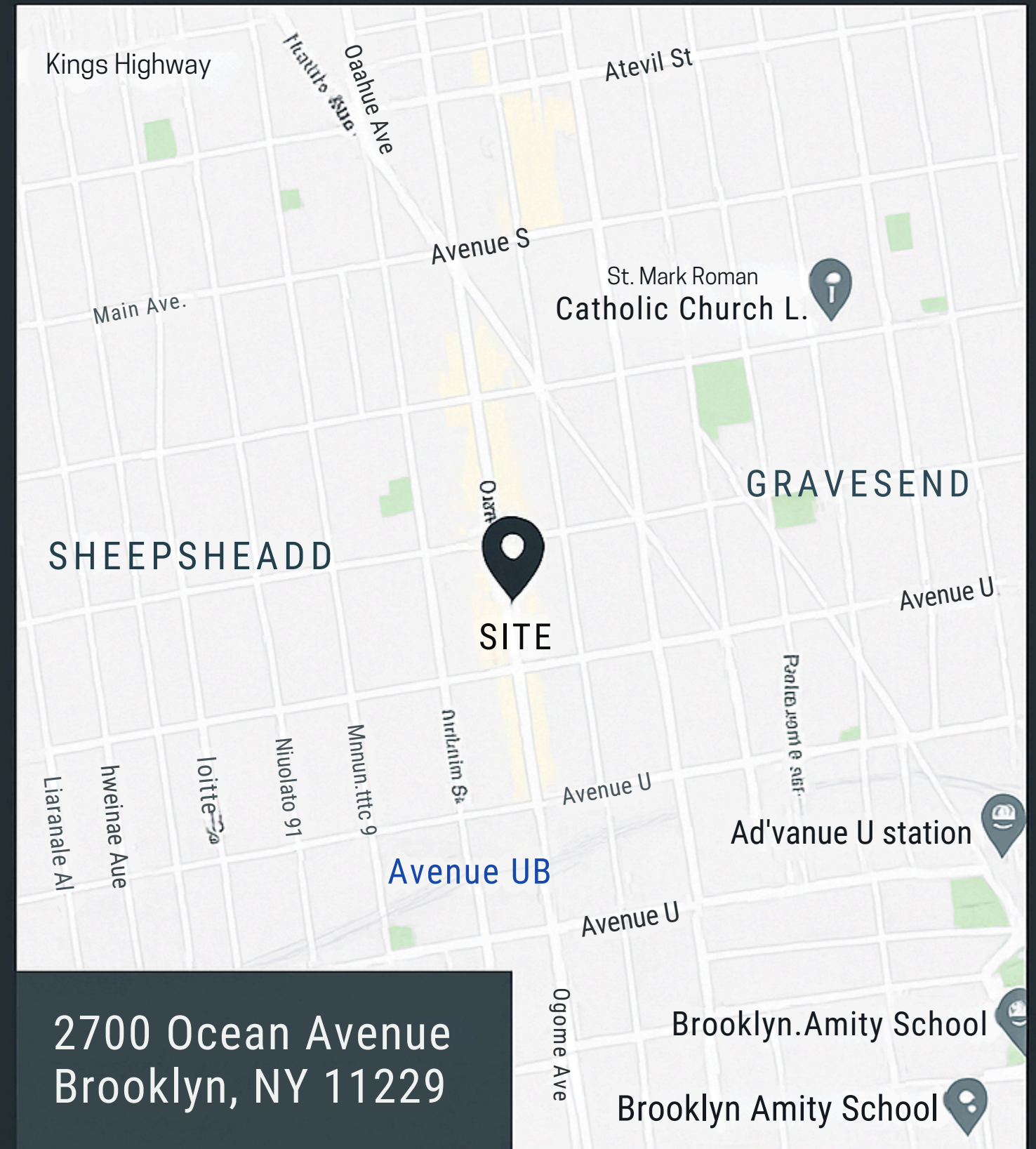
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## LOCATION HIGHLIGHTS

### ✓ Prime SOUTH BROOKLYN LOCATION

- ✓ Nestled between Sheepshead Bay and Midwood
- ✓ Established medical corridor with high patient demand
- ✓ Surrounded by residential density, schools, and national retailers
- ✓ Walkable neighborhood with strong foot traffic and visibility
- ✓ Strong local demographics with a growing population
- ✓ High demand for outpatient care, diagnostics, and specialty practices







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# KEY FEATURES & AMENITIES

## Building & Condition

- Owner-occupied by a leading GI practice on the first floor
- As-is or white box delivery available
- Tenant improvement allowance negotiable based on lease terms
- Recently renovated as a Class A medical facility with modern systems and finishes

## Accessibility & Transit

- Full ADA-compliant elevator to all floors
- Steps from B/O subway lines, close to Belt Parkway & MTA bus routes
- Ample street parking and municipal lots nearby

## Tenant Benefits

- Prominent building signage available
- Designed to accommodate:
  - Medical / Dental / Pediatrics
  - Imaging / Physical Therapy
  - Wellness / Education / Community Services
- Strong tenant synergy with high-volume anchor GI group







2700 OCEAN AVENUE

# AVAILABILITY & LEASE OVERVIEW

FLOOR	SIZE	RENT (PSF)	CONDITION	TI ALLOWANCE
Lower Level	4,700	\$55	Negotiable	Negotiable
Second Floor	2,700	\$60	Negotiable	Negotiable



## FLOOR PLAN OVERVIEW

- Lower Level: 4,700 SF - Delivered as white-box or custom build-out
- Second Floor: 2,700 SF Fully built-out spec suite



## FLOOR PLAN OVERVIEW

- Lower Level 4,700 SF - Delivered as white-box or custom build-out



## LOCATION HIGHLIGHTS

- 2 blocks from B & Q trains
- Near MTA bus routes
- Quick access to Belt Parkway



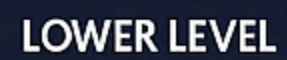
## LEASING HIGHLIGHTS

- Competitive rates
- Generous tenant improvement packages
- Flexible lease terms





# LOWER LEVEL



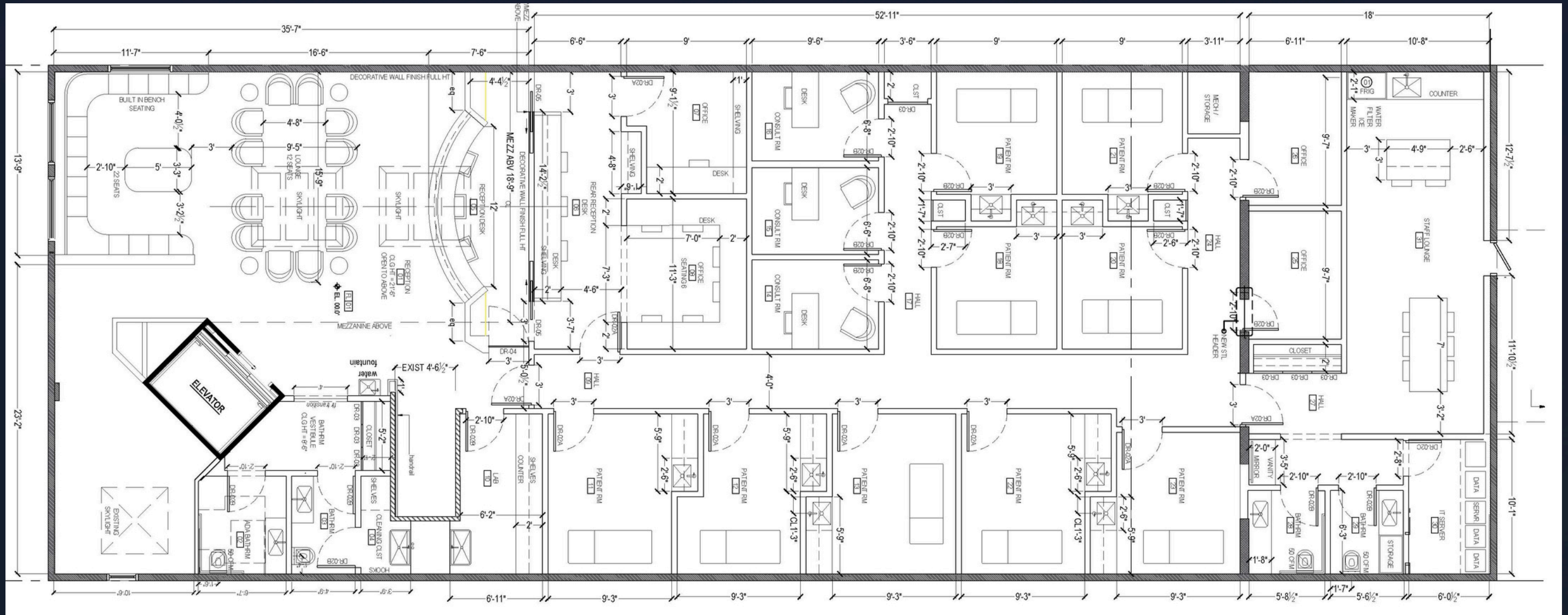
## LOWER LEVEL



# FIRST FLOOR



## Gastroenterology Associates Of Brooklyn FlowerRe



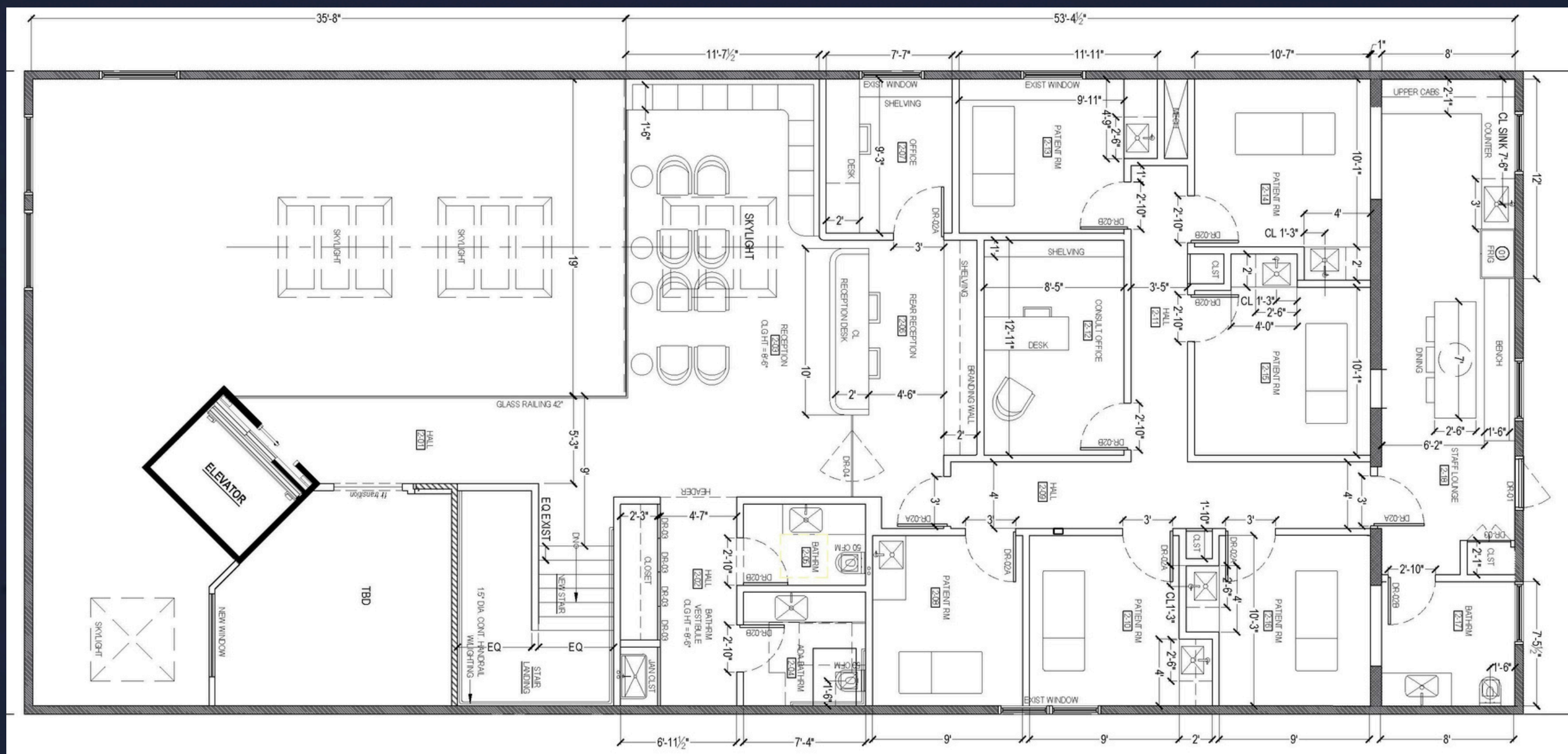
FIRST FLOOR





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# SECOND FLOOR







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