

885 Flatbush Avenue

Southeast Corner of Church Avenue, Brooklyn



WE ARE PLEASED TO OFFER THE FOLLOWING PRIME OFFICE SPACE FOR LEASE:

Space: Second Floor: 8,000 rentable sq. ft. (divisible)
Third Floor: 8,000 rentable sq. ft. (divisible)

Asking Rent: \$35 per rentable sq. ft. modified gross

Ceiling Height: Approximately 10 feet

Possession: Immediate

Neighbors: Citibank, Satander Bank, Chase, Target, CityMD, CVS, Prospect Park, Erasmus Hall HS Academy for College Preparation, P.S. 6, and Success Academy

Comments:

- New lobby and elevator in place
- Within three blocks of multiple subway lines (2, 5, B, Q) and Prospect Park
- Ownership will consider work for qualified tenants
- Ideal for any type of office, medical or educational use

Matthew Gorman

212.251.0626

mgorman@aspire-associates.com

Christopher Bruggers

212.644.5015

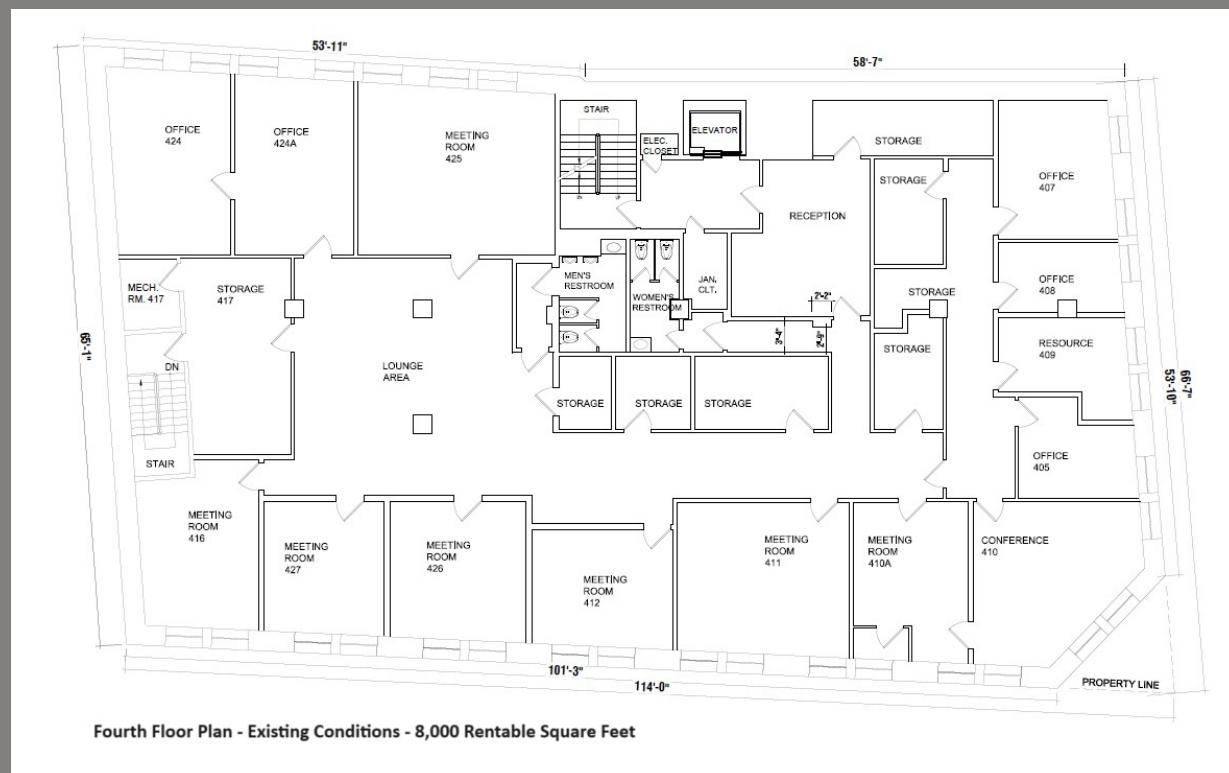
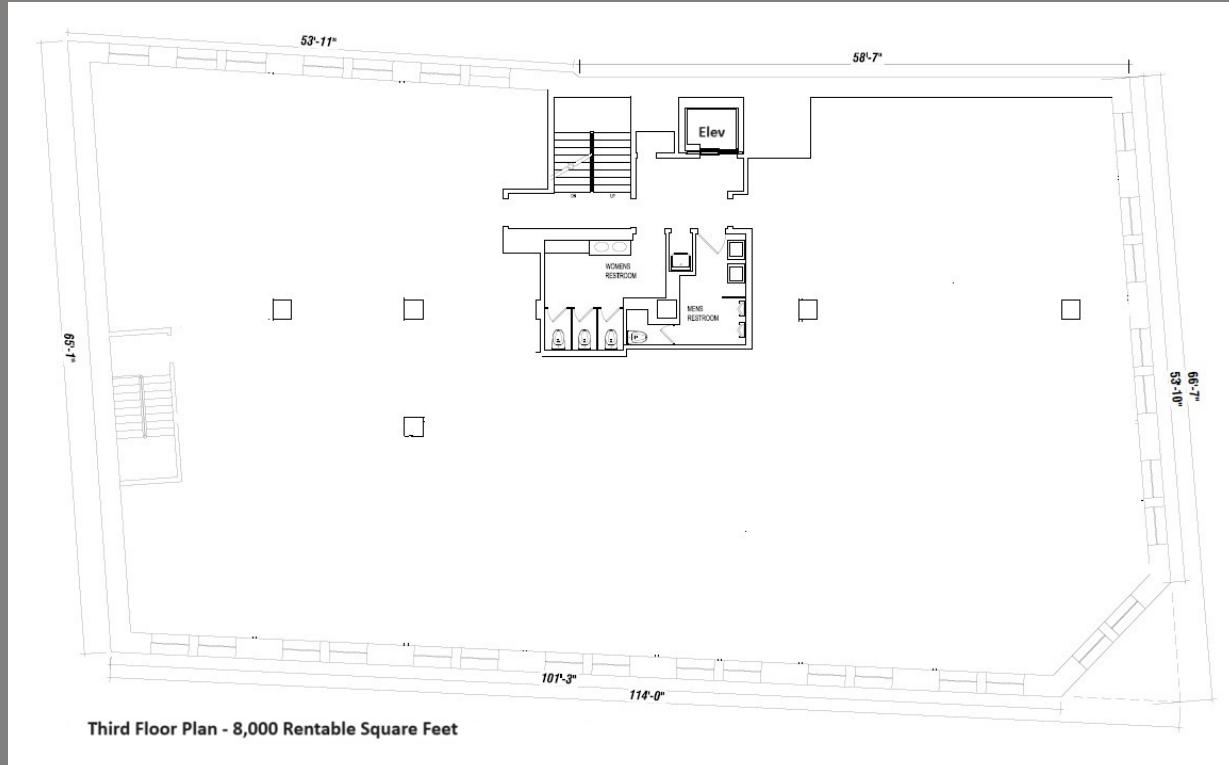
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Exclusive Agent

ASPIRE
ASSOCIATES

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