

OFFICE SPACE FOR LEASE

23 BRIGHTON 11 ST.

Brooklyn, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

LISTING DETAILS

BETWEEN

Neptune ave + Brighton Beach Ave

SIZE

7th Floor 2,900 SF + balcony

BLOCK & LOT

08711-0014

PRICE

\$38 PSF

NEIGHBORHOOD

Brighton Beach

ZONING

R6

COMMENTS

- Build-to-Suit available
- 2 ADA elevators
- Central HVAC
- Brand new community facility building
- High Foot & Car Traffic Area

TRANSPORTATION

B4

B49

B

Q

Walk Score
95

Transit Score
82

Bike Score
62

NEIGHBORING TENANTS

- Popular walk area	- Public schools
- Starbucks	- KINGS INFINITY
- Dunkin Donuts	- Chase Bank
- NetCost Grocery	- SPA salons



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23 BRIGHTON 11 ST. 7TH FLOOR

BRIGHTON 11 ST.

BALCONY

10'

53'-8"

53'-9"

8 EXAM
ROOMS
AVAILABLE



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BRIGHTON 11 ST.

WC
ACCESSIBLE

WC
ACCESSIBLE

FRONT DESK

WC

EXAM
ROOM

EXAM
ROOM

EXAM
ROOM

WAITING AREA

ADA
ELEVATOR

MANAGERS
OFFICE

ADA
ELEVATOR

MANAGERS
OFFICE

WAITING AREA

WC
ACCESSIBLE

EXAM
ROOM

EXAM
ROOM

EXAM
ROOM

53'-8"

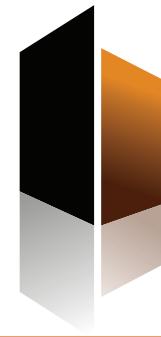


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CONTACT EXCLUSIVE BROKER

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