

OFFICE SPACE FOR LEASE

2727 CONEY ISLAND AVENUE

BROOKLYN, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

PROPERTY DETAILS

LOCATION INFO

BTW AVE X & AVE Y

AVAILABLE SIZE

	SPACE A	SPACE B	SPACE C	SUBTOTAL
LOWER LEVEL	5,432 SF	LEASED		5,432 SF
1ST FLOOR	LEASED	2,496 SF		2,496 SF
2ND FLOOR	LEASED	LEASED	LEASED	LEASED
3RD FLOOR	LEASED	LEASED	LEASED	LEASED
4TH FLOOR	3,480 SF			3,480 SF

BASE RENT
MODIFIED GROSS
\$45 PSF

TOTAL
22,950 SF

NEIGHBORHOOD

CONEY ISLAND

BLOCK & LOT

07411-0060

ZONING

R4

COMMENTS

- BRAND NEW CONSTRUCTION
- CENTRAL HVAC
- 60 FT FRONTAGE ON CONEY ISLAND AVE
- ELEVATOR
- HIGH TRAFFIC AREA
- FLOOR TO CEILING WINDOWS

TRANSPORTATION

B1

B36

B68

B

Q

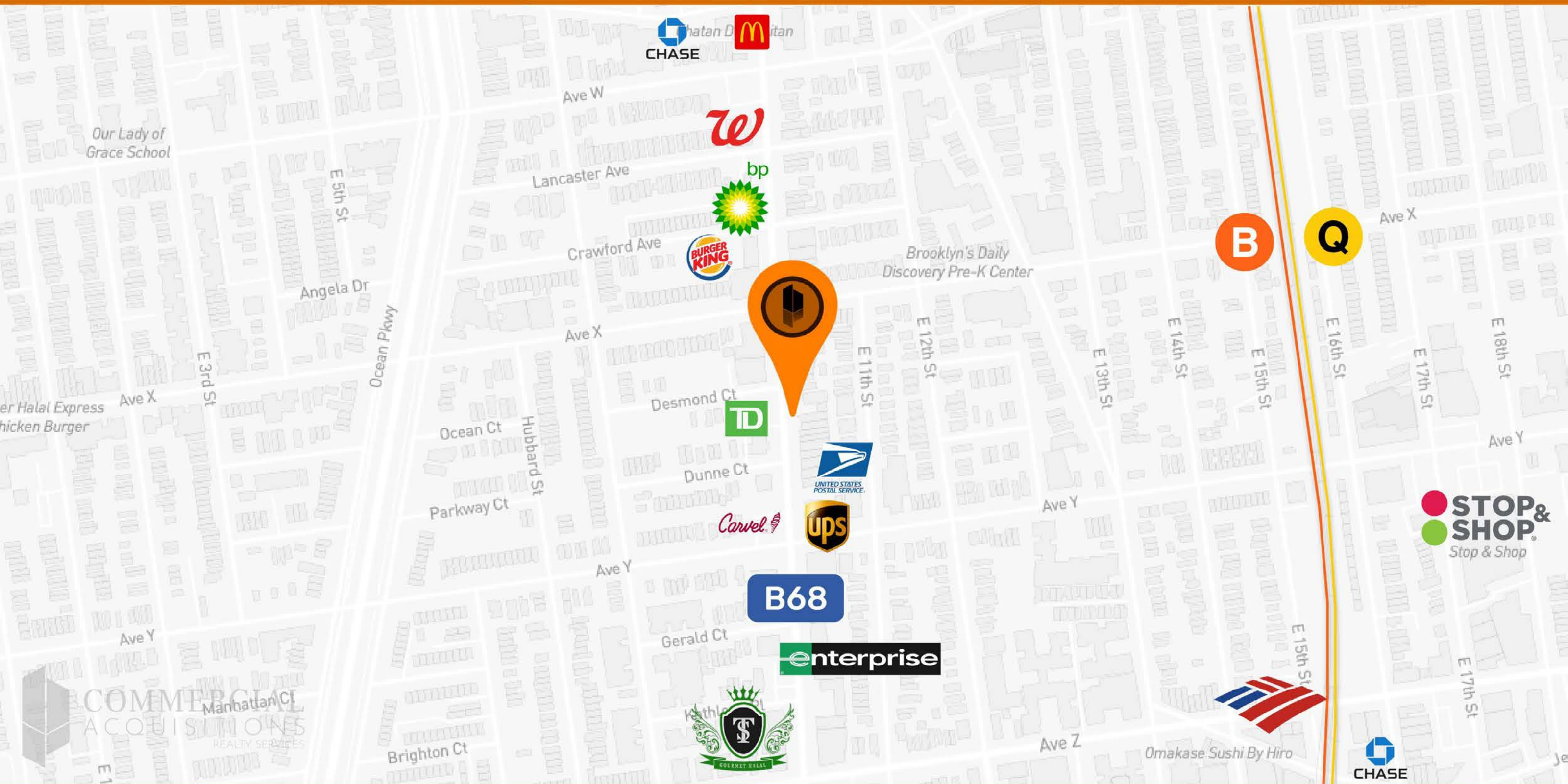
Walk Score
93

Transit Score
86

Bike Score
71

NEIGHBORHOOD TENANTS

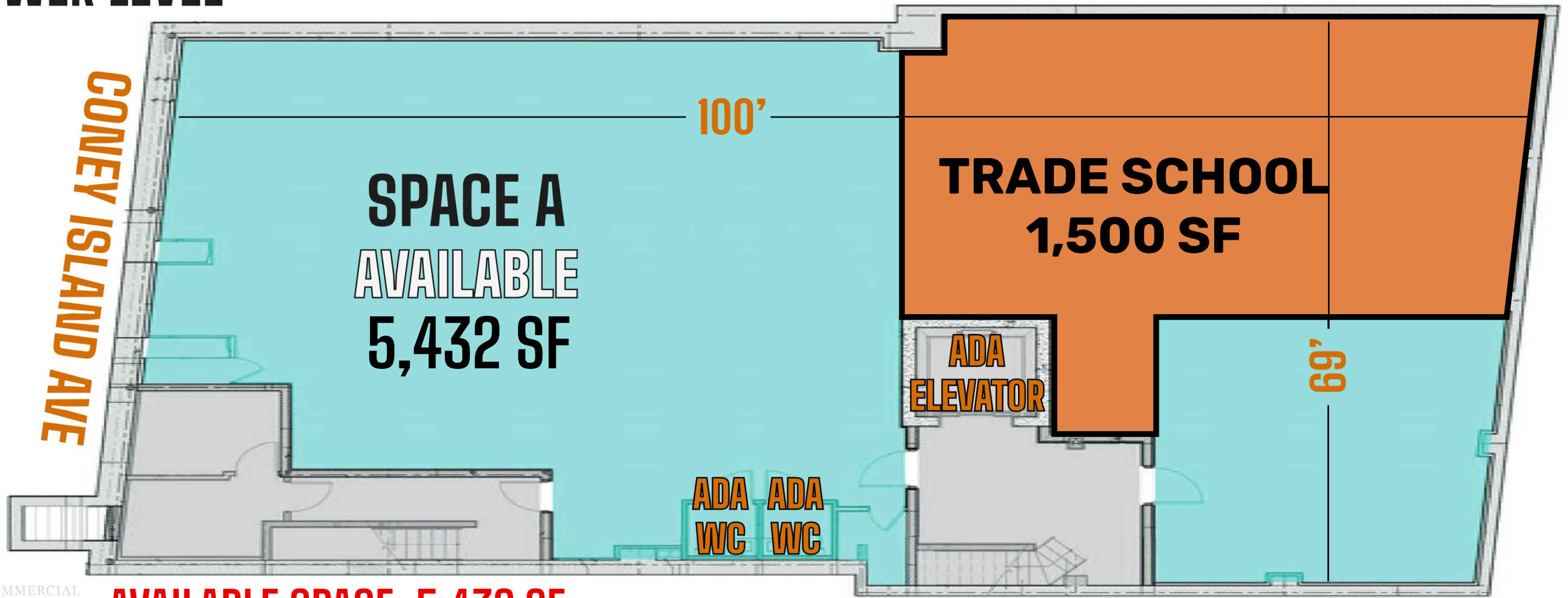
- UPS DROPBOX
- MCDONALD'S
- CHASE BANK
- TD BANK
- SPAS/SALONS
- WALGREENS
- DUNKIN'
- TASHKENT
- RESTUARANTS



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LOWER LEVEL



AVAILABLE SPACE: 5,432 SF

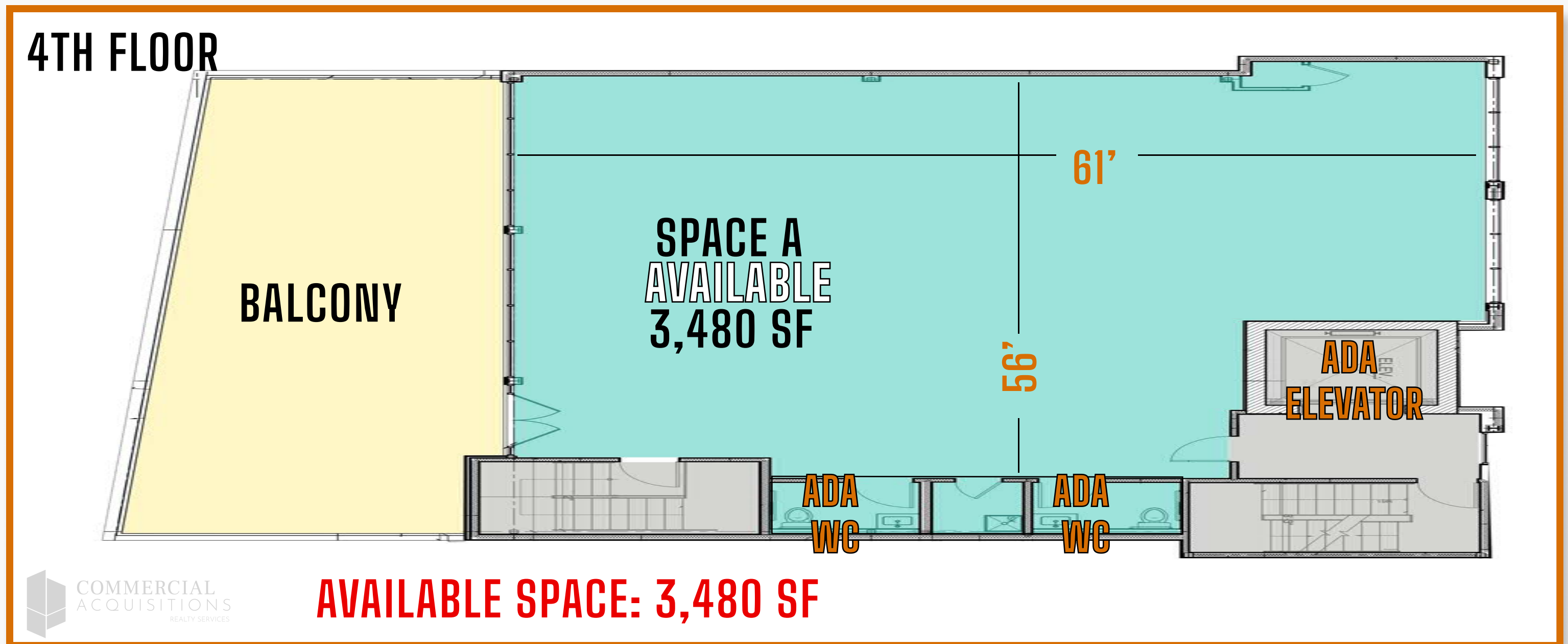
1ST FLOOR



AVAILABLE SPACE: 2,496 SF

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