

EAST FLATBUSH, BROOKLYN NY

**5566 KINGS HIGHWAY**

MOD





# SPACE DETAILS

## LOCATION

Between East 56th Street and East 57th Street

## SPACE

Cellar: 5,420 SF

Ground Floor: 4,750 SF

Second Floor: 4,255 SF

Third Floor: 3,410 SF + 1,700 SF Terrace

Fourth Floor: 3,410 SF

Backyard Playground: 1,400 SF

## FRONTAGE

25 Feet

## CEILING HEIGHT

10 Feet

## POSSESSION

Immediate

## ASKING RENT

Upon Request

# CONTACTS

## MEYER DAGMY

718-249-3613

m@modcre.com

## EDDIE MAMIYE

917-379-6719

e@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

## NEIGHBORS

Bembe, Boro Brine, PingPod, Ants Coffee, Lavender Lake, Social House Cafe & Coffee, Francie, Meadowsweet, Patrizia's of Williamsburg, Moxy Hotel, Peter Luger Steak House

## TRANSPORTATION



## COMMENTS

- Fully Built School Space
- Dedicated Outdoor Space



# INTERIOR IMAGES



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# INTERIOR IMAGES



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# BACKYARD IMAGES



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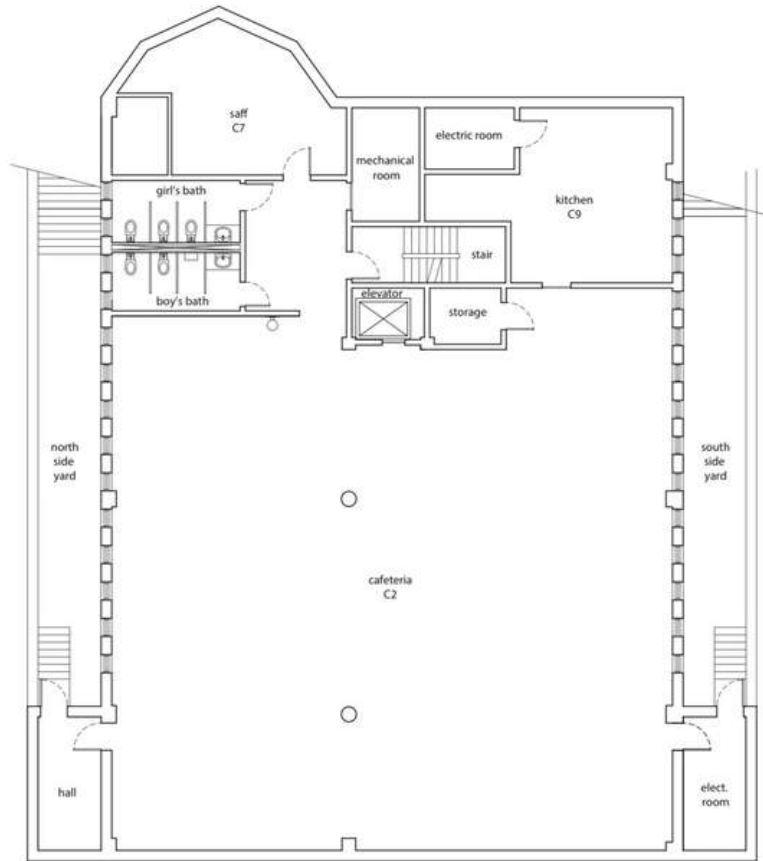
e@modcre.com

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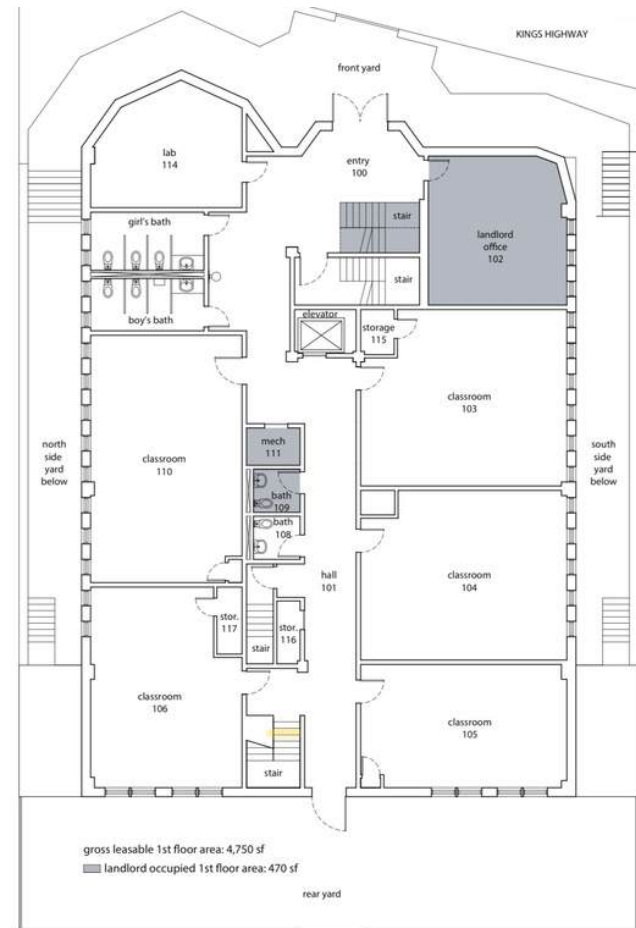




# FLOOR PLAN



gross cellar floor area: 5,420 sf



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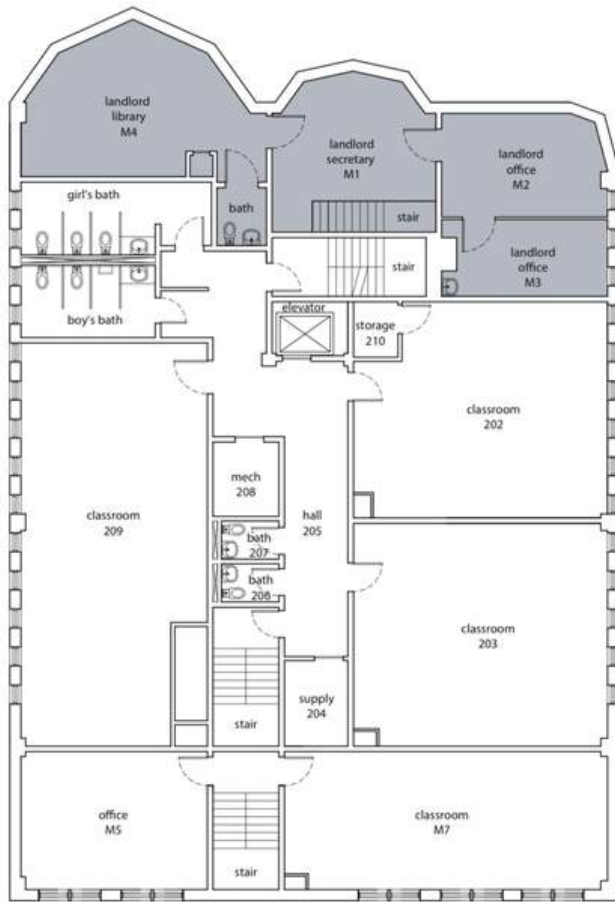
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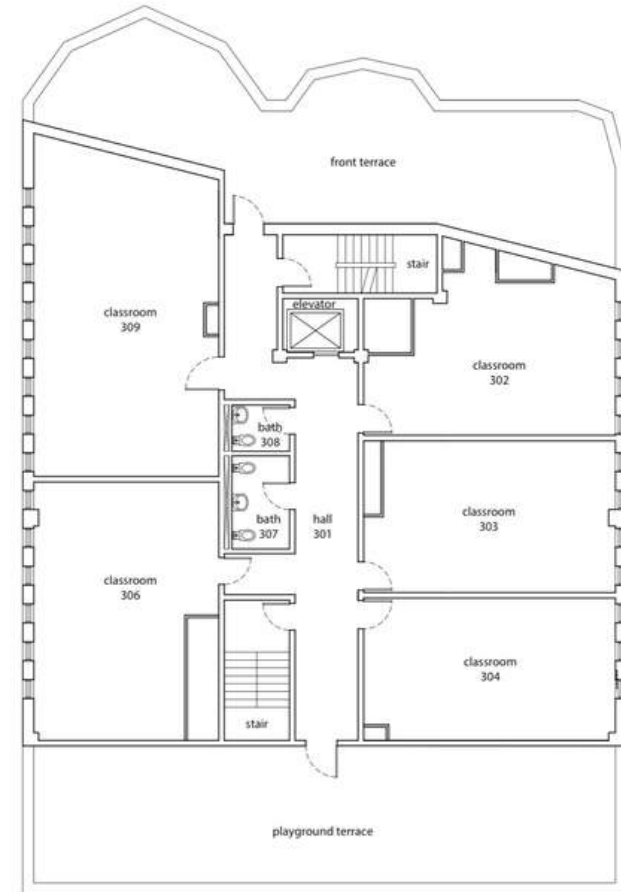
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# FLOOR PLAN



gross leasable 2nd floor area: 4,255 sf  
 landlord occupied 2nd floor area: 970 sf



gross 3rd floor area: 3,410 sf  
 total terrace area: 1,700 sf

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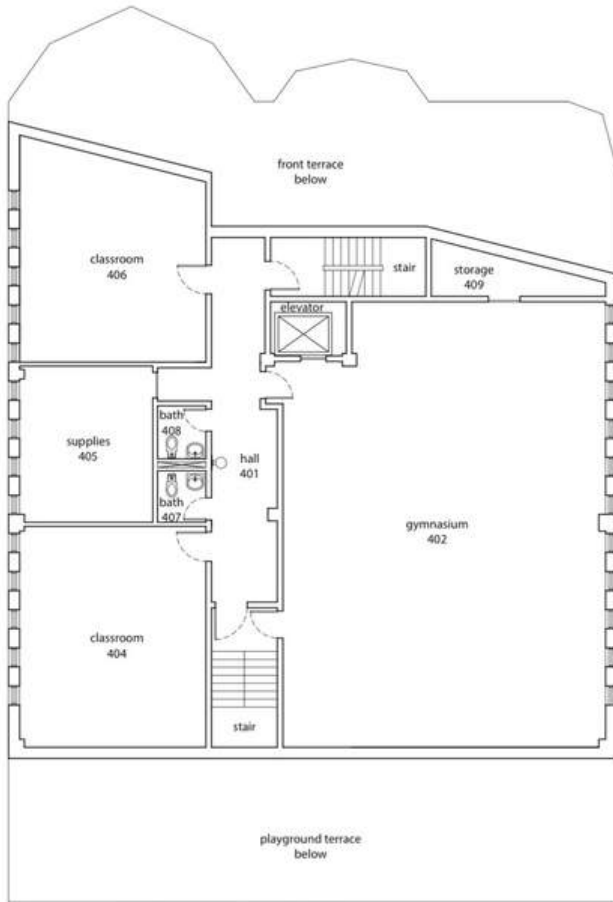
e@modcre.com

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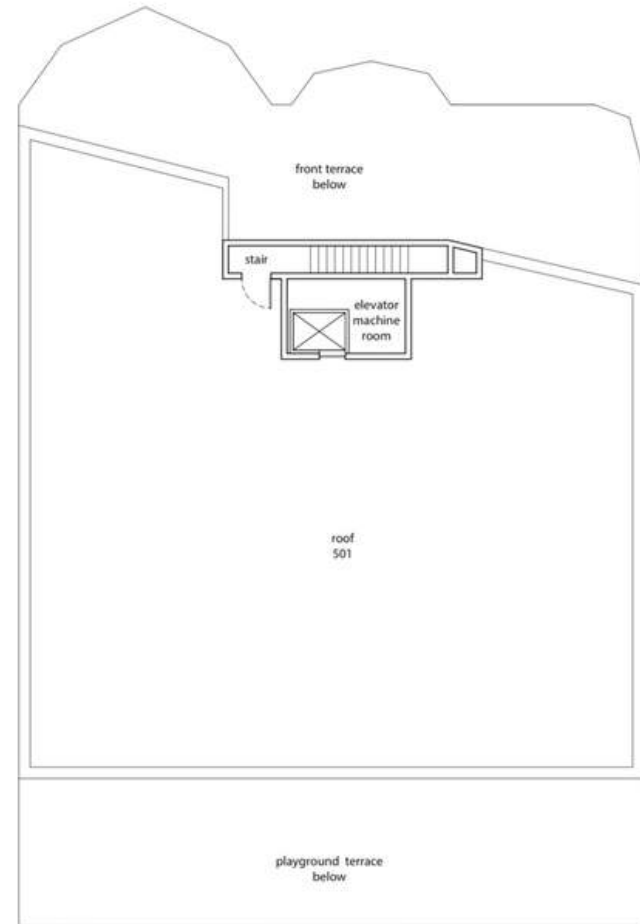




# FLOOR PLAN



gross 4th floor area: 3,410 sf



gross roof floor area: 170 sf

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# CERTIFICATE OF OCCUPANCY



## Certificate of Occupancy

Page 2 of 3

CO Number: 301218206F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	2	OG	E		3	OFFICE
CEL	225	OG	F-4		3	CAFETERIA, TOILETS
CEL	2	OG	D-2		3	KITCHEN
MEZ	28	85	G		3	CLASSROOMS
MEZ	2	85	G		3	LIBRARY
MZ1	5	85	E		3	OFFICE,
001	3	100	E		3	OFFICE
001	114	100	G		3	CLASSRMS, LABORATORY, LOBBY, TOILETS
002	74	85	G		3	CLASSROOMS, TOILET
003	85	85	G		3	CLASSROOM, TOILET
004	109	85	F-3		3	GYMNASIUM
004	46	85	G		3	CLASSROOMS, TOILET. NOTE THAT THE HOURS OF OPERATION OF THE PREMISES SHALL BE LIMITED MONDAY THRU THURSDAY UNTIL 11PM FRIDAY AND SATURDAY UNTIL 12AM MIDNIGHT AND SUNDAY UNTIL 9PM

*[Signature]*  
Borough Commissioner

*[Signature]*  
Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



## Certificate of Occupancy

Page 3 of 3

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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
004		85	B-2		3	SUPPLIES. NOTE: THE LEGAL LIMITATIONS ADOPTED BY BSA-41-97-82. NO CATERING SHALL TAKE PLACE AT THE PREMISES AT ANYTIME. THE PREMISES SHALL BE LIMITED TO SCHOOL RELATED USES. THE FACILITY SHALL NOT BE RENTED OUT FOR ANY TYPE OF PARTIES OR MEETINGS. THE PREMISES WILL REMAIN CLEAN AT ALL TIMES. THE PREMISES REMAIN GRAFFITI FREE AT ALL TIMES. THE ABOVE CONDITIONS SHALL APPEAR ON THE CERTIFICATE OF OCCUPANCY. THE DEVELOPMENT AS APPROVED IS SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE & ANY OTHER RELEVANT LAWS UNDER THE JURISDICTION OF THE DEPARTMENT. A NEW CERTIFICATE OF OCCUPANCY WILL BE OBTAINED ONE YEAR FROM DATE OF THIS GRANT.
JOB PREVIOUSLY APPROVE #NB 50989. WE HEREBY SUBMIT B.S.A. CONDITIONS TO BE ATTACH TO SCHEDULE A FOR APPLICATION 301218206 AND 3P0004797						
END OF SECTION						

*[Signature]*  
Borough Commissioner

*[Signature]*  
Commissioner

END OF DOCUMENT

301218206/000 11/16/2010 12:03:00 PM

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# AREA MAP



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