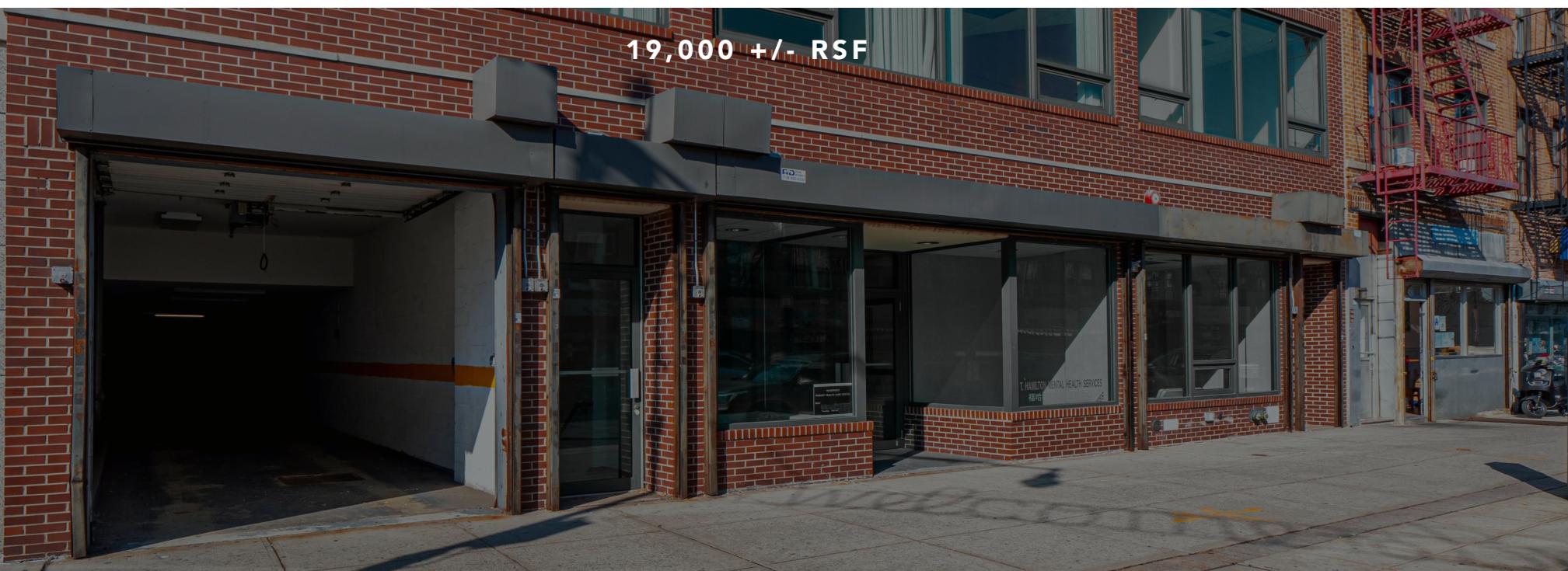


8710
FIFTH AVE

BAY RIDGE | BROOKLYN, NY

19,000 +/- RSF



8710 FIFTH AVENUE

Available for sale or lease, 8710 Fifth Avenue is a 19,000+/- square foot, four-level (LL-L3) medical building featuring an oversized Dover elevator serving all levels, a second-floor outdoor terrace, two professional kitchens, an auditorium, and direct rooftop access. This building is equipped with a fire-suppression sprinkler system, a 2,700+/- square-foot garage, and is adjacent to the Bay Ridge, Brooklyn NYU Langone Outpatient Medical Center.

- Proximate to:
 - Brooklyn Veterans Hospital
 - New York Methodist Hospital
 - NYU Langone
 - Maimonides Medical Center
- Adaptable to any medical specialty

BUS LINES

B1 B16

B63

S59

S79

S93

SUBWAY LINES

R

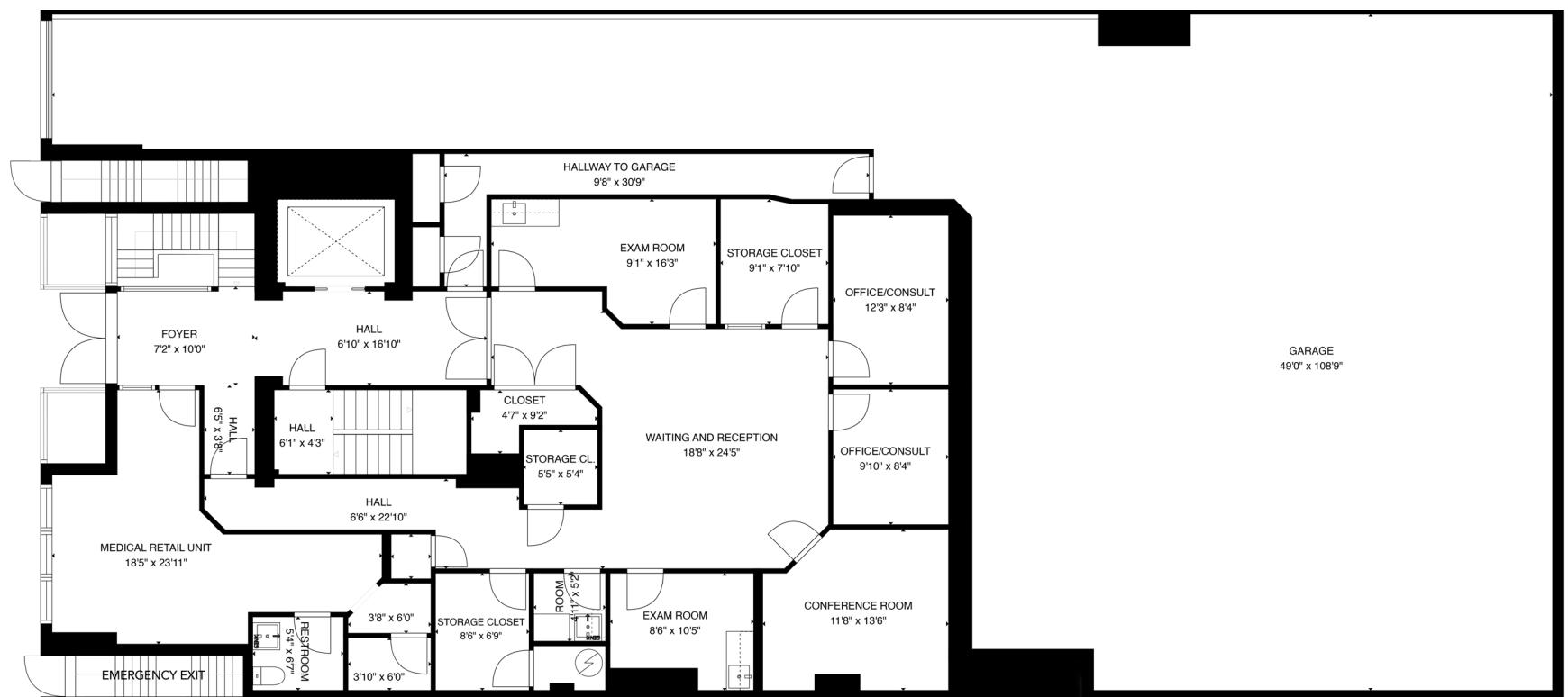


FLOOR 1 FLOOR PLAN

AS-BUILT

Slab-to-Slab
12 Feet

- MEDICAL RETAIL UNIT
- WAITING AND RECEPTION AREA
- WAITING AREA CLOSET
- TWO EXAM ROOMS
- TWO OFFICES/CONSULTS
- THREE STORAGE ROOMS
- RESTROOM
- GARAGE



Floor Plans For Illustrative Purposes Only. Actual Size and Dimensions May Vary

FLOOR 2 FLOOR PLAN



Slab-to-Slab
12 Feet

- WAITING AND RECEPTION AREA
- TWO WAITING AREA CLOSETS
- ELEVEN EXAM ROOMS
- SIX OFFICES/CONSULTS
- THREE STORAGE ROOMS
- THREE CONFERENCE ROOMS
- ADMINISTRATION OFFICE
- THREE RESTROOMS



AS-BUILT

Floor Plans For Illustrative Purposes Only. Actual Size and Dimensions May Vary

FLOOR 3 FLOOR PLAN

AS-BUILT

Slab-to-Slab
12 Feet

- WAITING AND RECEPTION AREA
- TWO WAITING AREA CLOSETS
- SIX EXAM ROOMS
- THREE OFFICES/CONSULTS
- TWO STORAGE ROOMS
- PROFESSIONAL KITCHEN
- STAFF LOUNGE
- ADMINISTRATION OFFICE
- THREE RESTROOMS
- OUTDOOR TERRACE



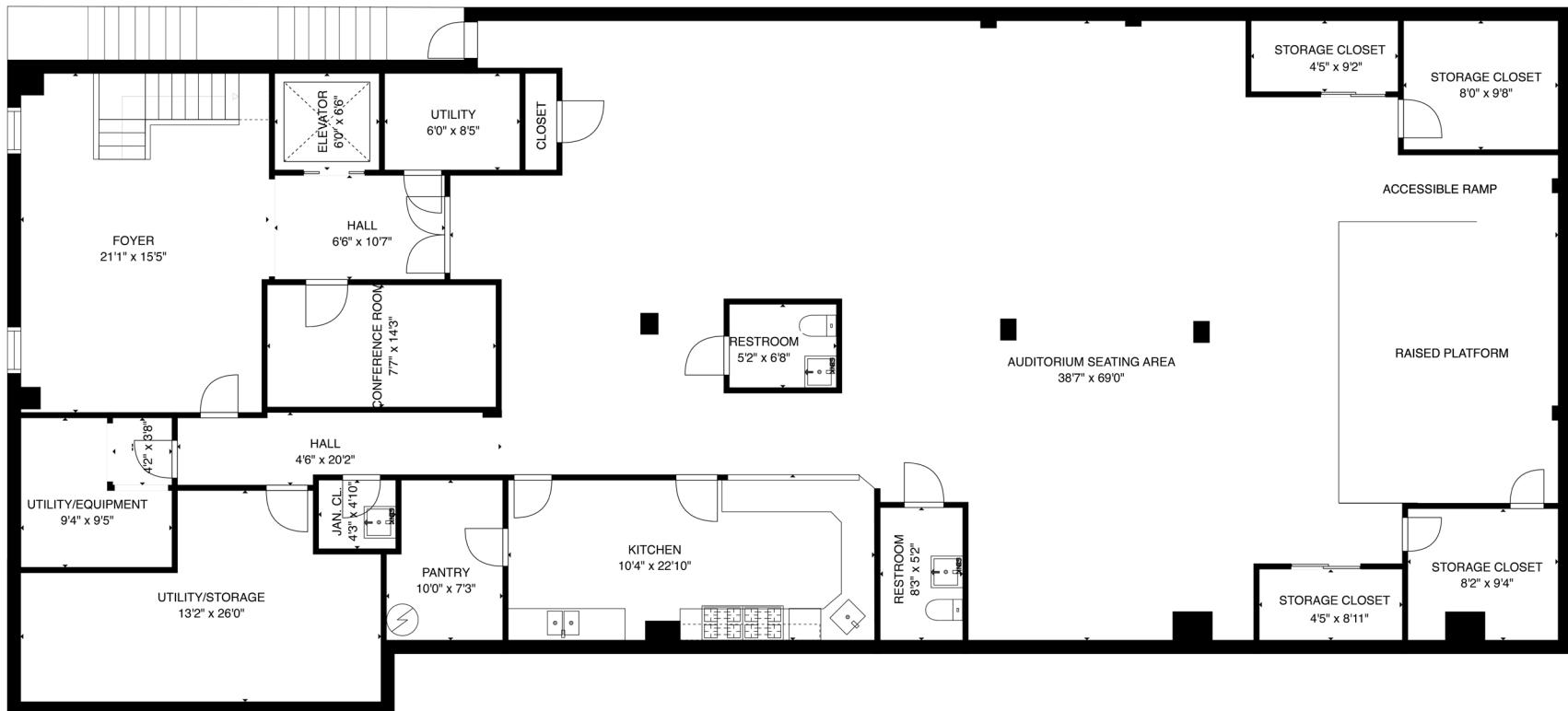
Floor Plans For Illustrative Purposes Only. Actual Size and Dimensions May Vary

LOWER LEVEL FLOOR PLAN

AS-BUILT

Slab-to-Slab
9.5 Feet

- OVERSIZED FOYER/WAITING AREA
- CONFERENCE ROOM
- PROFESSIONAL KITCHEN
- AUDITORIUM SEATING AREA (OPEN AREA)
- RAISED STAGE PLATFORM WITH ACCESSIBILITY RAMP
- THREE UTILITY ROOMS
- FOUR STORAGE ROOMS
- CLOSET
- TWO RESTROOMS



Floor Plans For Illustrative Purposes Only. Actual Size and Dimensions May Vary



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