

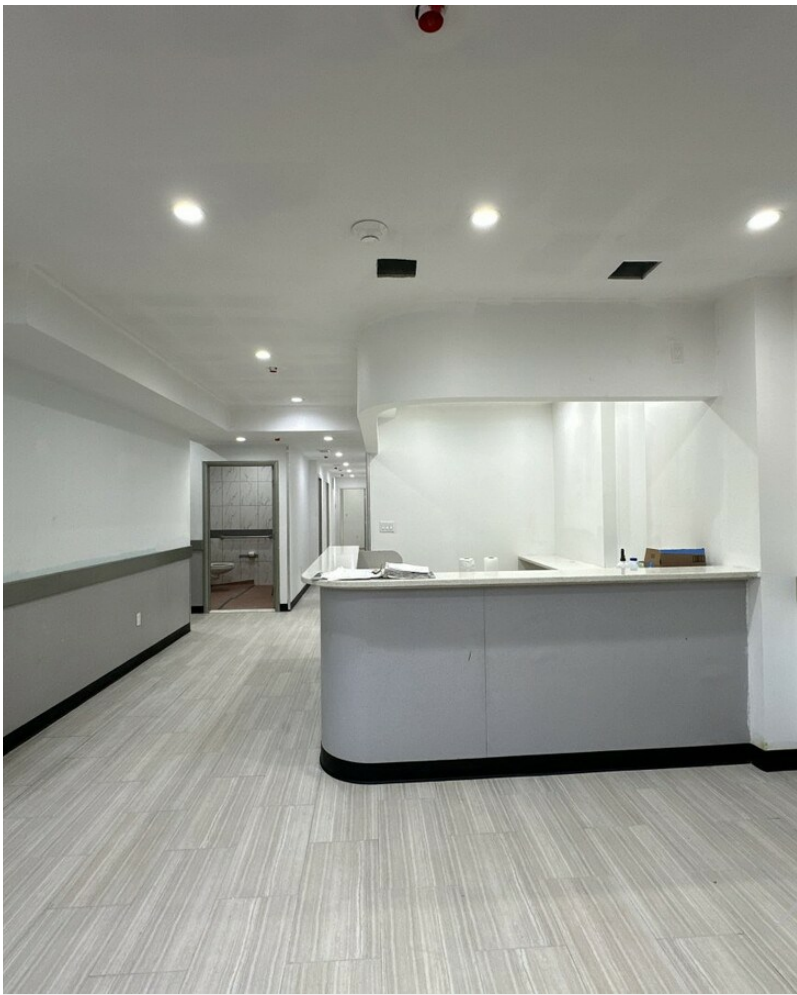
332A 9th St

332A 9th St, Brooklyn, NY 11215



Justin Dower

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332A 9th St

\$71.00 /SF/YR

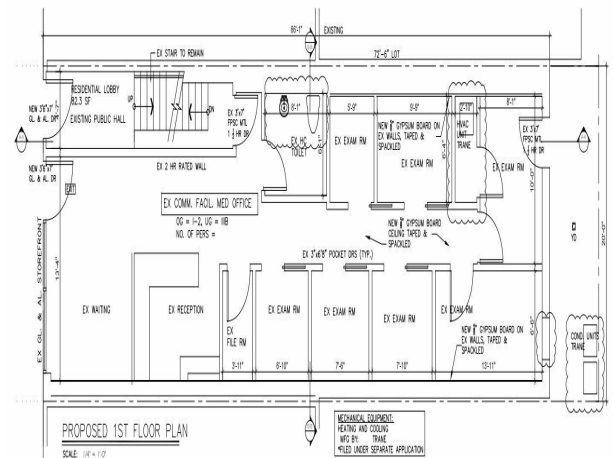
All uses considered. Retail zoning overlay. Original CO is for dentist's office. Built with medical use in mind, this duplex available for tenancy. First floor at street grade with built-out reception area, seven exam rooms, ADA compliant bathroom and a small outdoor area in the rear. Basement level includes storage, a second bathroom and large, open space. Both levels have forced air heating & cooling. All utilities separately metered. Fire suppression sprinklers system covers the entire space.

Excellent location with heavy foot traffic and close to major transportation. Just one Avenue away at the 4th Ave and 9th St MTA Station, the F,G & R trains are used by over 2.8M riders annually. The B61 & B63 buses stop just a few yards away, at the corner of 5th Ave and 9th St carrying another 20k passengers yearly....

- Heavy Foot Traffic
- Full HVAC on both levels
- Close to F,G,R trains
- Seven built out rooms



Rental Rate:	\$71.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	2,920 SF
Year Built:	1920
Walk Score ®:	99 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	\$5.92 /SF/MO



1st Floor

Space Available	1,962 SF
Rental Rate	\$71.00 /SF/YR
Date Available	September 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	New
Space Use	Medical
Lease Term	Negotiable

Medical space duplex available for tenancy. First floor with built out reception area, seven rooms, ADA bathroom, small outdoor area in back. Basement level with storage, ADA bathroom, large open space. Full HVAC in both levels. All utilities separately metered. Fire suppression system throughout the space.

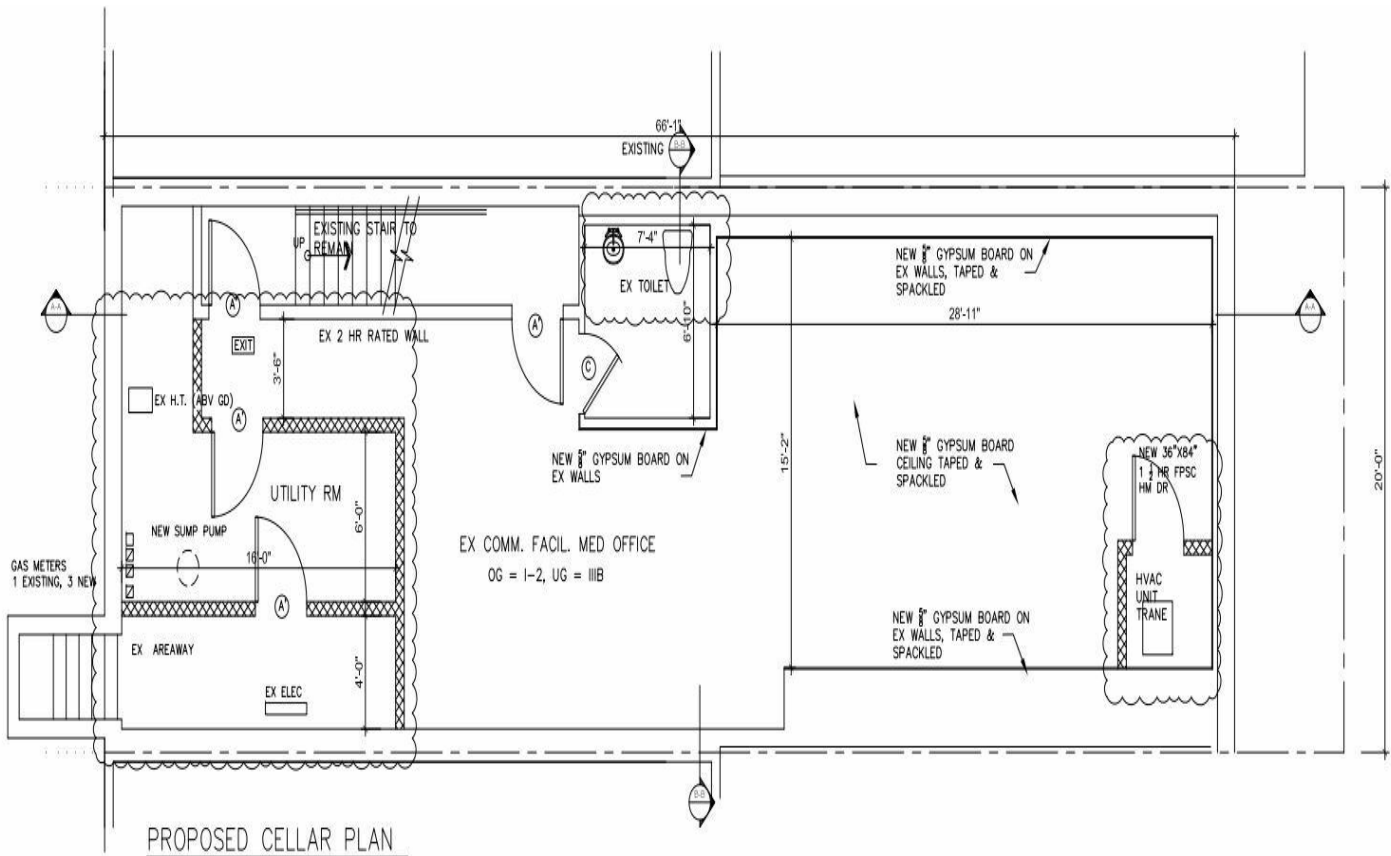


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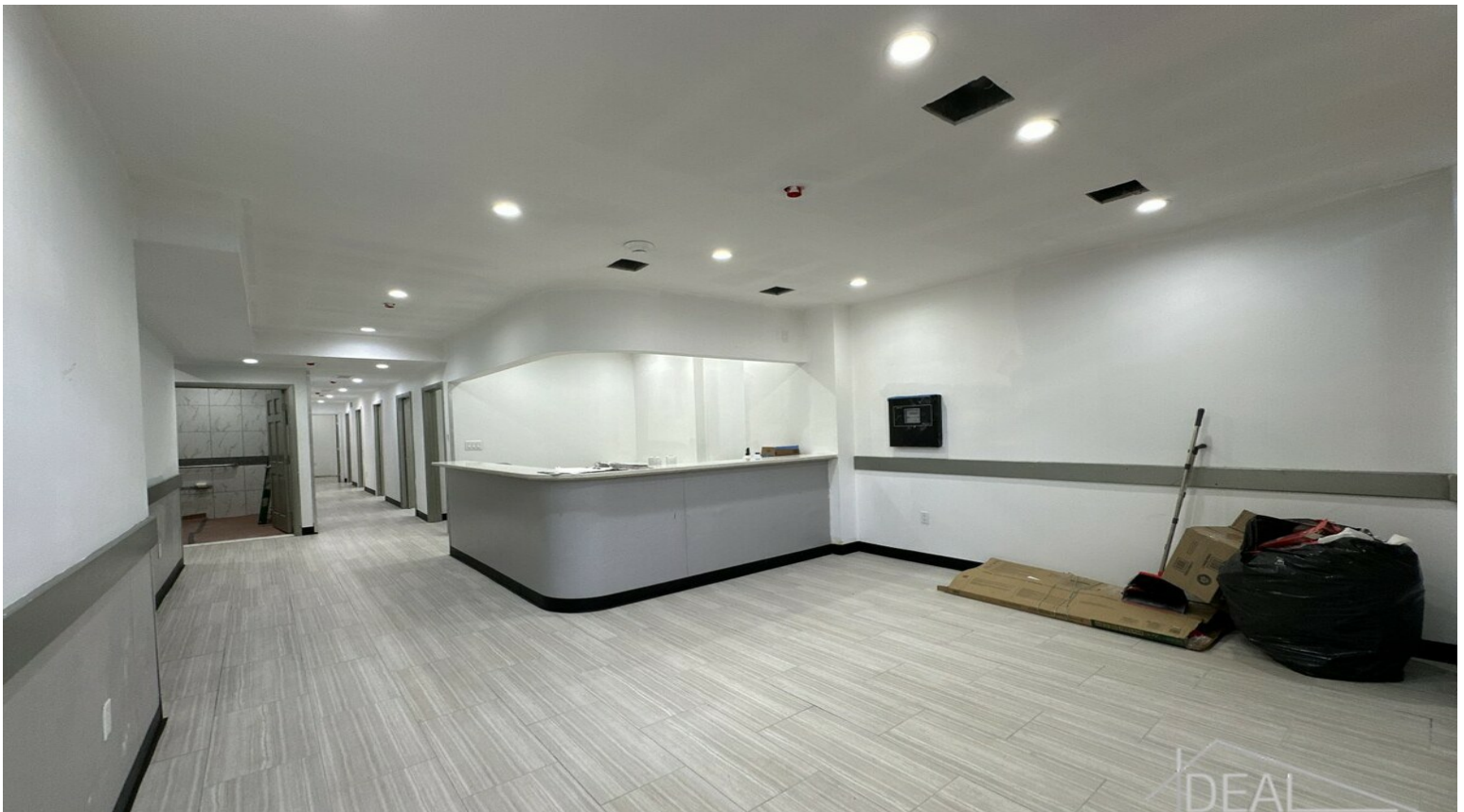
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Property Photos



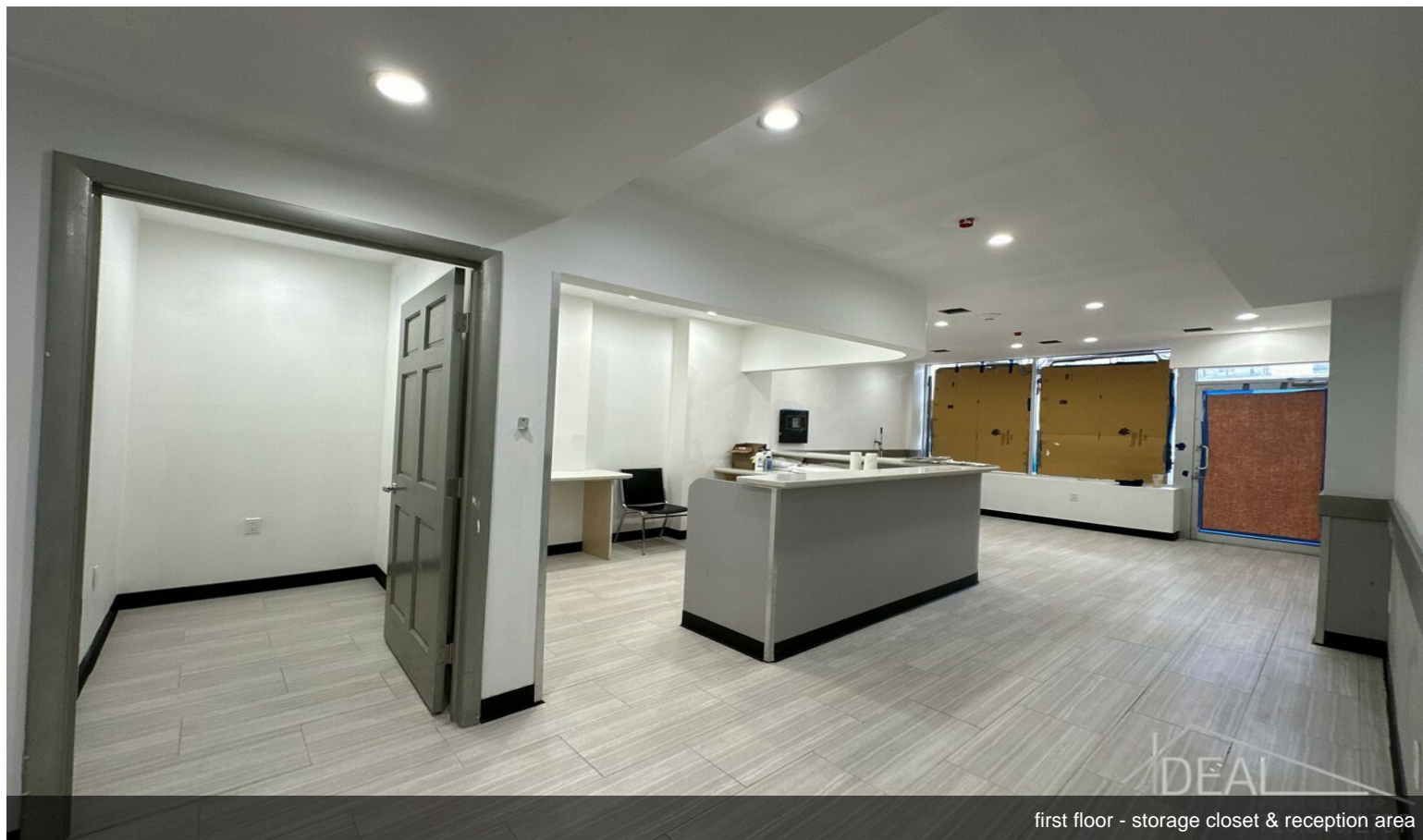
SCALE: 1/4" = 1'-0"

Cellar Plan 332a 9th St

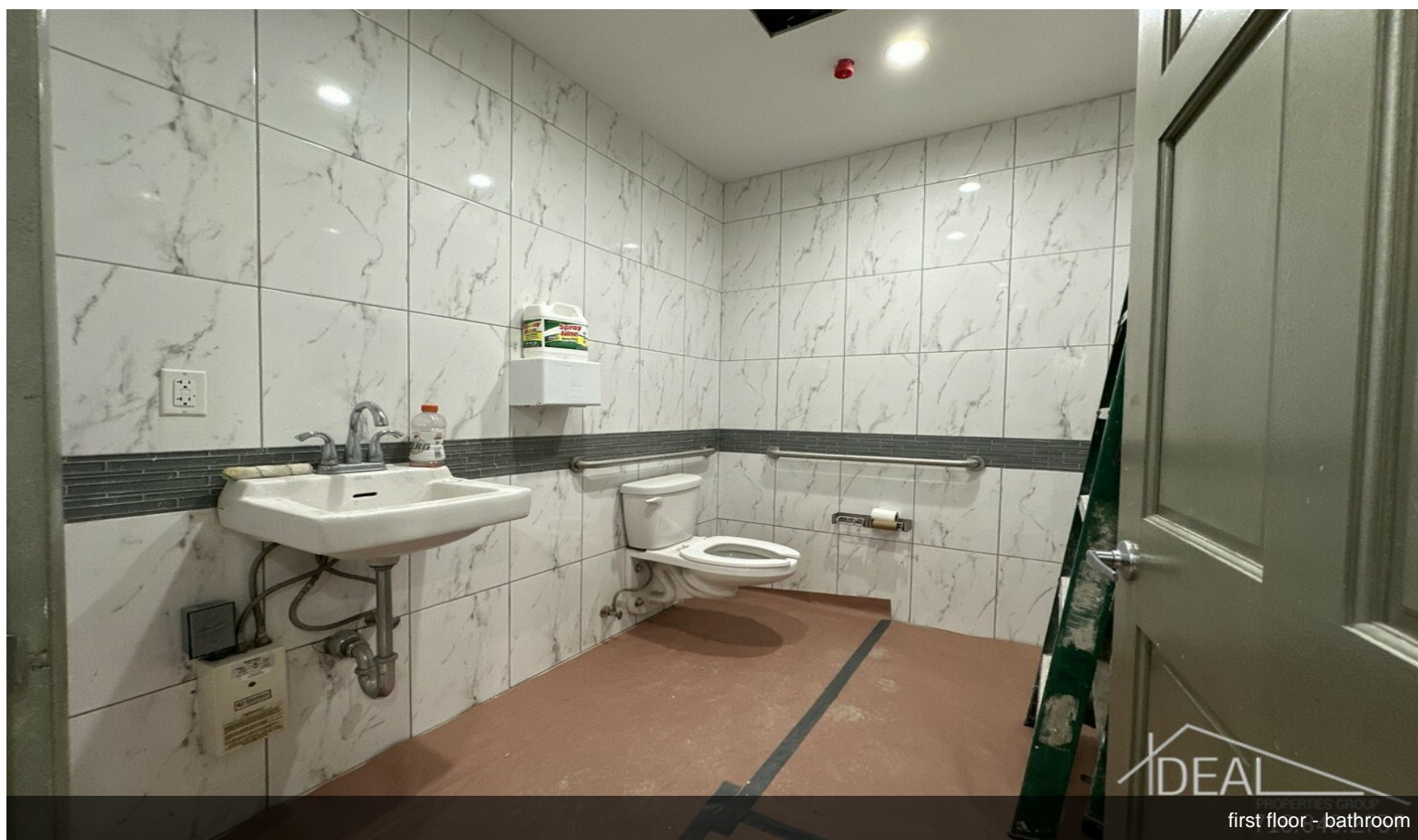
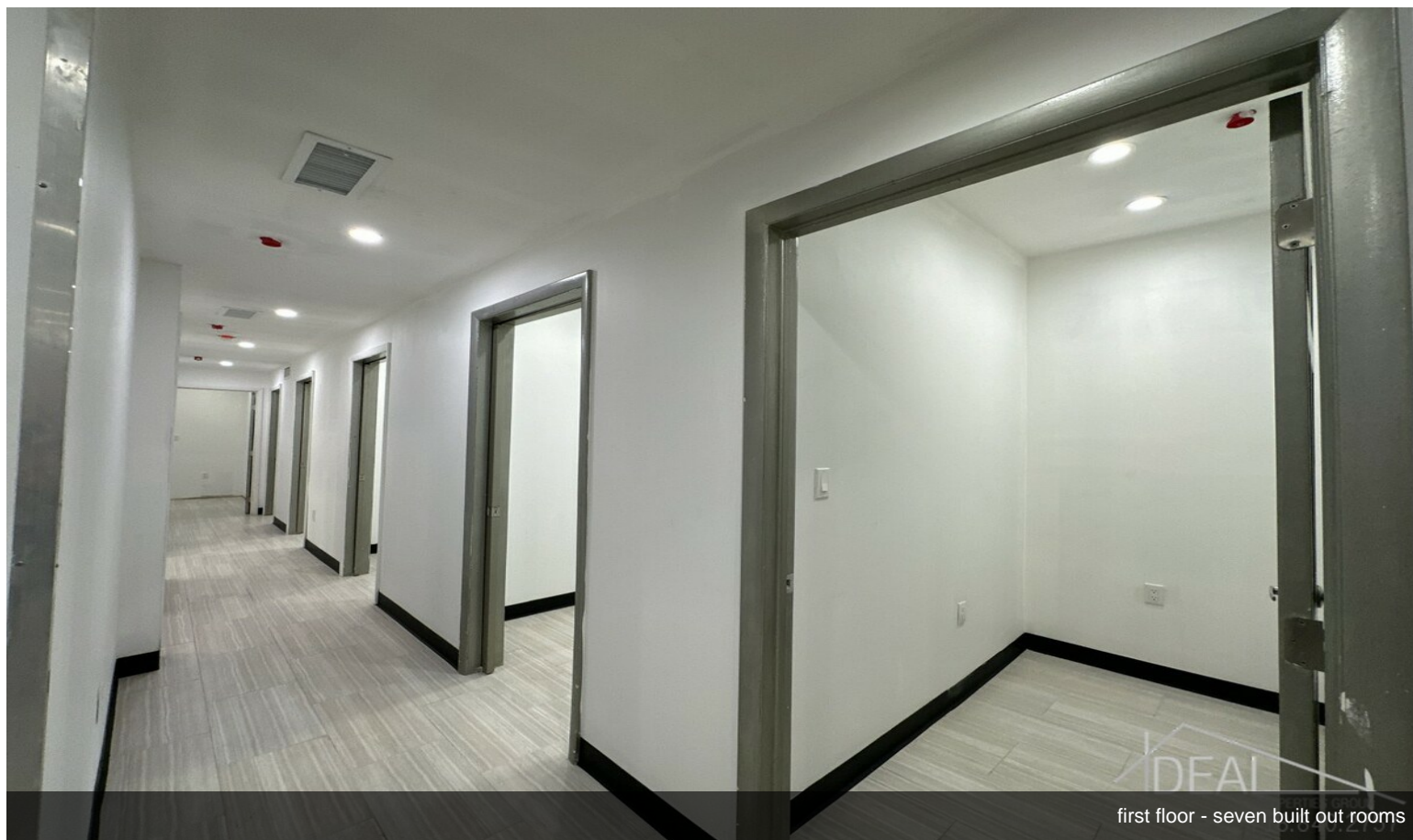


first floor - waiting room & reception area

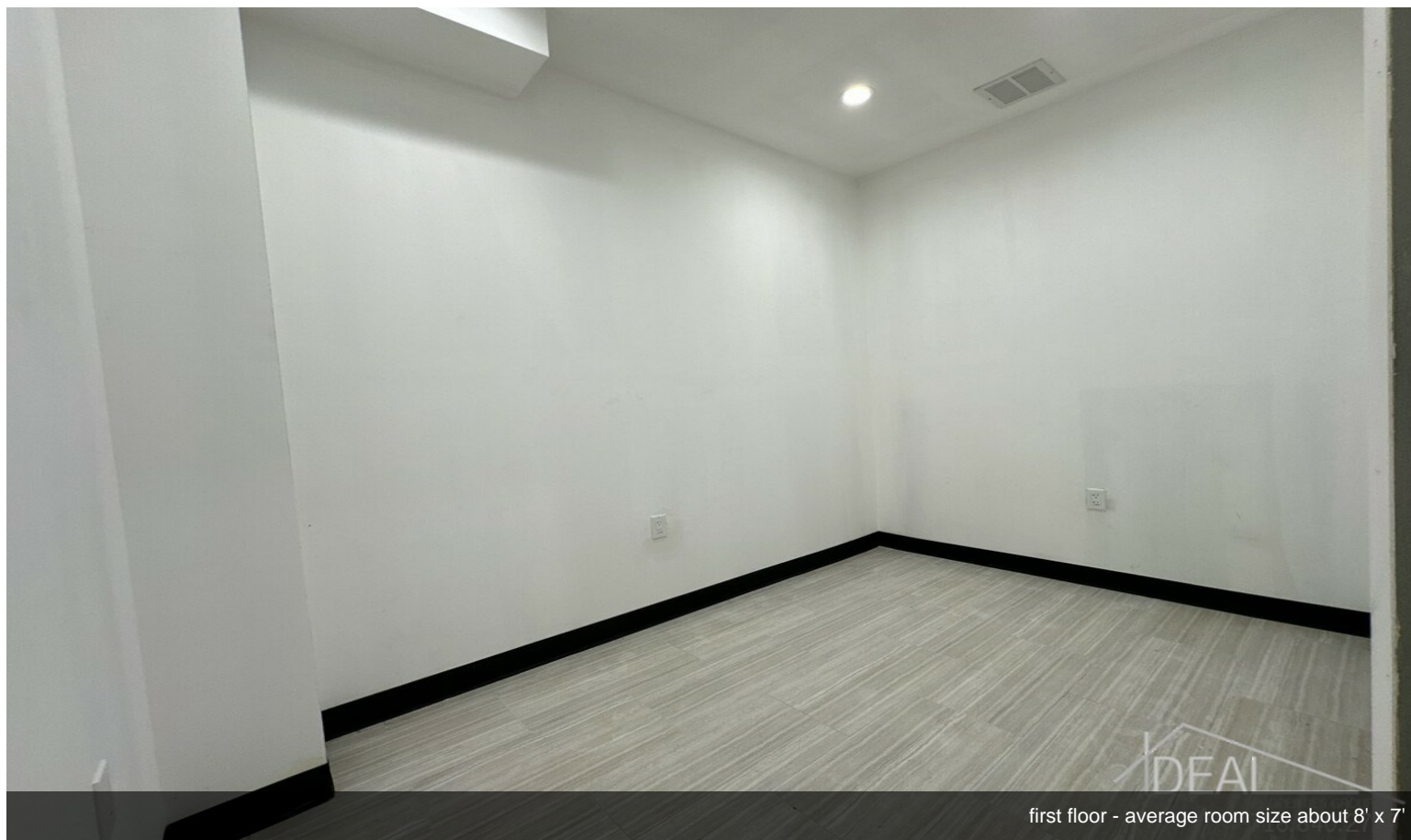
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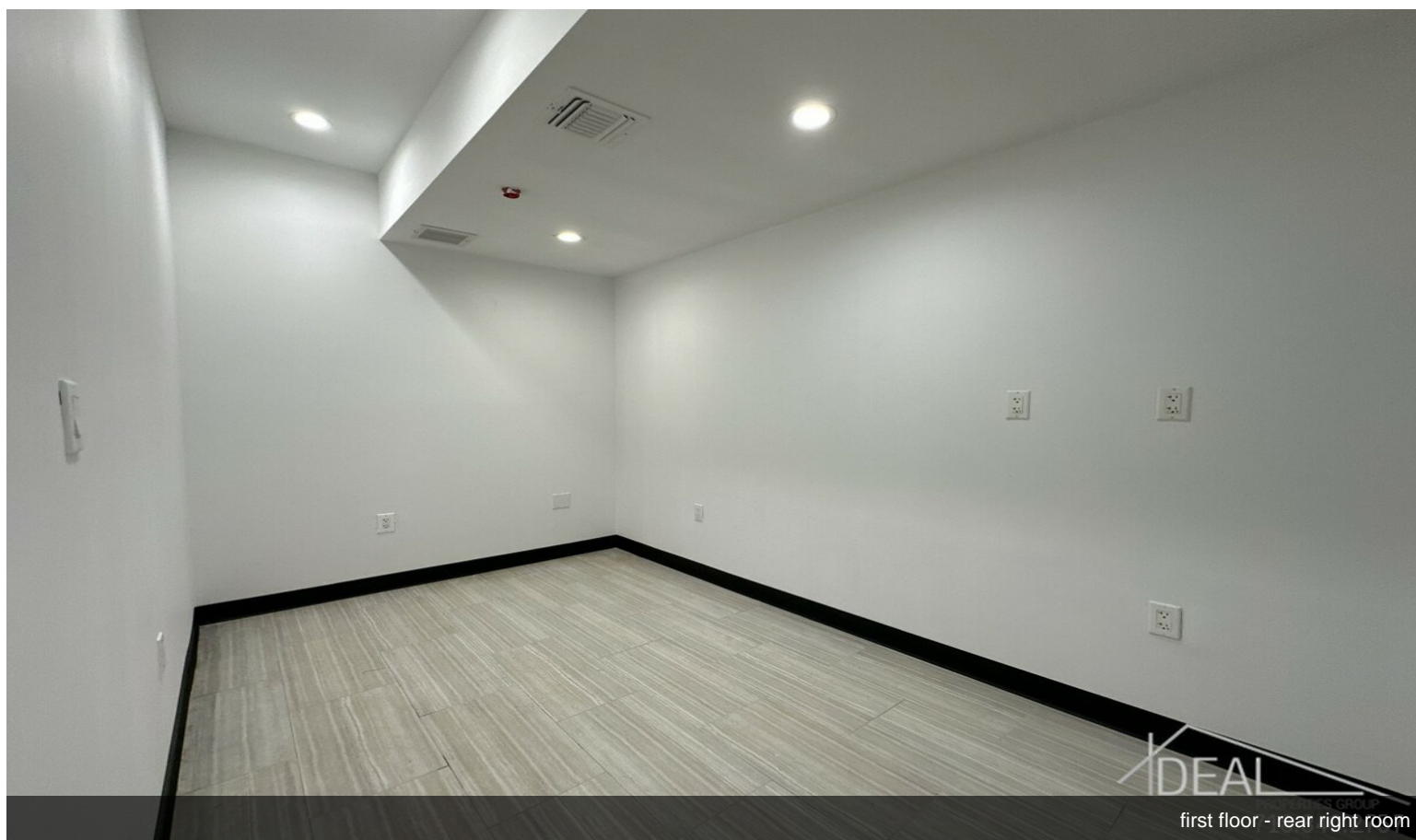
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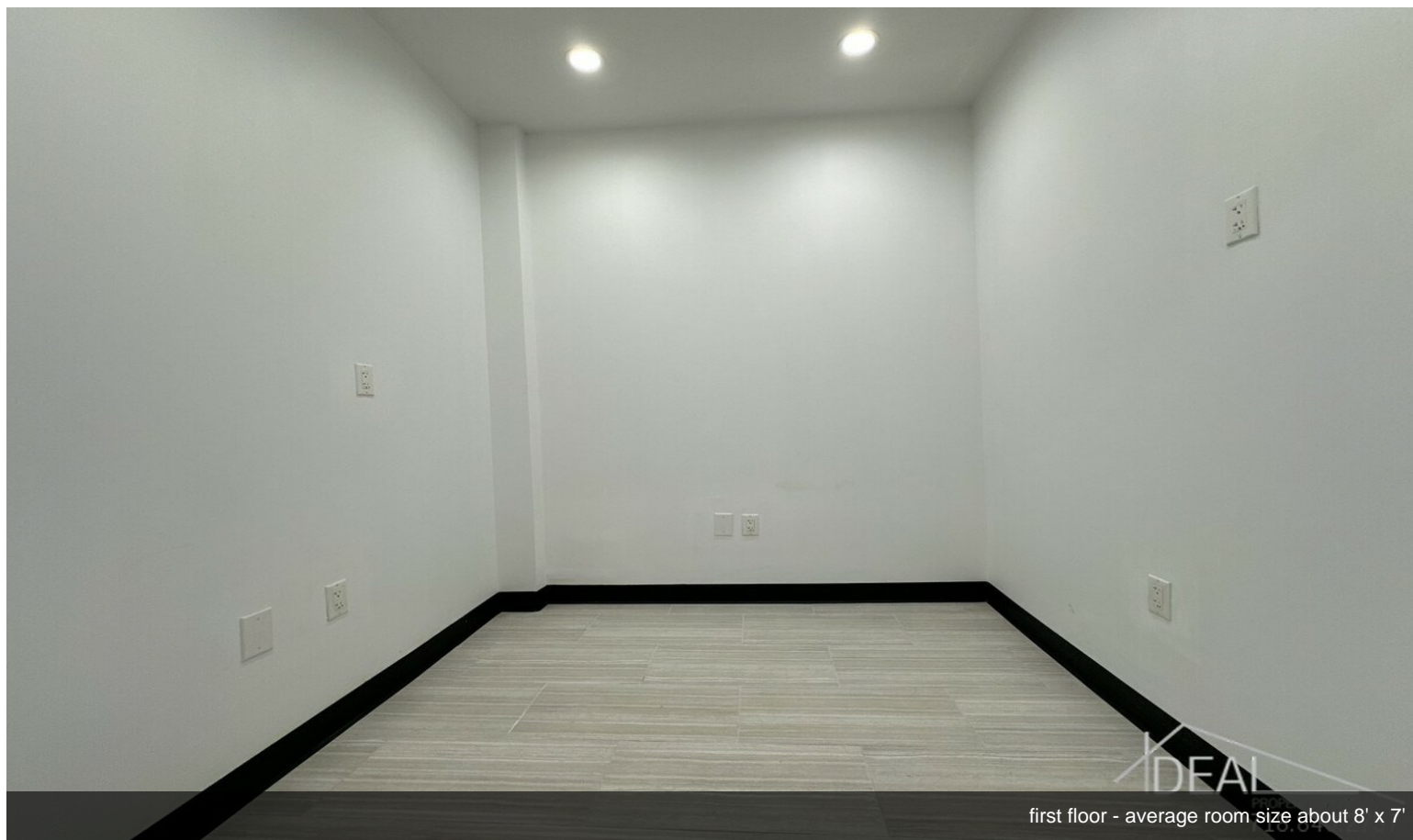


first floor - average room size about 8' x 7'

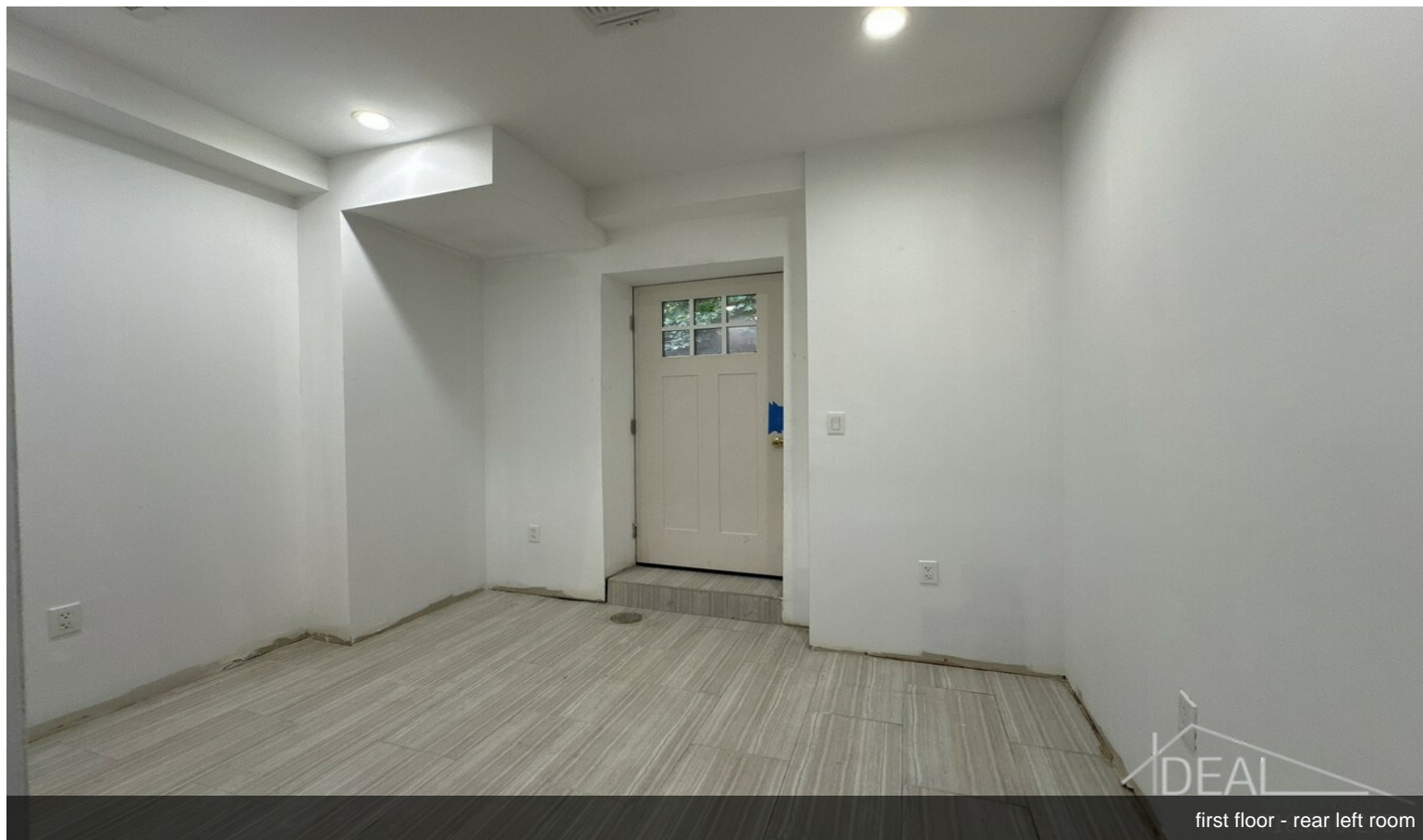


first floor - rear right room

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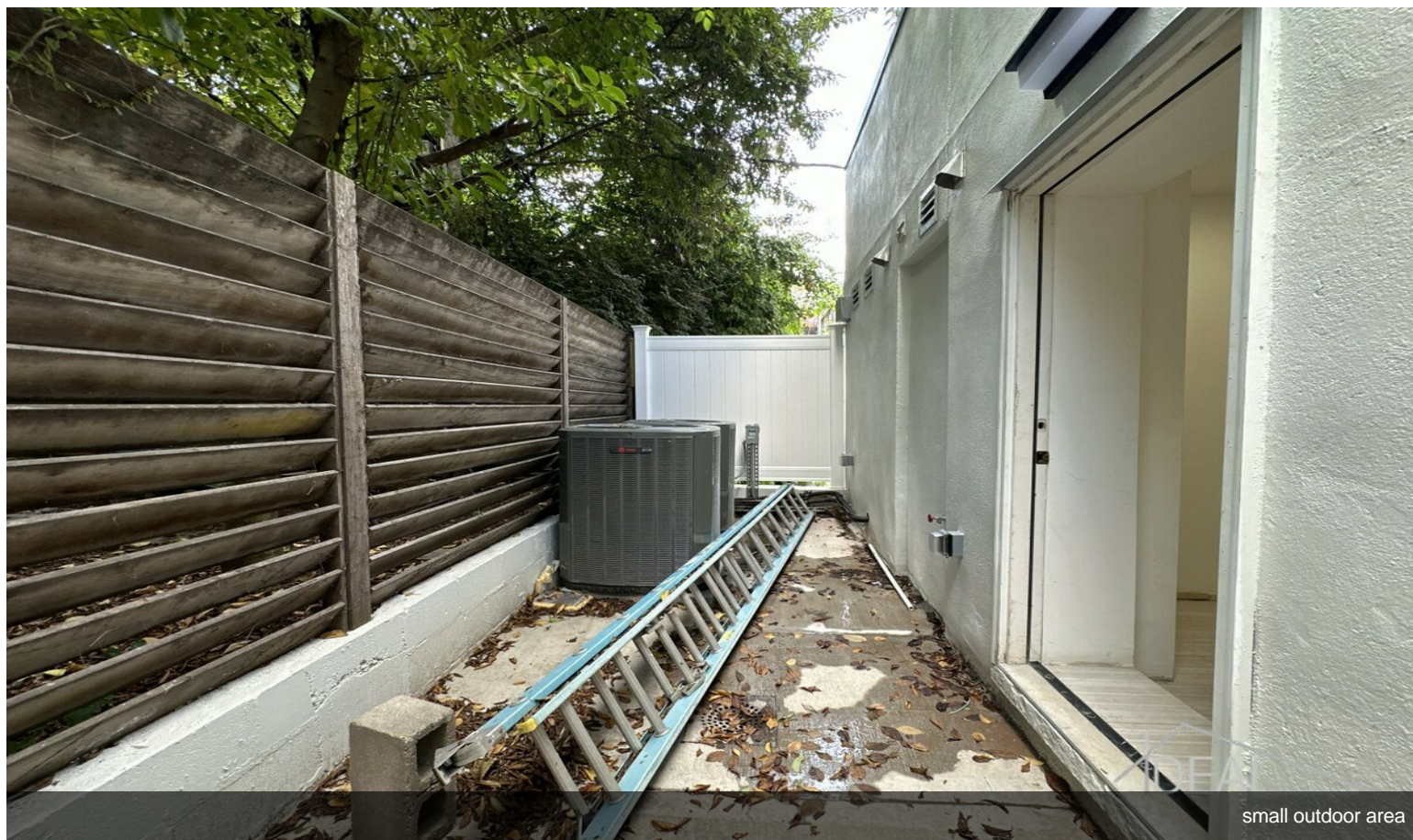


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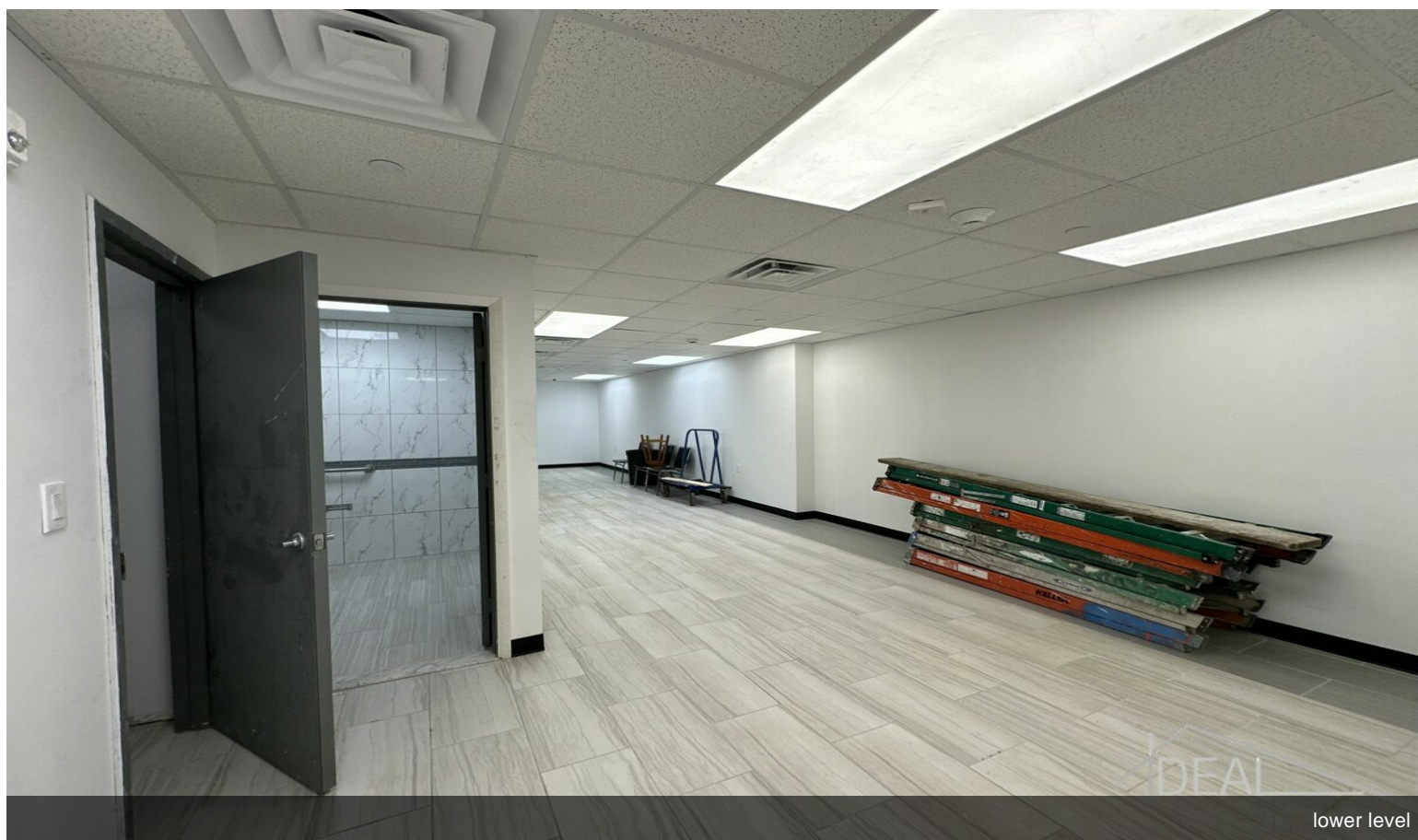


first floor - rear left room

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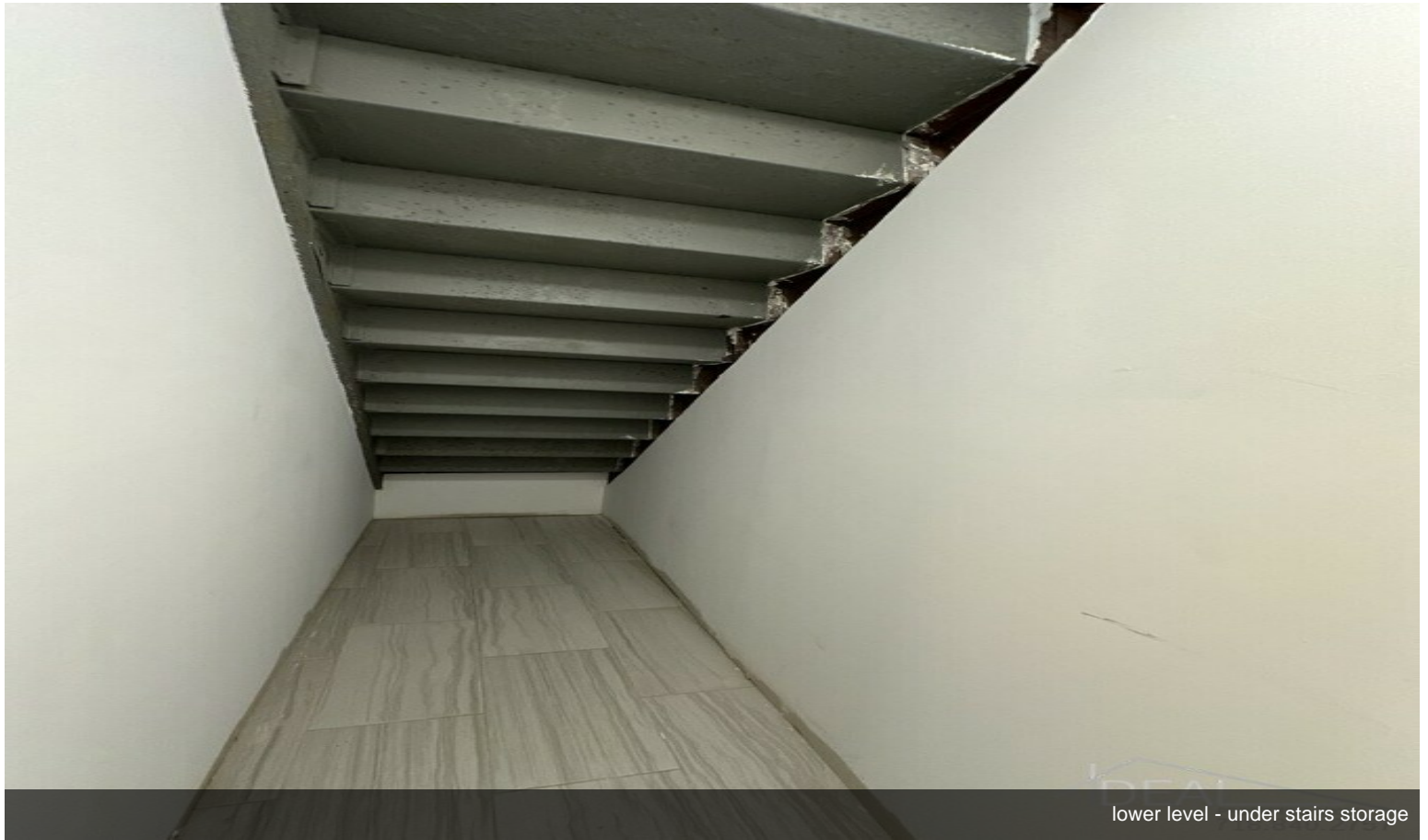


small outdoor area

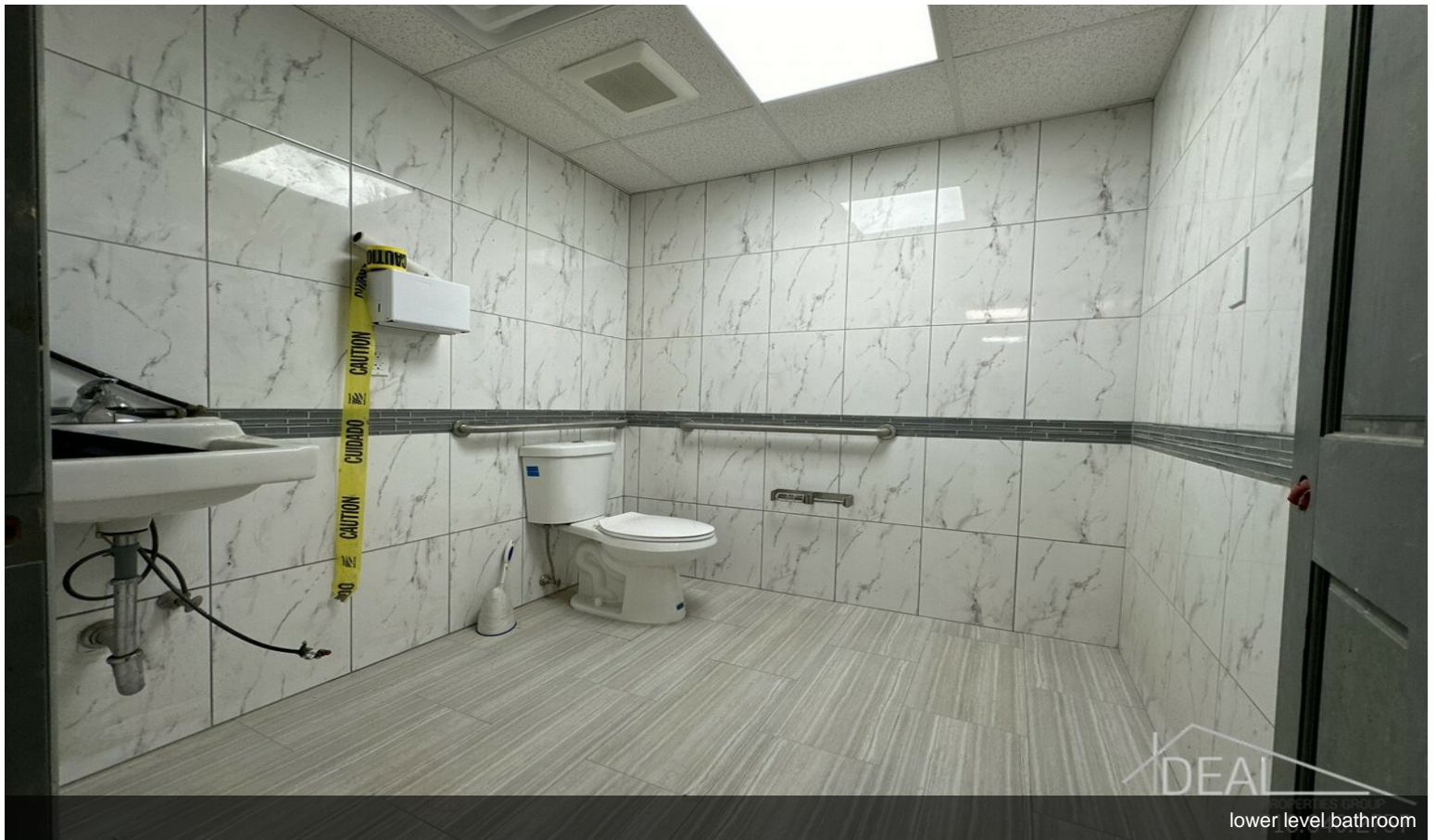


lower level

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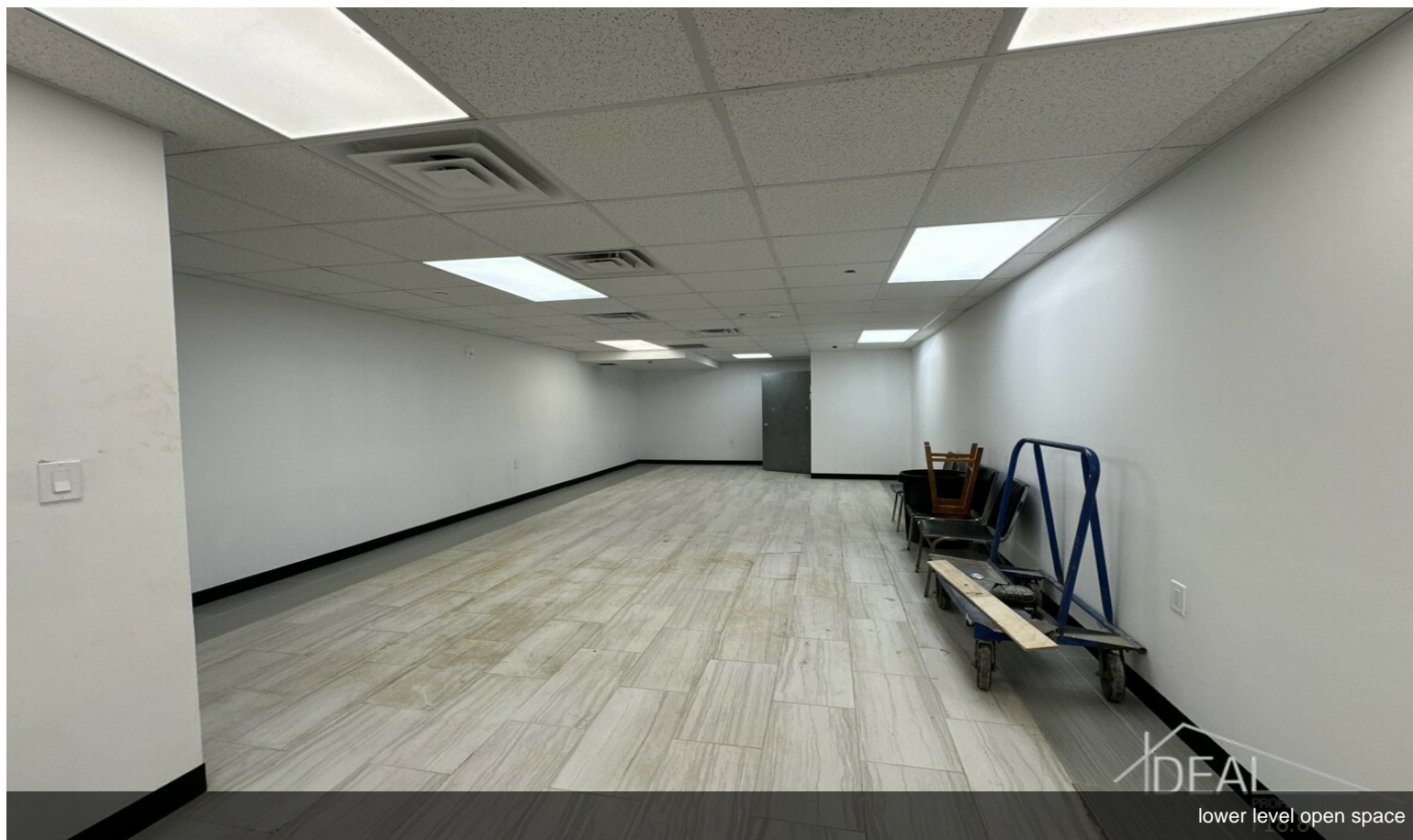


lower level - under stairs storage

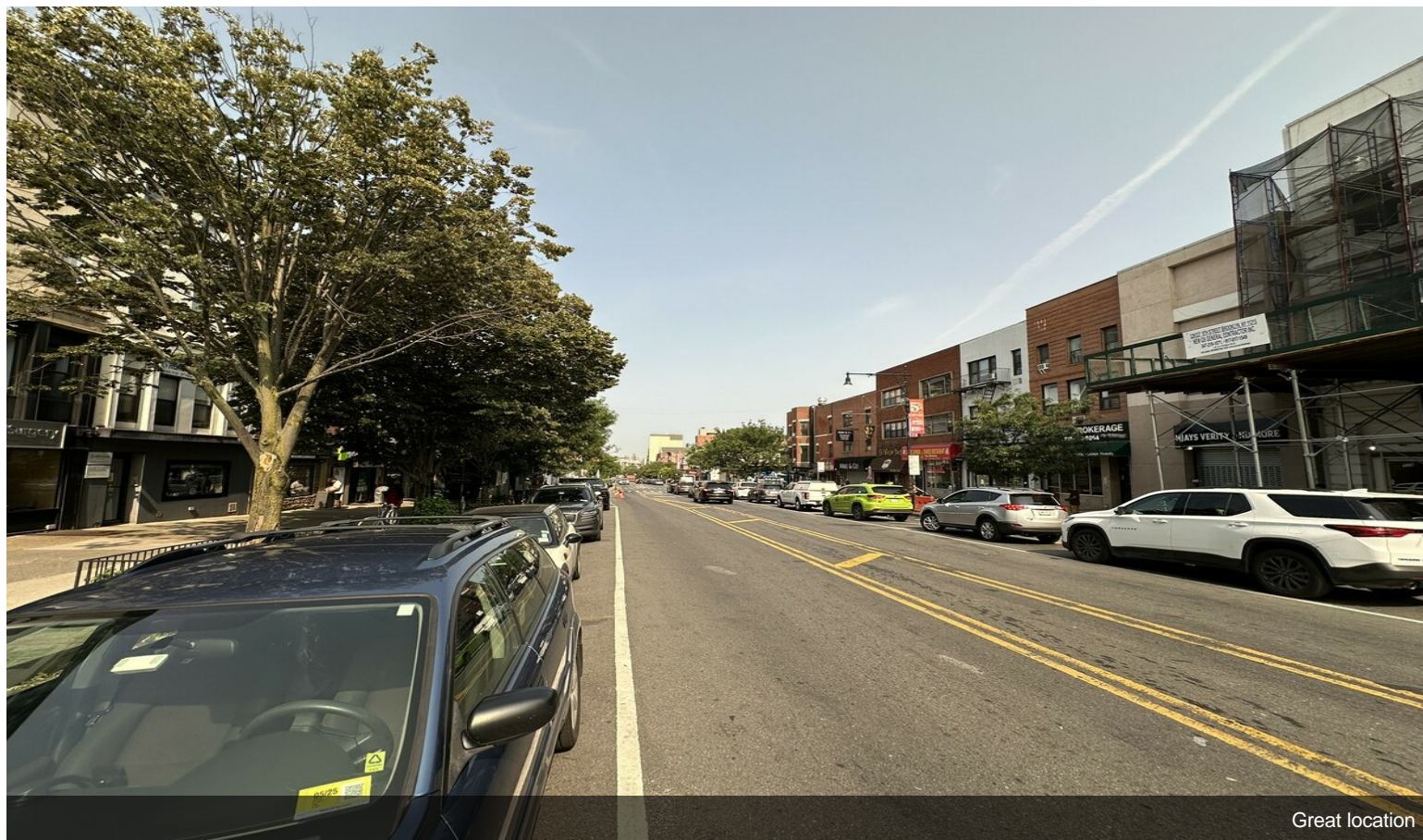


lower level bathroom

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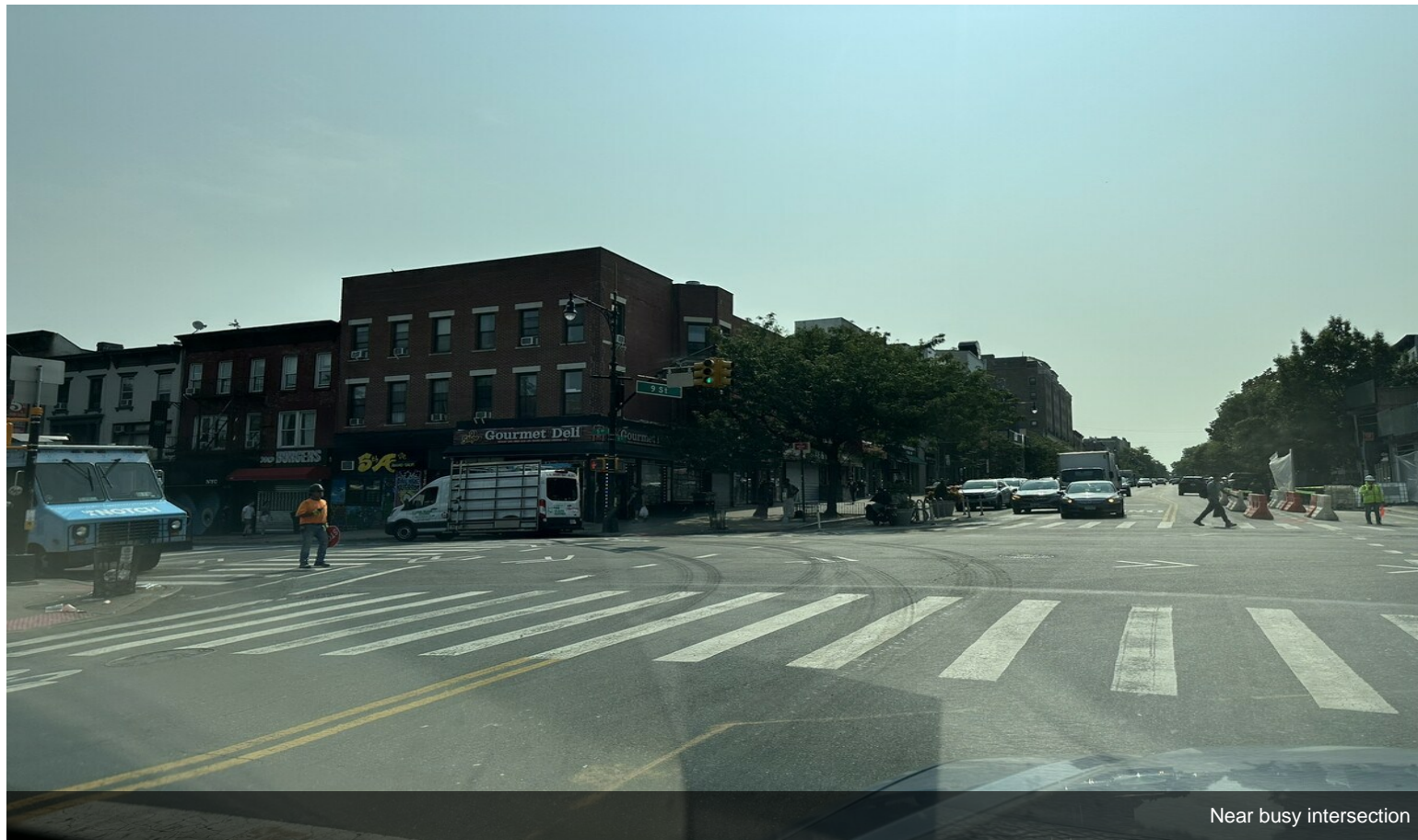


lower level open space

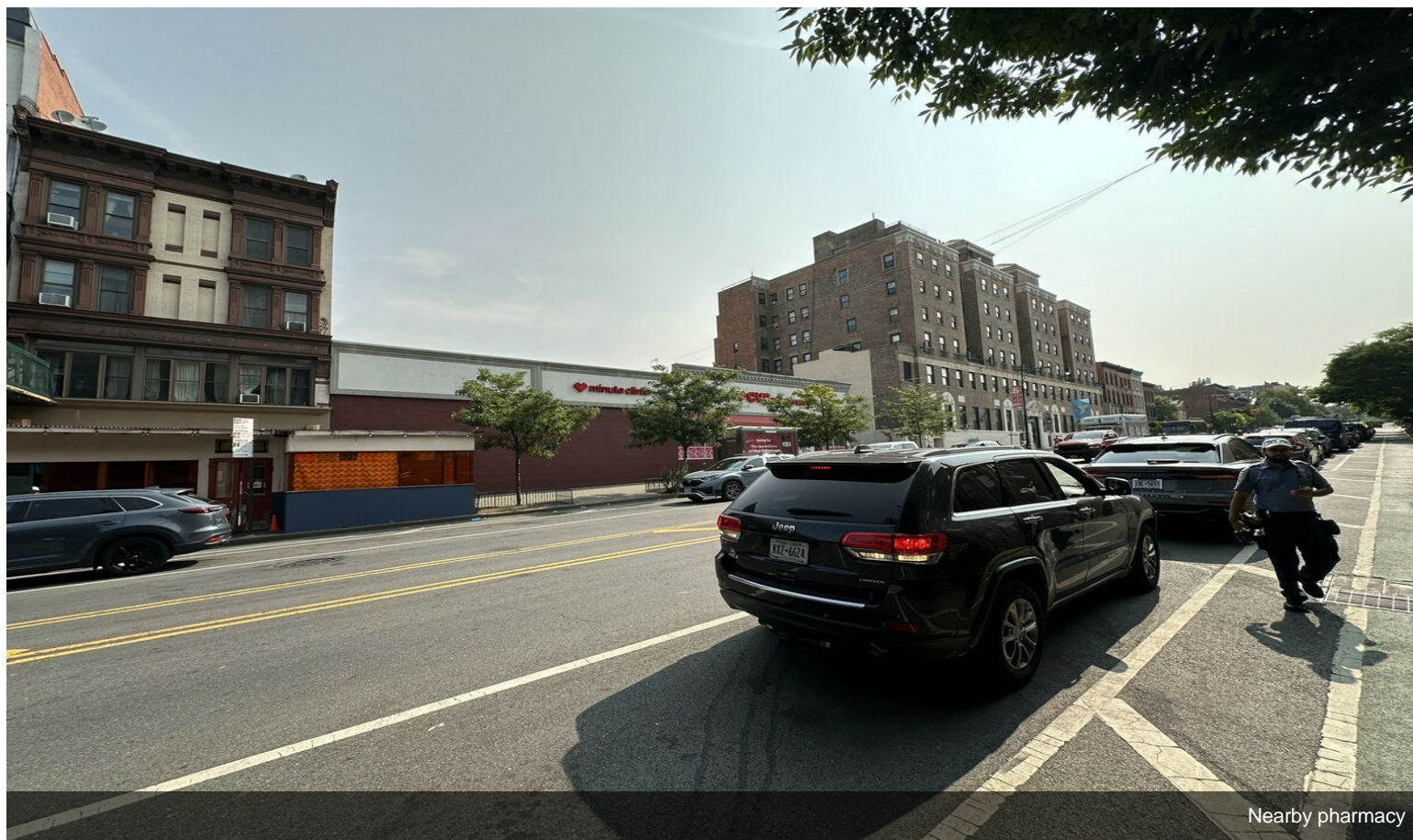


Great location

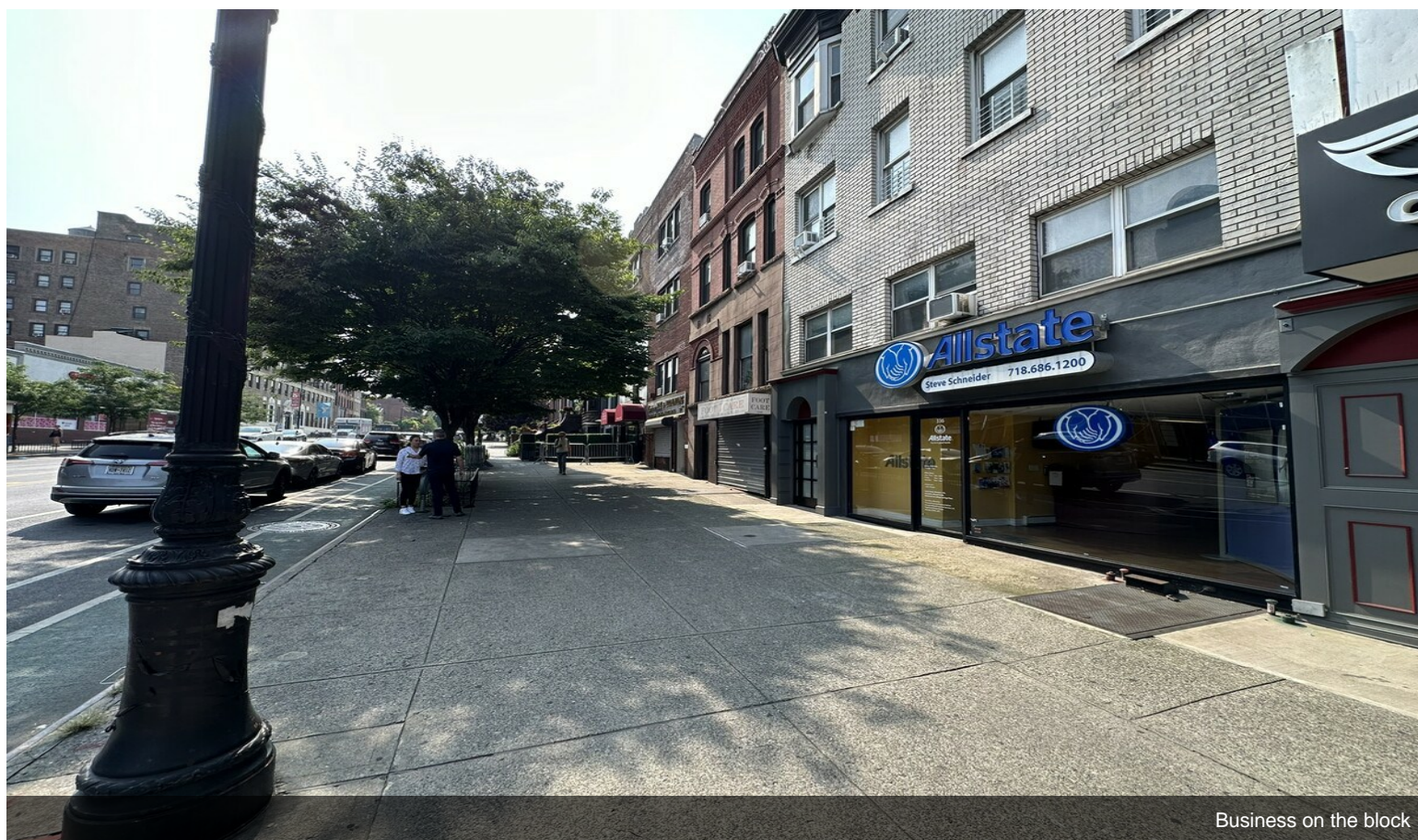
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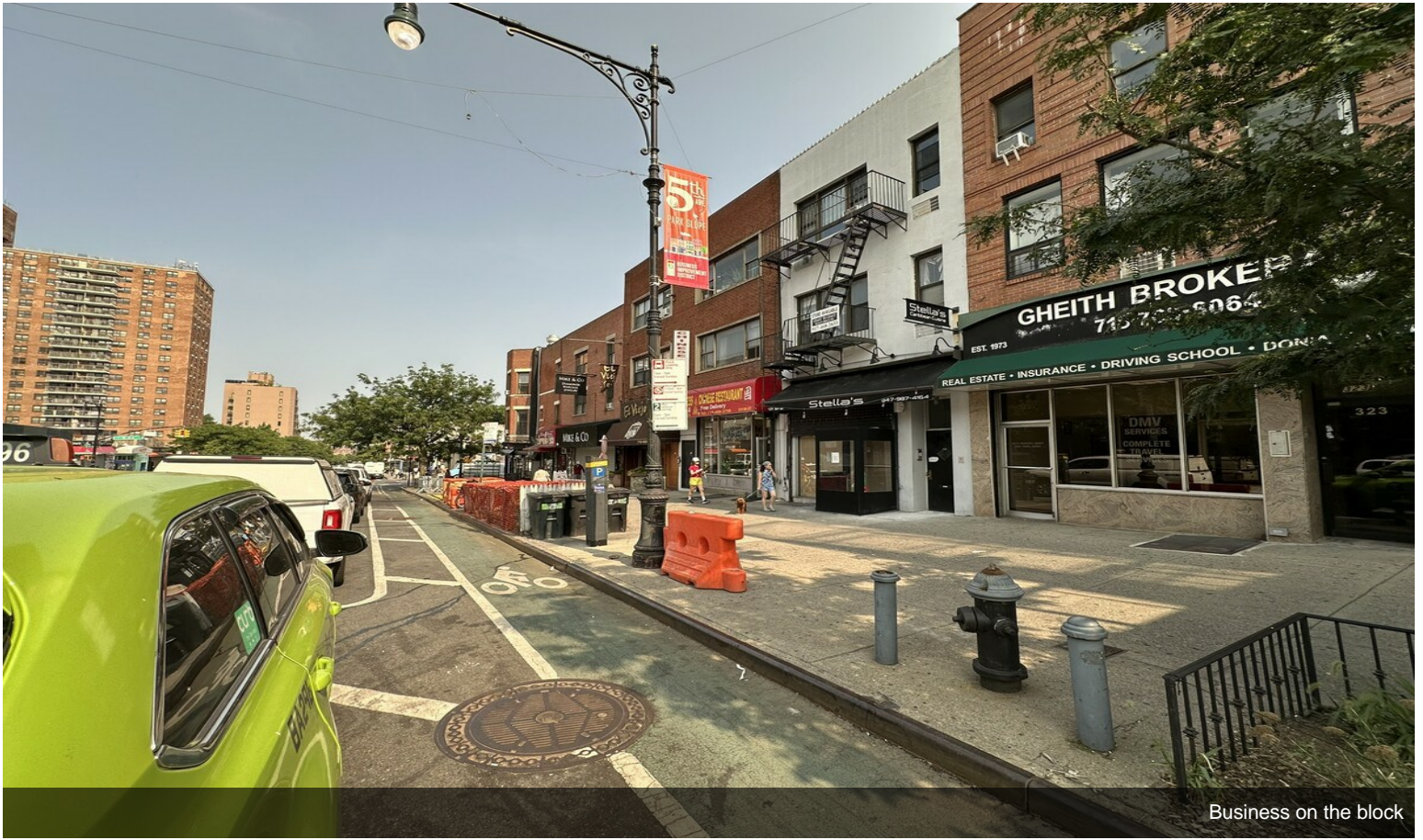


Nearby pharmacy



Business on the block

Property Photos



Business on the block

