

# Office Space for Lease



ADDRESS 938 Kings Highway 11223

SQUARE FEET 4,500 Sq Ft per 2nd & 3rd Floors  
600 Sq Ft 1st floor Lobby area

FRONTAGE 40 '

INCREASES 3% per annum

ASKING RENT \$360,000 Per Annum NNN

TERMS Negotiable

POSSESSION ASAP

TAXES 50% of Base Taxes approx \$26, 987

## COMMENTS

- Heavy Walking Traffic
- Strong Demographics
- Exclusive Lobby & Elevator
- South Brooklyn 's Major Retail Artery
- Class A office buildout
- New Construction building
- At the Junction of Kings Highway & Coney Island Avenue



## Transportation



All information supplied in this marketing presentation

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