



1930 BEDFORD AVENUE

PROSPECT LEFFERTS GARDENS, BROOKLYN

FULLY BUILT DAYCARE / PRESCHOOL / EARLY CHILDHOOD INTERVENTION CENTER / EDUCATIONAL FACILITY
FOR SUBLEASE - 9,066 SF TOTAL



ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for sublease:

Fully Built 9,066 SF Space

Ideal Space for Daycare / Preschool / Early Childhood Intervention / Educational Facility

Long-Term Sublease Through March 2033

Dedicated Ground Level Entrance - Elevator & Stair Access Throughout - On-Site Parking - Dedicated Bus Stop Out front

(6) Classrooms • (6) Offices • (3) Staff Restrooms • (4) Child Restrooms • Reception • Lounge Room • Storage Room

Ground:	1,087 sf
2nd Floor:	6,320 sf
Lower Level:	1,659 sf

Transportation Access

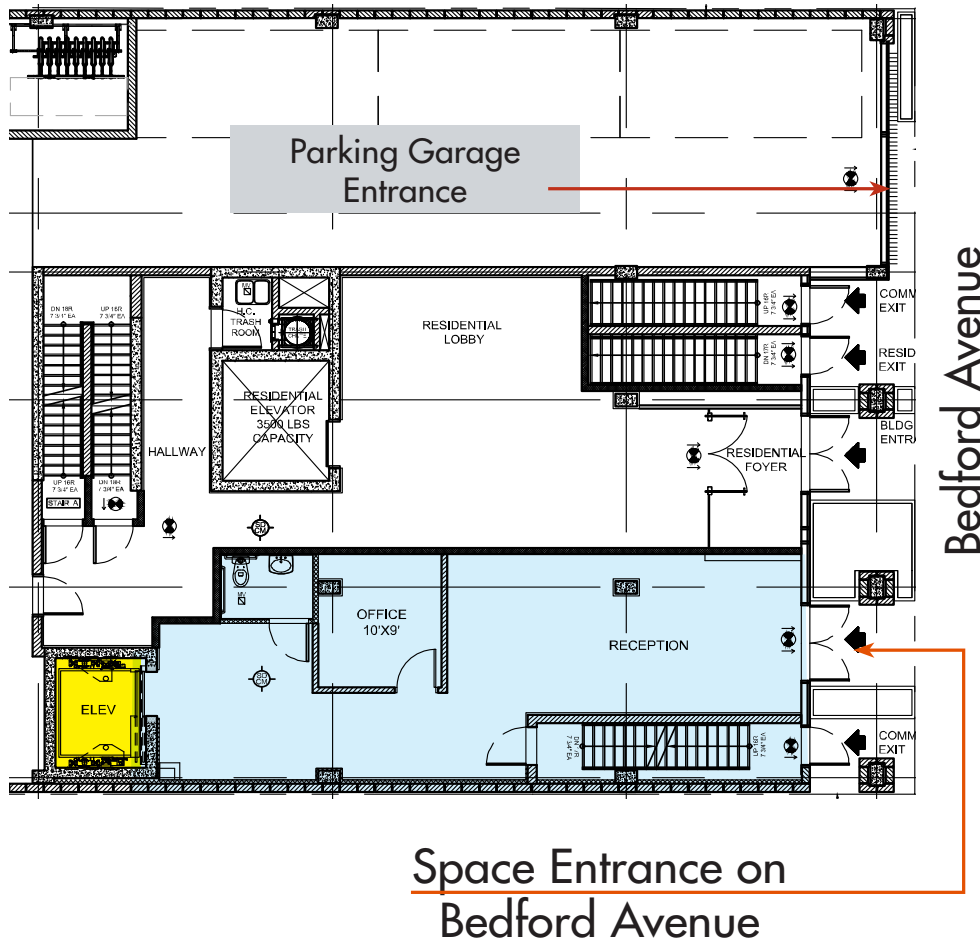
Centrally located between Sterling Street and Winthrop Street 2 5 stations, Prospect Park B Q S and Parkside Avenue Q stations



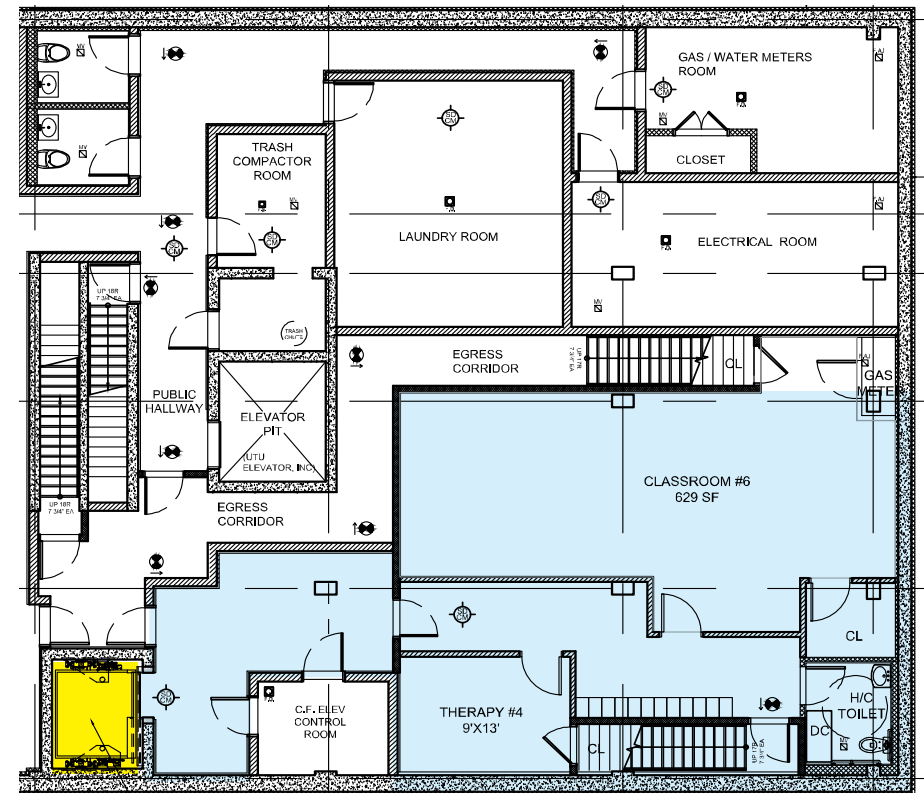


FLOOR PLAN - 1,087 SF GROUND + 1,659 SF LOWER LEVEL

Ground Level



Lower Level



The floor plan of the second floor includes the following rooms and features:

- CLASSROOM #1**: 640 SF
- LOUNGE**: 13'X20
- STORAGE**: 8'X9'
- OFFICE**: 11'X9'
- CLASSROOM #2**: 574 SF
- CLASSROOM #3**: 637 SF
- CLASSROOM #4**: 699 SF
- CLASSROOM #5**: 654 SF
- EGRESS STAIR #1**
- EGRESS STAIR #2**
- TRASH ROOM**
- ELEVATOR**: 3500 LBS CAPACITY (UTJ ELEVATOR, INC.)
- STAIR A**
- STAIR B**
- H/C TOILET**
- CHILD H/C TOILET**
- CHILD T**
- CHILD T**
- DC**
- CHILD**
- THERAPY #1**: 10'X9'
- THERAPY #2**: 10'X9'
- THERAPY #3**: 15'X8' CPSE EVALS
- THERAPY #4**: 12'X8' CPSE EVALS

Floor Plan not to scale, for display purposes only



For further information and/or inspection contact:

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