

# MEDICAL OFFICE FOR LEASE

Turnkey Medical Space With 100 Feet Of Frontage For Lease



# Property Overview

Status

For Lease

Property Type

Medical Office

Spaces

3 Spaces

Spaces Available

800 SF' to 3500 SF'

PRICE

\$37/SF

111 Bay 50th St, Brooklyn, NY 11214

Fully Built-Out Medical Suite in Prime Brooklyn Location



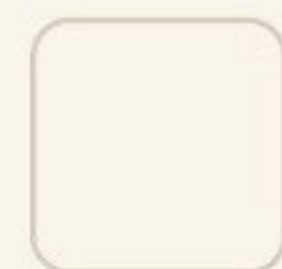


# Prime Location & Accessibility

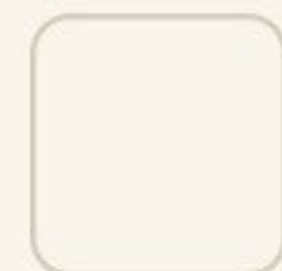
Located in the Gravesend neighborhood of Brooklyn, between W 16th St & W 17th St, near the Bay 50th St subway station. Easily accessible via the D train and several bus lines (X28, X38, B82, B64).

Nearby businesses and amenities include retail, dining, and service tenants such as Bread Plus, M&J Wholesale Flowers, Brooklyn Motors, Best Western Brooklyn-Coney Island Inn, and Calvert Vaux Playground.

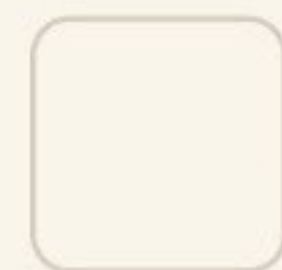
Strong neighborhood population and steady traffic flow create an ideal setting for medical services. The area's demographics support long-term demand and practice growth.



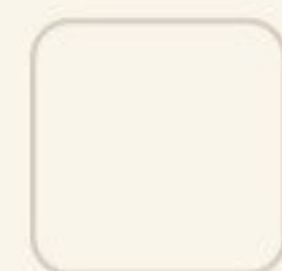
Built-Out Medical Space



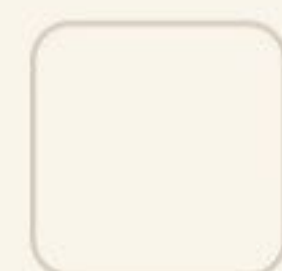
\$200K+ Upgrades



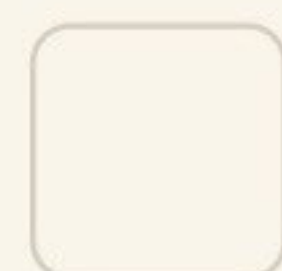
High Visibility Traffic



Excellent Transit Access



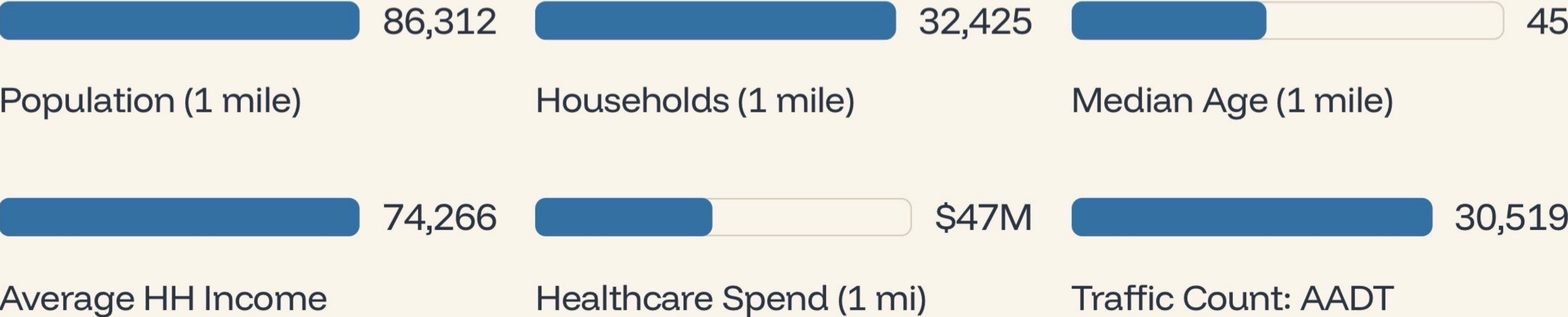
Near Schools & Shops



Strong Local Community



# Demographics & Market Data





# 105 Bay 50th St Property Details

Located in the heart of Bensonhurst, Brooklyn, 105 Bay 50th Street offers a rare opportunity to lease a fully built-out medical office in one of the borough's most vibrant, high-demand neighborhoods. This prime property sits at the crossroads of Bensonhurst, Gravesend, and Bath Beach — communities with a combined population of more than 250,000 residents within two miles.

The property benefits from exceptional accessibility, with the D train at Bay 50th Street just steps away, major arteries like Bay Parkway and the Belt Parkway nearby, and a constant flow of both pedestrian and vehicular traffic. Surrounded by schools, retail corridors, restaurants, and community services.

- Fully built-out medical office •
- Flexible floorplan expandable •
- Prime Bensonhurst location with strong demographics •
- Steps from D train, near Belt Parkway •
- Ideal for medical, dental, urgent care, or wellness •

Rental Rate:	\$37-45/SF
Min. Divisible:	800 SF
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	3,500 SF
Year Built:	1945
Walk Score ®:	81 (Very Walkable)
Transit Score ®:	97 (Rider's Paradise)
Rental Rate Mo:	Upon Request





# 1st Floor Ste 111 - Available Space

Space Available

800 - 3,500 SF

Rental rate

\$37-45/SF

Date Available

Now

Service Type

TBD

Built Out As

Dental

Space Type

Relet

Space Use

Office/Medical

Lease Term

Negotiable

Prime Medical / Dental Office Space Available in Bensonhurst, Brooklyn

Step into your next location: a beautifully built-out medical office at 105 Bay 50th St, Brooklyn — where talent meets opportunity. Formerly used as a medical practice, this space has seen more than \$200,000 in upgrades including exam rooms, full medical infrastructure, plumbing, ventilation, and more. It's essentially plug-and-play for a dentist, specialist, urgent care, or medical spa. There is flexibility to subdivide or expand depending on your needs, making it an ideal solution whether you're high-volume or focused specialty.



# What Makes This Location Unbeatable



## Demographic strength

Located in Bensonhurst / Bay 50s area, a highly populated neighborhood with over 180,000+ people in Bensonhurst (as of 2022), with a mix of longtime residents and growing new immigrant populations.



## Household income & resident profile

Median household income in the area is approximately \$60,000–\$70,000+, with many stable households, lots of families and middle-aged adults—great for patient retention and recurring visits.



## Accessibility & visibility

Easily reached by major roads and public transit; a highly walkable and transit-friendly neighborhood. Plenty of foot traffic, shopping corridors, grocery stores, restaurants nearby — meaning ease for patients.



## Community demand

With NYC seeing a growing demand for medical office space in the outer boroughs, and resident demand for healthcare services close to home rising, this space fills an increasing need.

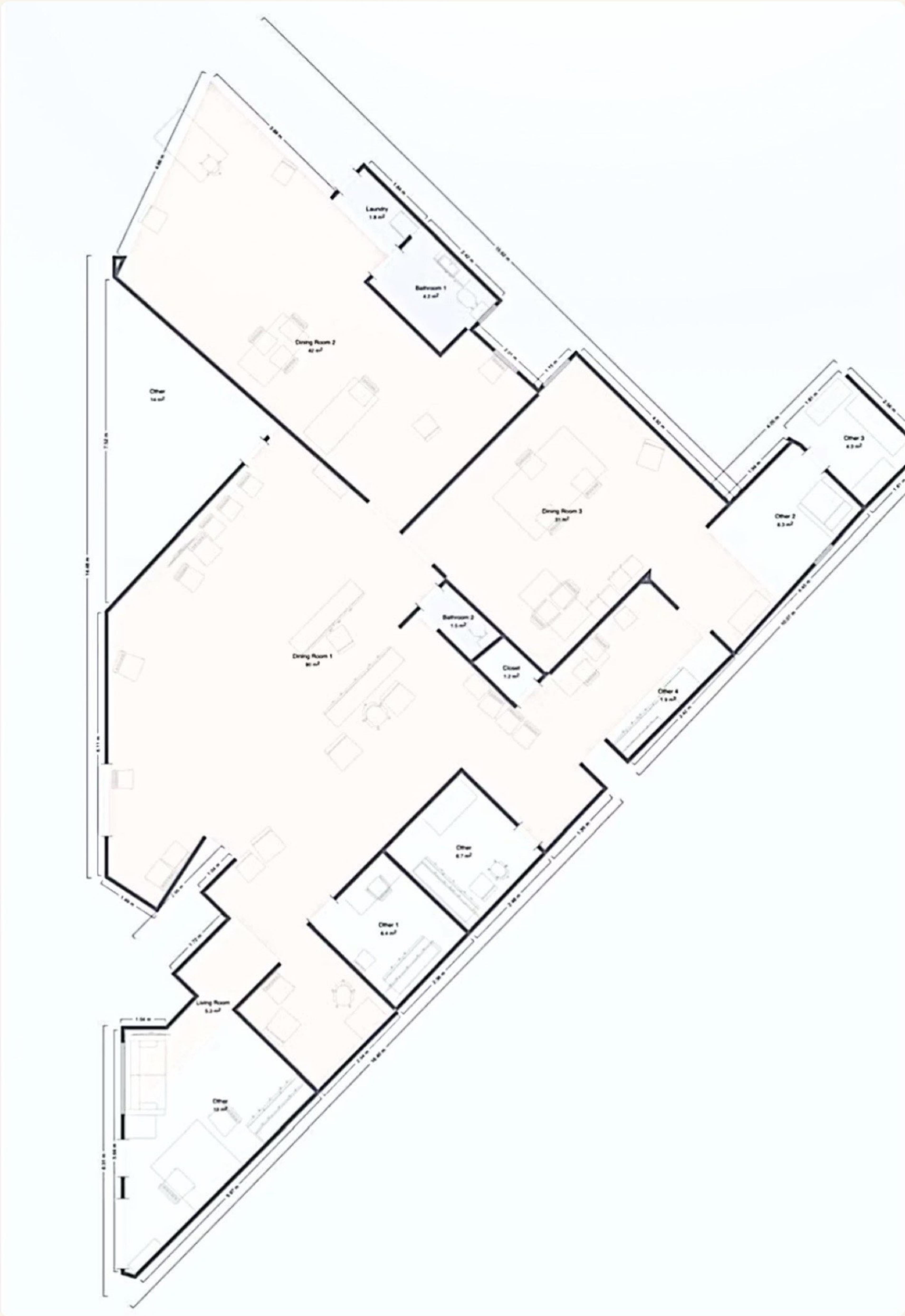
**Perfect For:** • Dentists • Medical specialists (dermatologists, physical therapists, optometrists, etc.) • Urgent care or same-day clinics • Medical spa / wellness center

Whether you want the space just as is, or subdivide or expand, this property offers flexibility, prestige, and the infrastructure already in place so you can hit the ground running.



# Floorplan

111 Bay 50th St, New York, NY Approximately 3,500SF total



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The property benefits from exceptional accessibility, with the D train at Bay 50th Street just steps away, major arteries like Bay Parkway and the Belt Parkway nearby, and a constant flow of both pedestrian and vehicular traffic. Surrounded by schools, retail corridors, restaurants, and community services, the location ensures steady visibility and convenience for patients and clients.

Currently, the building features one premier space available for lease: a turnkey medical office that has undergone over \$200,000 in recent improvements, including exam rooms, reception, and infrastructure designed specifically for healthcare. The space is expandable up to 6,000 SF by combining adjacent suites, providing flexibility for practices of any size.

Whether for a dental office, urgent care clinic, specialty practice, or medical spa, 105 Bay 50th Street delivers everything a healthcare operator needs: a strategic location, dense demographics, transit accessibility, and a move-in ready medical buildout.

This is a rare chance to establish your practice in a plug-and-play medical environment within one of Brooklyn's most stable and diverse neighborhoods.