



M.C. O'BRIEN, INC.

COMMERCIAL REALTORS SINCE 1909

**COMMUNITY FACILITY
SPACE FOR LEASE**

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**1880 Rockaway Parkway
Canarsie, Brooklyn 11236
100' Linear Frontage on Rockaway Parkway
10,000 SF with High Ceilings
Full Ground Floor—Approx. 7,200 SF
Lower Level—Approx. 2,800 SF**

- White Box Delivery with HVAC
- Over 100 Linear Feet of Frontage, with 28,000 Vehicles Passing Each Day
- 15' Ceilings in Auditorium; 11'6" in the Balance of Ground Floor
- 10' Ceiling Heights in Lower Level
- Commercial Grade Kitchen with ANSUL
- Classrooms and Storage on Lower Level
- 2,000 Square Foot Front Yard – Suitable for Outdoor Recreation
- Public Assembly Permit for 425 on Ground Floor and 121 on Lower Level
- Handicap Bathroom
- Central Station Fire Alarm
- New 400 AMP Electric Service with Backup Generator
- Transit: **B103 Bus** at Doorstep and easy access to Belt Parkway

For additional information or for a tour of the site, please contact Exclusive Broker:

M.C. O'BRIEN, INC.

William P. O'Brien, SIOR
(718) 252-9191 Ext. 110

Santo Orecchio
(718) 252-9191 Ext. 103

Caxton Kaback
(718) 252-9191 Ext. 101

WOBrien@MCOBrien.com

SOrecchio@MCOBrien.com

CKaback@MCOBrien.com

All offers are submitted subject to prior lease, change in price, corrections or omissions, or withdrawal from market without notice.
Commissions due to cooperating brokers are deemed earned after an executed brokerage agreement has been acknowledged.

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