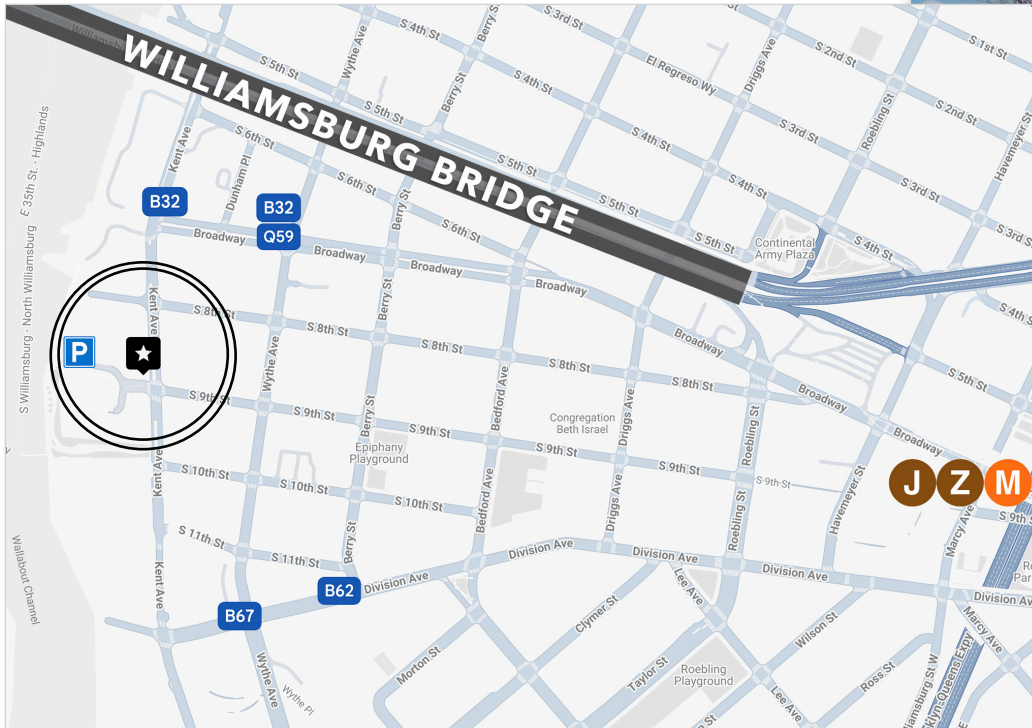




PRIVATE STREET ENTRY  
**FULLY BUILT CORNER  
MEDICAL OFFICE**  
FOR LEASE

**PRICE** \$59/RSF (\$9,833/MONTH)  
**APPROX SIZE** 2,000+/- RSF  
**TERM** NEGOTIABLE  
**POSSESSION** IMMEDIATE



**LOCATION HIGHLIGHTS**

- CORNER SUITE WITH PRIME FRONTAGE  
~24-FEET ON KENT AVENUE  
~76-FEET ON 9TH STREET
- EASILY ACCESSIBLE VIA PUBLIC TRANSPORTATION  
MINUTES FROM MANHATTAN VIA TRAIN OR CAR
- RESIDENTIAL CORRIDOR  
BASE OF WATERFRONT RESIDENTIAL BUILDING  
42,000+ RESIDENCE IN ZIP CODE

**420 KENT AVENUE, SUITE 7**  
BROOKLYN, NY 11249 | CORNER OF KENT AVENUE AND SOUTH 9TH STREET

## LAYOUT

- WAITING AREA
- RECEPTION AREA
- FIVE EXAM ROOMS
- LABORATORY
- X-RAY ROOM
- STAFF LOUNGE
- ADMIN OFFICE
- THREE RESTROOMS (TWO ADA-COMPLIANT)
- IT/STORAGE ROOM

## ADDITIONAL FEATURES

- CURRENTLY CONFIGURED AS AN URGENT CARE FACILITY
- PRIVATE STREET ENTRANCE ON KENT AVENUE
- CORNER SUITE WITH 100 FEET OF FRONTAGE
- FULLY SPRINKLED
- PRISTINE INSTALLATION
- RECESSED AND OVERHEAD LIGHTING
- TILE FLOORING THROUGHOUT
- CENTRAL AIR CONDITIONING
- ACCESSIBLE INTERIOR RAMP
- WIRED FOR SOUND/SPEAKER SYSTEM
- WIRED FOR SECURITY CAMERAS
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- PARKING GARAGE IN REAR OF BUILDING





FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



### 3D FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



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