



PRIVATE STREET ENTRY

# FULLY BUILT CORNER MEDICAL OFFICE

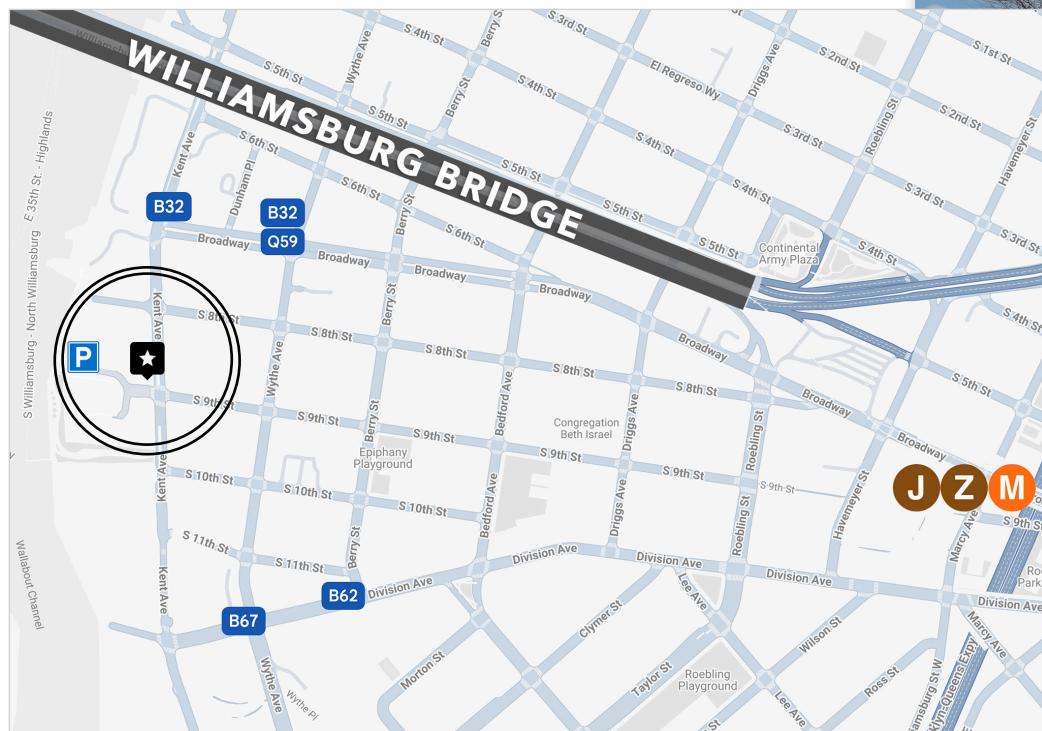
FOR LEASE

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

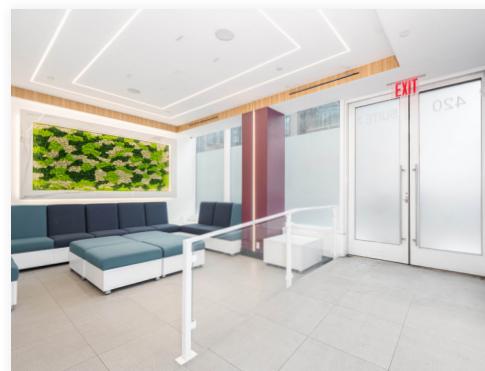
**420 KENT AVENUE, SUITE 7**  
BROOKLYN, NY 11249 | CORNER OF KENT AVENUE AND SOUTH 9TH STREET

## 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.



## Paul L Wexler

Licensed Associate Real Estate Broker

P: 212.836.1075

E: PWexler@corcoran.com



## Josef Yadgarov

Licensed Associate Real Estate Broker

P: 212.836.1097

E: JYadgarov@corcoran.com



## Alisia Ramlochan

Licensed Associate Real Estate Broker

P: 212.893.1450

E: Alisia.Ramlochan@corcoran.com



## Kurt Herold

Licensed Associate Real Estate Broker

P: 212.323.3817

E: KHerold@corcoran.com



## Cosmin Bita

Licensed Real Estate Salesperson

P: 917.602.5754

E: Cosmin.Bita@corcoran.com



## Austin Weinerman

Licensed Real Estate Salesperson

P: 212.323.3280

E: AWeinerman@corcoran.com



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