

SPACE FOR LEASE

360 NEPTUNE AVENUE, BROOKLYN NY 11235

4TH FLOOR - 16,000 SF AVAILABLE



**SCAN OR CLICK LINK BELOW
FOR A 3-D VIRTUAL TOUR**

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

PROPERTY DETAILS

SIZE DIVISIBLE: 8,000 SF - 16,000 SF AVAILABLE

ENTIRE 4TH FLOOR FOR LEASE

131' FRONTAGE ON NEPTUNE AVENUE

10' CEILING HEIGHT

PARKING AVAILABLE ON 2ND FLOOR

STEPS FROM PUBLIC TRANSPORTATION

MODIFIED GROSS RENTAL RATE: \$36 PSF/YEAR



NEIGHBORHOOD
BRIGHTON BEACH



BLOCK & LOT
8662-0097



ZONING
R6, OP

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LOCATION OVERVIEW

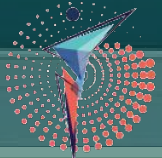


360 NEPTUNE AVENUE, BROOKLYN NY 11235

	NEIGHBORHOOD BRIGHTON BEACH		BLOCK & LOT 8662-0097		ZONING R6, OP
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TENANT OVERVIEW

6TH FLOOR -  **TOTAL
BODY WORKS
MEDICAL** **(MEDICAL OFFICE)**

5TH FLOOR -  **TOURO
UNIVERSITY** **(EDUCATION)**

4TH FLOOR - 16,000 SF AVAILABLE

3RD FLOOR -  **(DAYCARE)**

2ND FLOOR - PARKING LOT



PLUMBING STORE



VETERINARY CLINIC



SALON



RESTAURANT

PROPERTY PHOTOS



PROPERTY PHOTOS

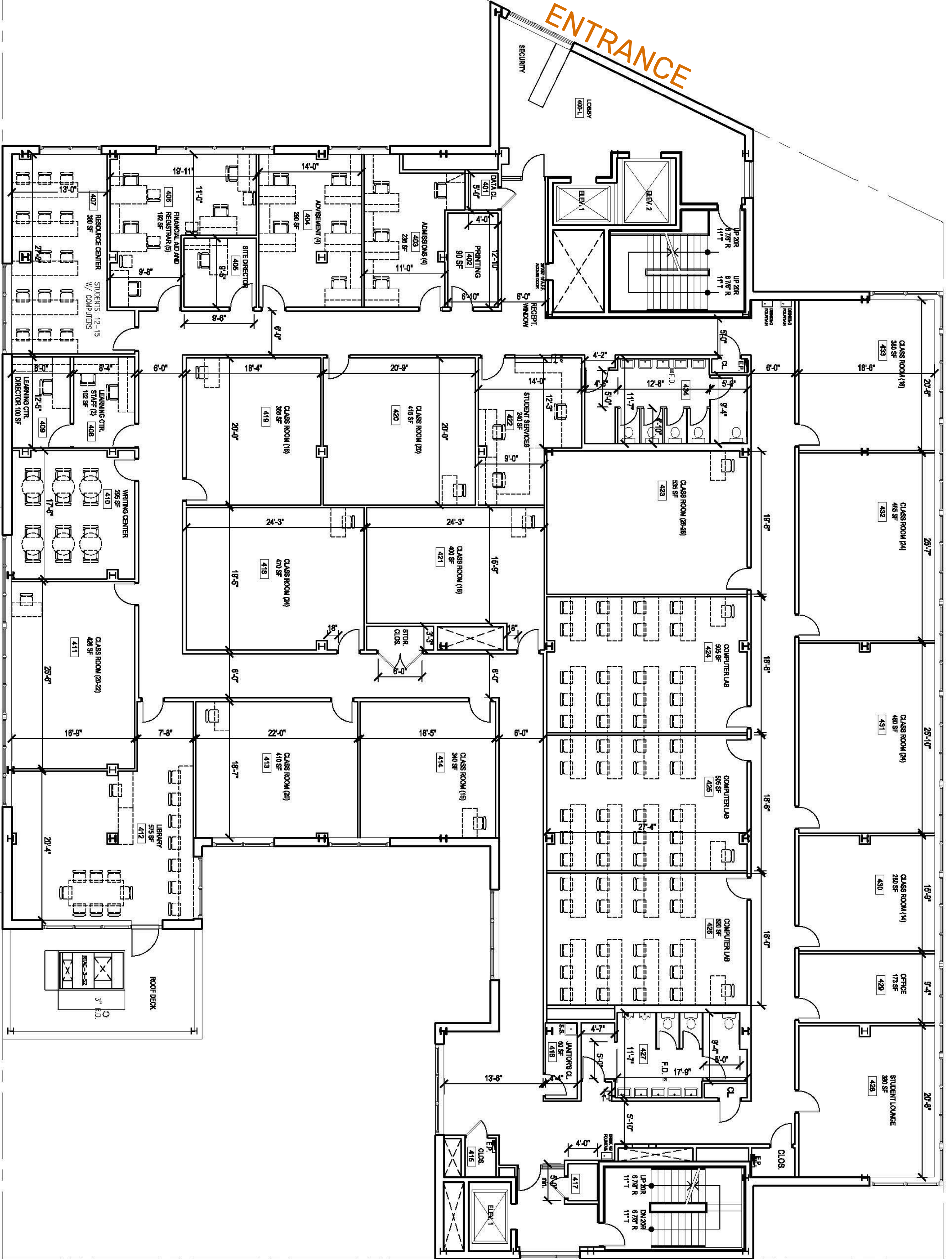


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FLOOR PLAN

16,00 SF AVAILABLE

360 NEPTUNE AVENUE





COMMERCIAL
ACQUISITIONS
REALTY SERVICES

DOLLHOUSE VIEW 5TH FLOOR

16,000 SF AVAILABLE

ENTRANCE

360 NEPTUNE AVENUE



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CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

CO Number: 321018420F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OS P					3B	ACCESSORY PARKING TO USE GROUPS 3 AND 4 FOR 7 VEHICLES
001 001 15		OG	B		3B	COMMUNITY FACILITY LOBBY - SUBJECT TO FLOODING
001 001 31		OG	S-2		3B	ACCESSORY PARKING TO USE GROUP 3 AND 4 FOR 6 VEHICLES AND 6 BICYCLES WITH AN AREA OF 90 SQ FT - SUBJECT TO FLOODING
001 001 376		OG	M		6A	RETAIL SPACE
002 002 98		100	S-2		3B	ACCESSORY PARKING TO USE GROUP 3 AND 4 FOR 48 VEHICLES
003 003 300		100	A-3		3A	NURSERY DAYCARE FOR 224 CHILDREN AGES 2 TO 6 & 28 STAFF, CLASSROOMS FOR AFTERSCHOOL FOR 29 CHILDREN AGES 6 & ABOVE & 2 STAFF ACCESSORY OFFICE, STORAGE AND ACCESSORY KITCHEN. NOTE: NUMBER OF TEACHERS SHALL COMPLY W DOHMH STANDARDS
004 004 300		100	A-3		3A	COLLEGE
005 005 198		100	A-3		3A	COLLEGE, OPEN ROOF TERRACE AT 5TH FLOOR LEVEL, MAX OCCUPANT 12
006 006 84		100	B		3A	COMMUNITY FACILITY
RO F	200	100	A-5		3B	OPEN ROOF TERRACE, ACCESSORY PLAYGROUND
ZONING EXHIBIT I, CRFN NO 2013000277393 AND ZONING EXHIBIT III, CRFN NO 2013000277394 ALL WORK PERFORMED UNDER ALTERATION 1 APPLICATION, DOB JOB# 320785316						
END OF SECTION						



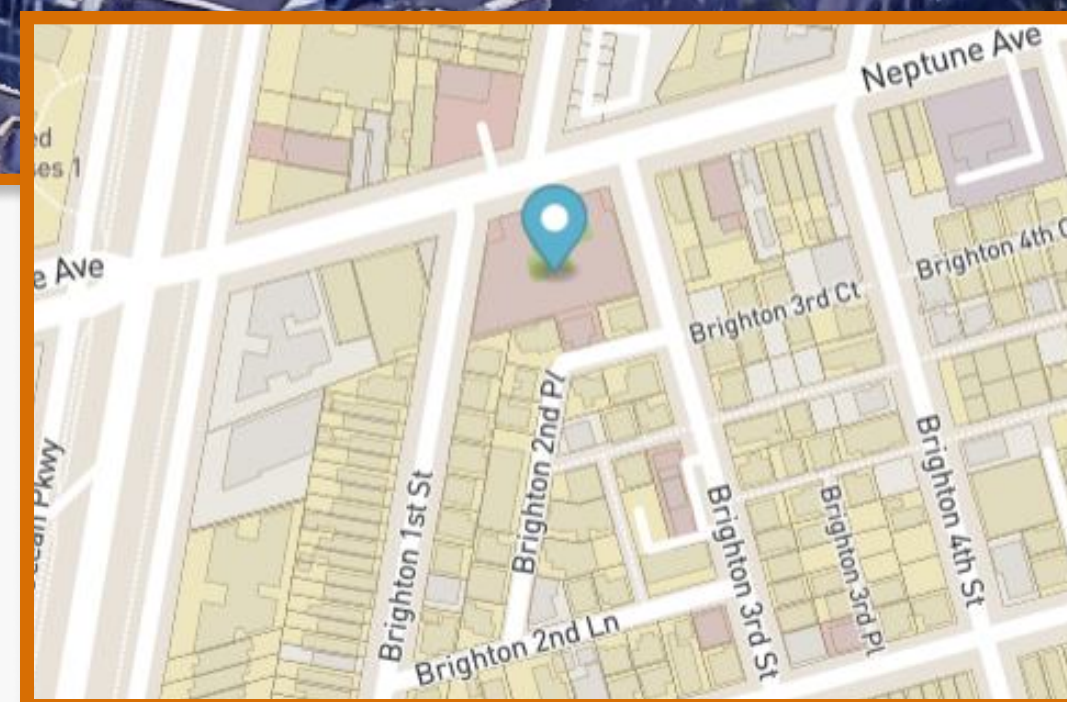
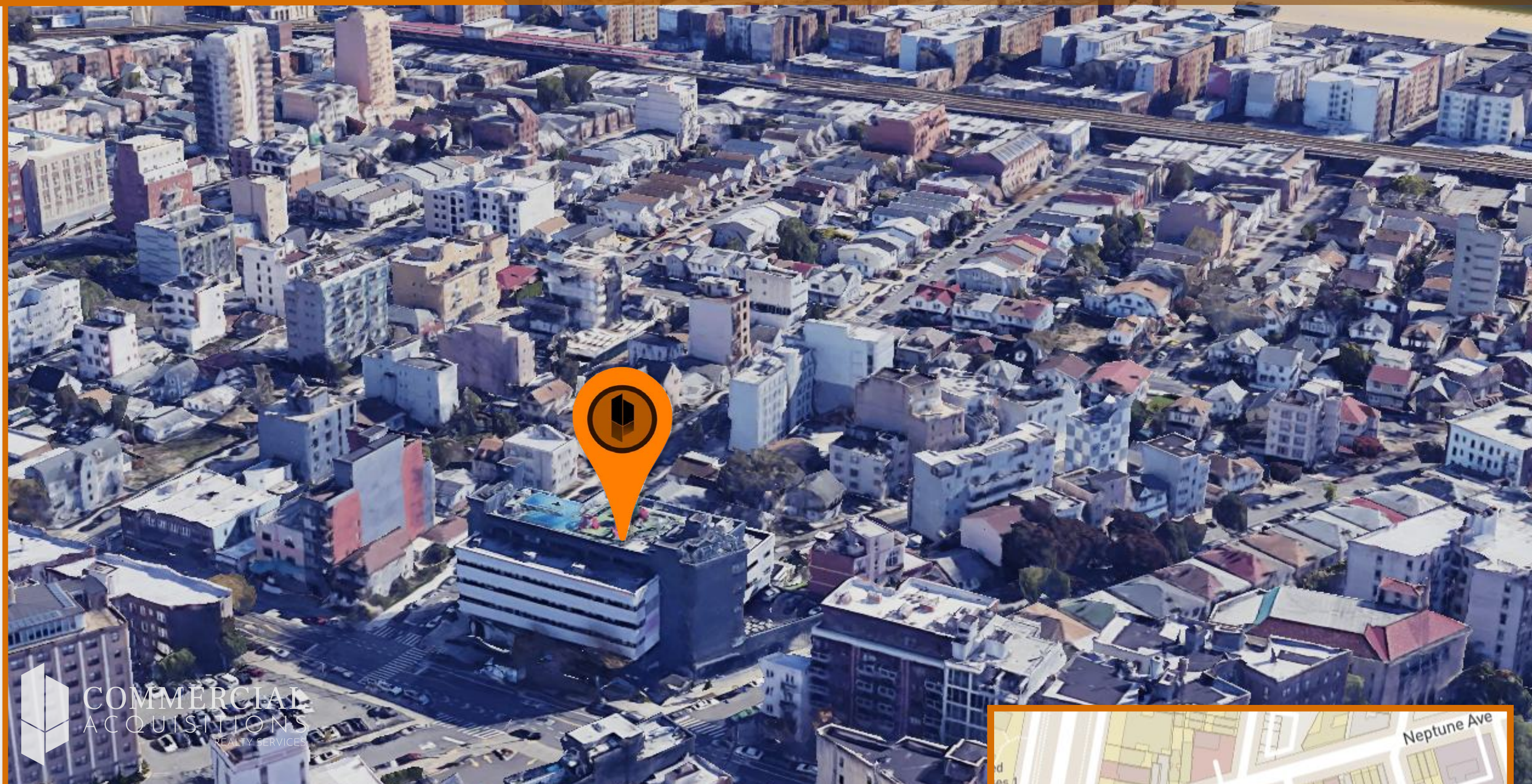
Borough Commissioner



Commissioner

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CONTACT EXCLUSIVE BROKER



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FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

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