

# 249 Brighton Beach Ave

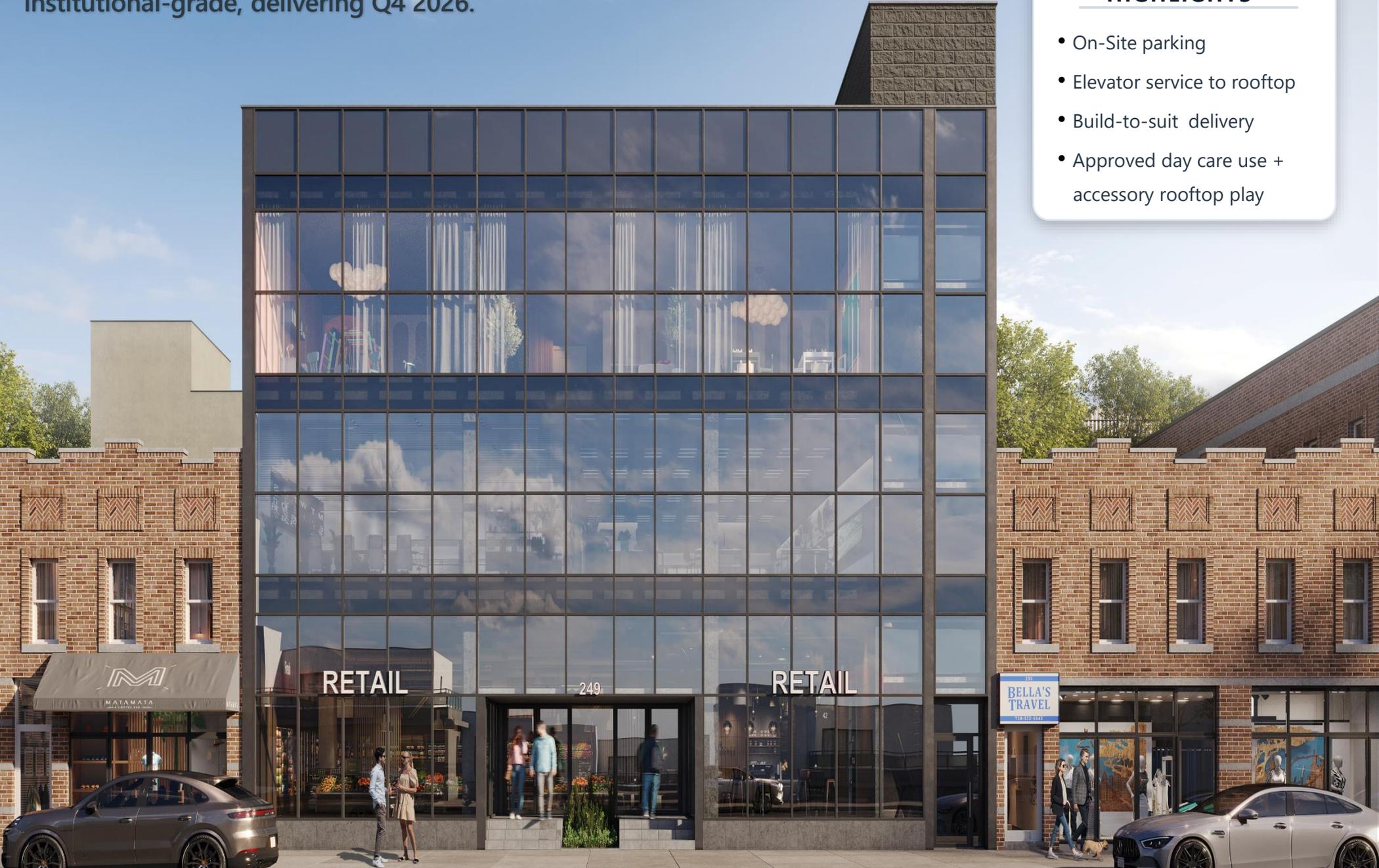
Brighton Beach • Brooklyn, NY

Brighton Beach Ave rarely gets new construction like this – purpose-built, institutional-grade, delivering Q4 2026.

FOR LEASE

## PROPERTY HIGHLIGHTS

- On-Site parking
- Elevator service to rooftop
- Build-to-suit delivery
- Approved day care use + accessory rooftop play



# 249 Brighton Beach Ave – For Lease

## Property Overview

New institutional-grade commercial building designed for retail, office, and education uses.

### Cellar



On-site parking for tenants & visitors

### 1st Floor



Two prime retail storefronts on Brighton Beach Ave

### 2nd Floor



Flexible office floor  
Full-floor or divisible  
±11,000 SF

### 3rd Floor



Approved day care  
with rooftop access  
±11,000 SF

### Rooftop



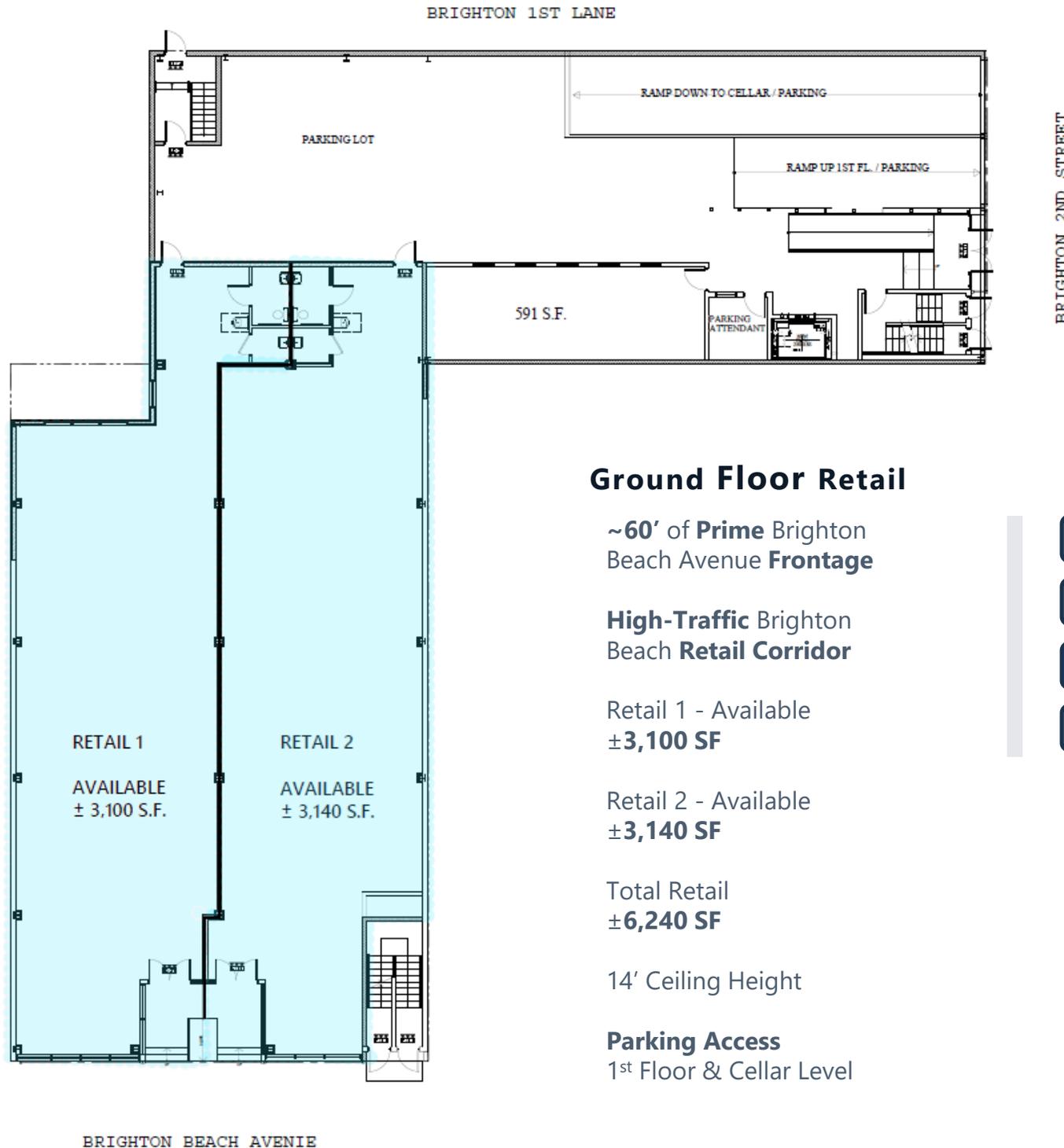
±6,000 SF  
Outdoor Playground  
Accessory to Day Care



**ASKING RENT: UPON REQUEST**

**Elevator Access to All Floors Including Rooftop**  
Anticipated Delivery: Q4 2026

**Build-to-Suit Opportunities Available**



### Ground Floor Retail

~60' of **Prime** Brighton Beach Avenue **Frontage**

**High-Traffic** Brighton Beach **Retail Corridor**

Retail 1 - Available  
±**3,100 SF**

Retail 2 - Available  
±**3,140 SF**

Total Retail  
±**6,240 SF**

14' Ceiling Height

**Parking Access**  
1<sup>st</sup> Floor & Cellar Level

- 3 Daycare
- 2 Office
- 1 Retail**
- C Parking



Floor Plan – Second Floor Office

BRIGHTON 1ST LANE

BRIGHTON 2ND STREET



### Second Floor Office

±11,000 SF

Full Floor Opportunity

**Divisible**

Open Plan Layout

Elevator Served

12' Ceiling Height

- 3 Daycare
- 2 Office
- 1 Retail
- C Parking

BRIGHTON BEACH AVENUE

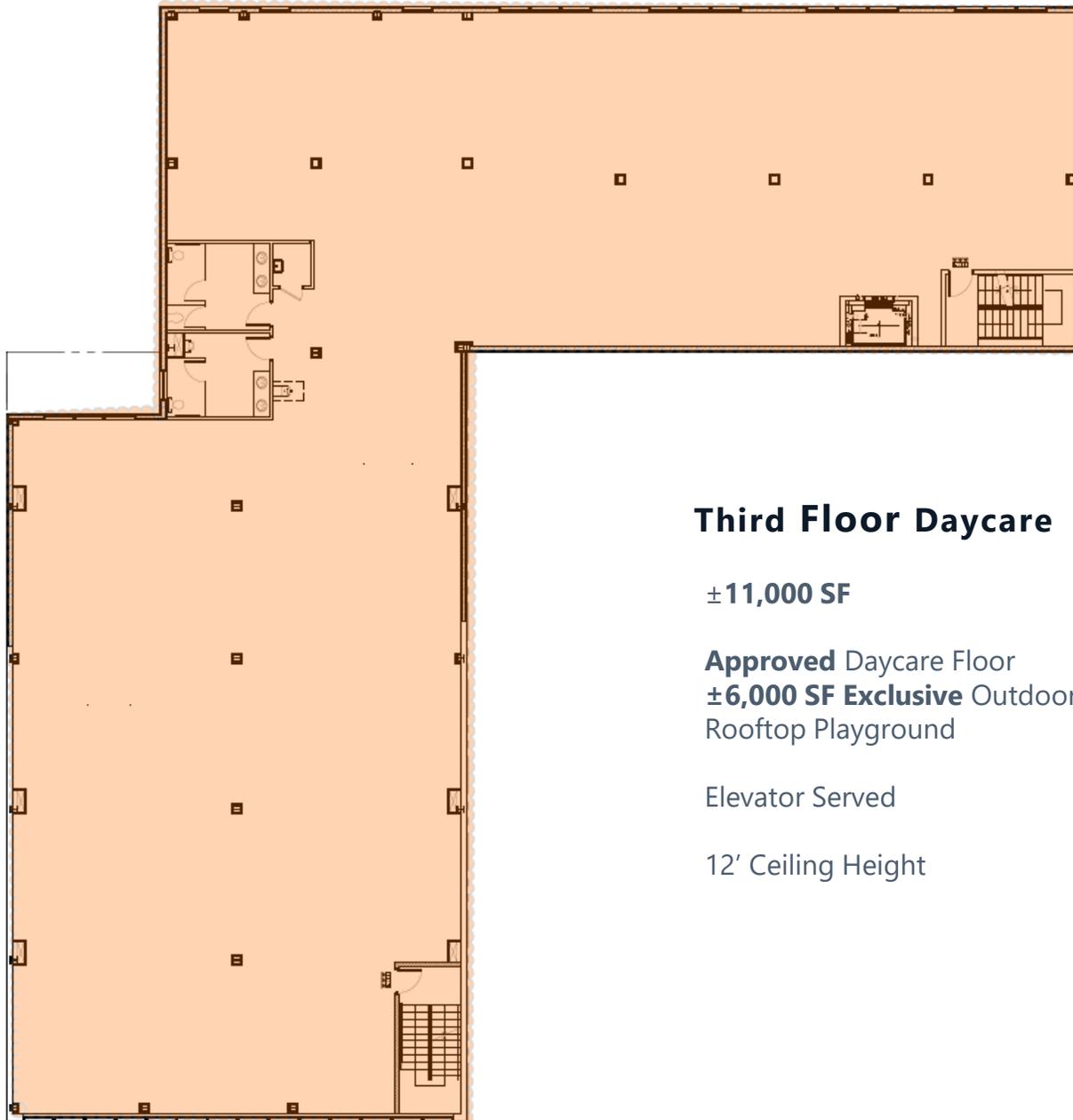


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## Floor Plan – Third Floor Daycare

BRIGHTON 1ST LANE

BRIGHTON 2ND STREET



### Third Floor Daycare

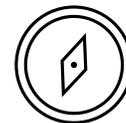
±11,000 SF

**Approved** Daycare Floor  
±6,000 SF **Exclusive** Outdoor  
Rooftop Playground

Elevator Served

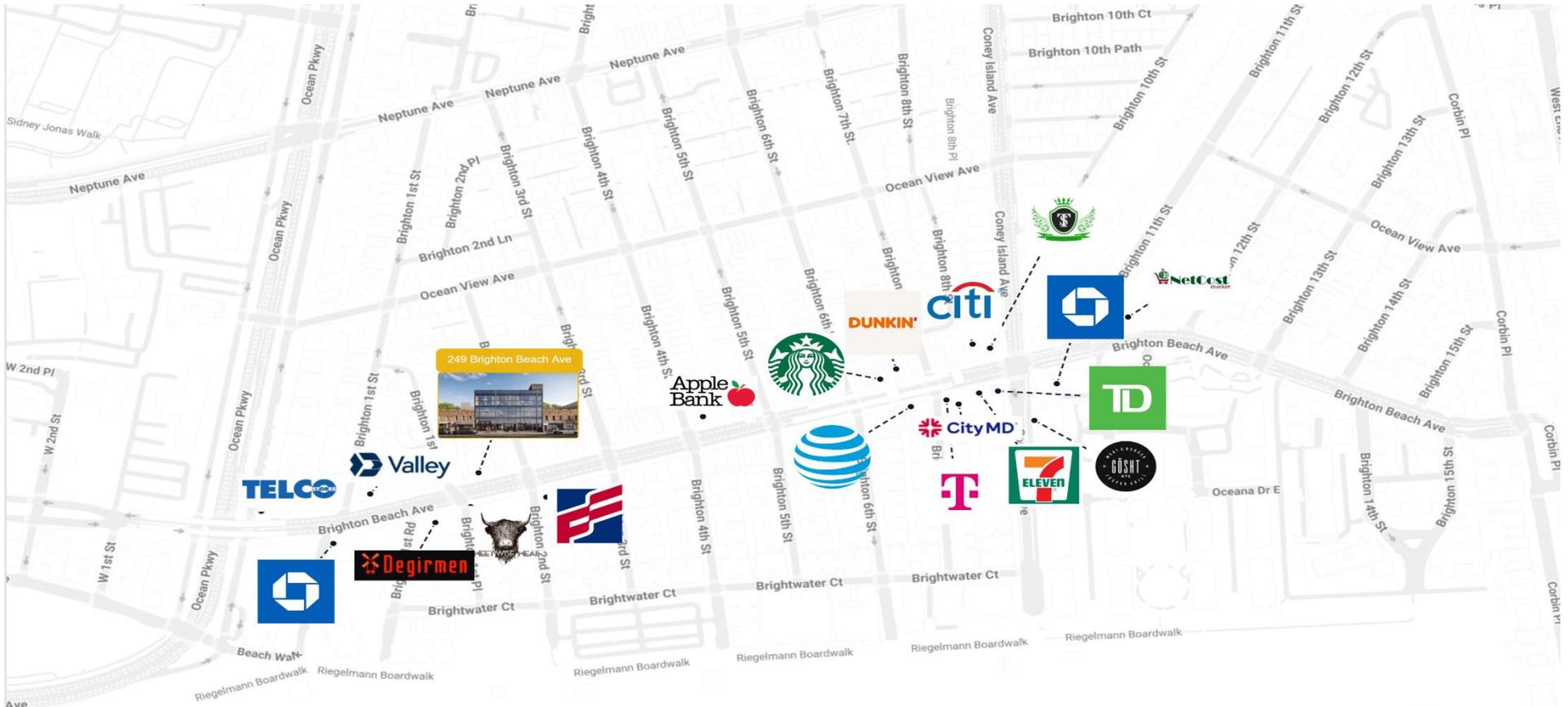
12' Ceiling Height

- 3 Daycare
- 2 Office
- 1 Retail
- C Parking



BRIGHTON BEACH AVENUE

Retail Neighbors



MAJOR AREA RETAILERS

Starbucks | Chase | TD Bank | Apple Bank | Citi Bank | AT&T | 7-Eleven | Dunkin | Tashkent Market | Telco Stores

TRANSPORTATION

Brighton Beach Station  
2-minute walk



Direct Manhattan Access  
Ocean Parkway & Shore Parkway Nearby

CONTACT EXCLUSIVE LEASING AGENT



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