

EXCLUSIVE COMMERCIAL LEASING OPPORTUNITY

359 NOSTRAND AVENUE

BEDFORD-STUYVESANT, BROOKLYN

2,000 SF TOTAL

INCLUDING APPROX. 700 SF BASEMENT STORAGE

Former Financial-Services Location

Existing Security Infrastructure

Teller Windows + Controlled Access

Accessible Customer Circulation

SCHEDULE A PRIVATE TOUR

347-885-9759



A RARE TURNKEY OPPORTUNITY ON NOSTRAND AVENUE

DESIGNED TO SHORTEN THE PATH FROM LEASE SIGNING TO OPENING DAY



MAKE THE SPACE WORK FOR YOUR BUSINESS.

ONE 2,000 SF COMMERCIAL OFFERING

359 Nostrand Avenue combines a visible Brooklyn storefront with infrastructure rarely found in a typical vanilla retail shell.

The approximately 2,000 SF total includes approximately 700 SF of basement storage, giving a tenant both customer-facing operating space and valuable back-of-house capacity within the same premises.

Previously occupied by a financial-services operator, the property retains teller windows, service counters, cameras, alarm/security components and controlled-access areas - a compelling head start for businesses that value security, privacy and organized customer flow.

IDEAL POSITIONING FOR

FINANCIAL SERVICES • INSURANCE

PROFESSIONAL SERVICES • OFFICE

SECURITY-CONSCIOUS SERVICE BUSINESSES

THE BUSINESS CASE

SPACE, INFRASTRUCTURE AND VISIBILITY IN ONE OFFERING

2,000 SF

TOTAL COMMERCIAL OFFERING

Includes approx. 700 SF basement storage

FORMER

FINANCIAL-SERVICES LOCATION

Existing client-service configuration

SECURITY

INFRASTRUCTURE INSTALLED

Cameras, alarm components + controlled access

ACCESSIBLE

CUSTOMER CIRCULATION

Ramped interior circulation + accessible restroom

\$29.99

PER SF / YEAR

Current asking rate

NOW

AVAILABLE

Position your business without a long shell build-out

PURPOSE-BUILT FOR CLIENT-FACING OPERATIONS

EXISTING FINANCIAL-SERVICES INFRASTRUCTURE CREATES IMMEDIATE OPTIONALITY



TELLER + SERVICE WINDOWS

Existing transaction windows and counters create a ready-made framework for controlled customer service.

VISIBLE SECURITY SYSTEM

Multiple installed cameras and security components are visible throughout the premises, subject to tenant verification and activation.

CONTROLLED ACCESS

Heavy-duty doors and restricted-access areas support secure staff and back-of-house functions.

FLEXIBLE WORK AREA

Open floor area and built-in counters can support customer service, administration or a redesigned professional concept.

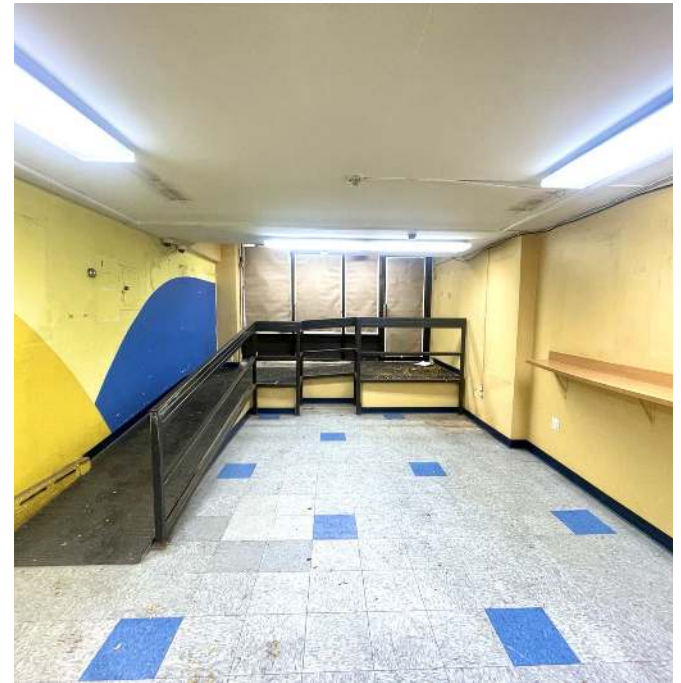
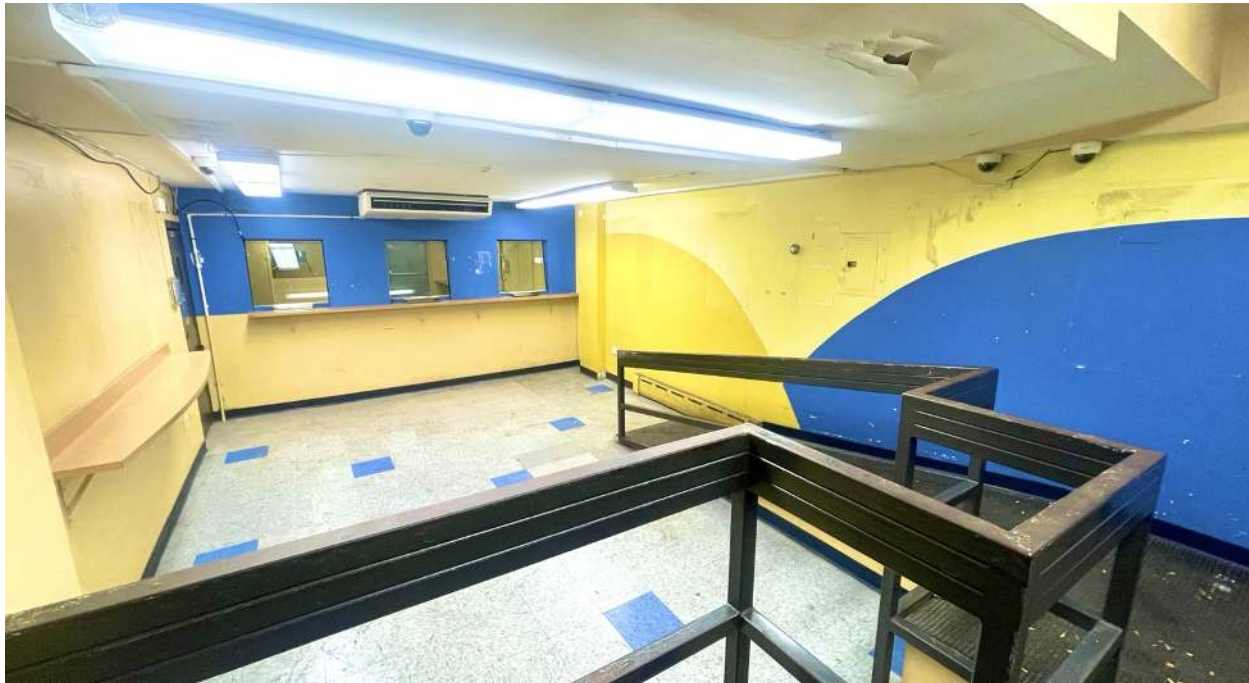
ACCESSIBILITY FEATURES

Ramped interior circulation and an accessible restroom help support an inclusive customer experience.



SEE THE SPACE

REAL PROPERTY PHOTOGRAPHY - EXISTING CONDITION



BUILT-IN ACCESS. BUILT-IN OPTIONALITY.

A PRACTICAL STARTING POINT FOR A NEW OPERATOR



A SPACE THAT CAN ADAPT

FINANCIAL / MONEY SERVICES

Leverage the teller-style configuration and existing security infrastructure.

INSURANCE / TAX / ACCOUNTING

Use the customer-facing counters, private areas and organized flow for appointment and walk-in business.

PROFESSIONAL SERVICES

Reposition the open floor and service areas for a modern office with strong street presence.

SPECIALTY SERVICE RETAIL

Create a secure, customer-oriented concept with back-of-house storage already incorporated into the total premises.

IMPORTANT SPACE CLARITY

The 2,000 SF total already includes the approx. 700 SF basement storage area; it is not additional square footage.

ACCESSIBILITY BUILT INTO THE SPACE

PRACTICAL FEATURES THAT SUPPORT A WELCOMING CUSTOMER EXPERIENCE



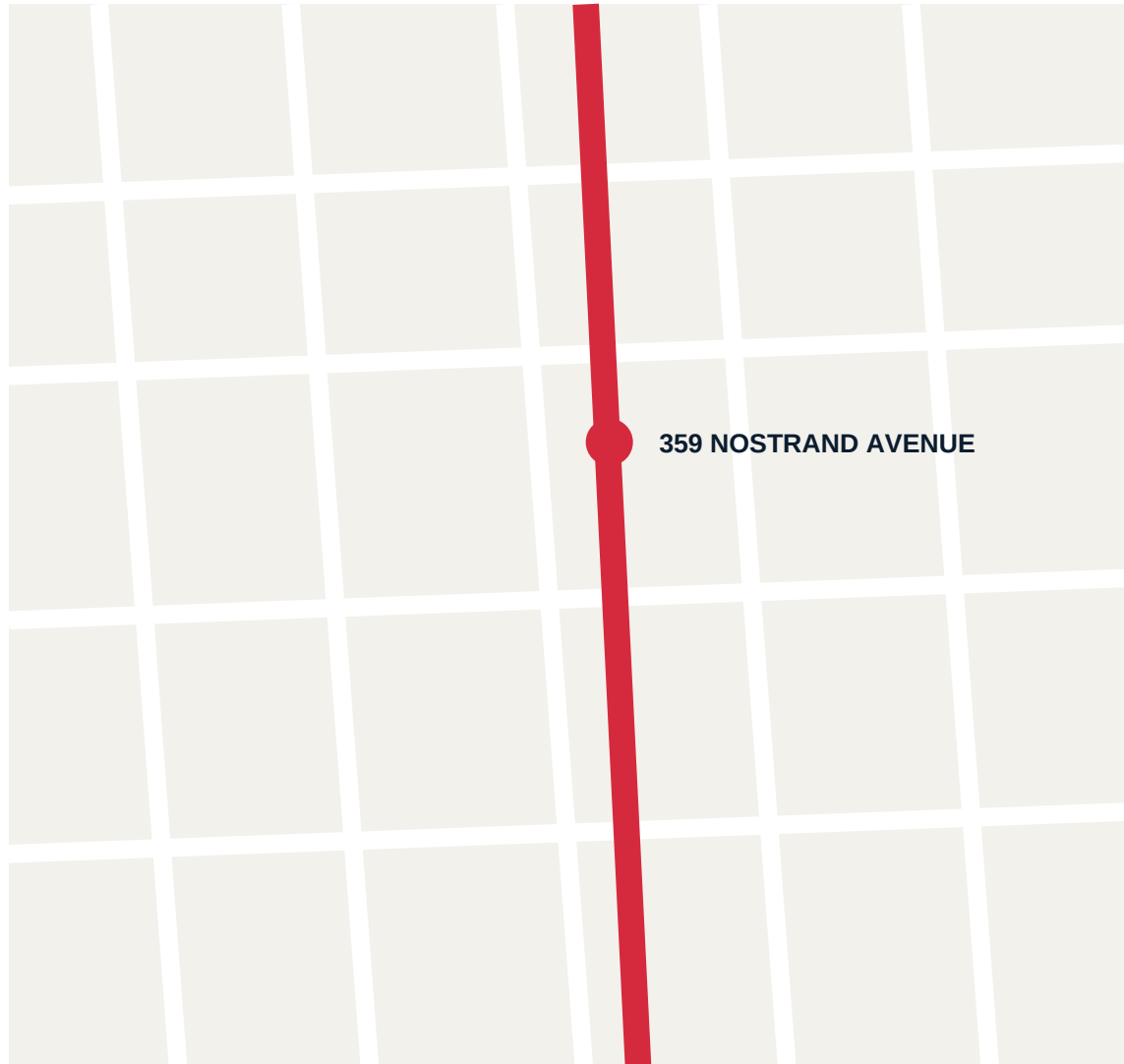
ACCESSIBLE CUSTOMER AMENITIES

The premises include an accessible restroom with grab bars and clear circulation space, complementing the interior ramped route shown above. Together, these existing features provide a practical starting point for businesses serving a broad customer base.

EXISTING CONDITION - PROSPECTIVE TENANT TO VERIFY SUITABILITY

A BED-STUY ADDRESS WITH EVERYDAY VISIBILITY

NOSTRAND AVENUE • BROOKLYN, NEW YORK



CONNECT YOUR BUSINESS TO BROOKLYN.

NOSTRAND AVENUE FRONTAGE

A recognizable commercial corridor with neighborhood foot traffic and everyday exposure.

A / C / G ACCESS

Convenient subway connectivity for customers, clients and staff.

BEDFORD-STUYVESANT

A dense, established Brooklyn neighborhood with a strong residential and commercial base.

SIGNAGE PRESENCE

Prominent storefront frontage provides an opportunity to establish a visible brand identity.

FOR LEASE

BRING YOUR BUSINESS TO NOSTRAND AVENUE.

2,000 SF TOTAL

INCLUDING APPROX. 700 SF BASEMENT STORAGE

Former financial-services location • Existing security infrastructure
Teller windows • Controlled access • Accessible circulation • Strong visibility

CALL OR TEXT TO SCHEDULE A PRIVATE TOUR

347-885-9759

RODMON GAYLE | GAYLE VAULT

Information is deemed reliable but not guaranteed. Prospective tenants should independently verify dimensions, permitted uses, systems, pricing, expenses and all other material facts.