

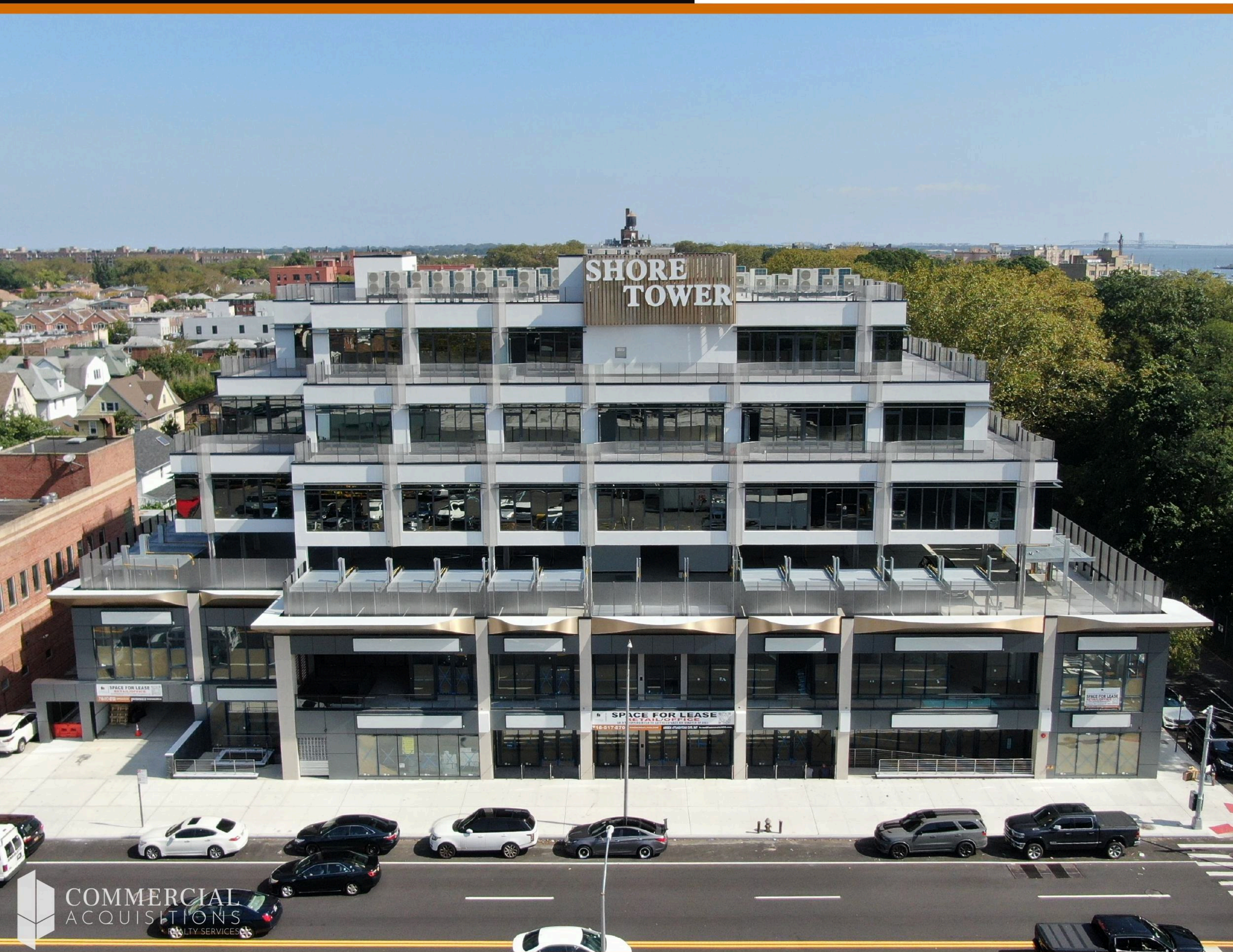
RETAIL SPACE FOR LEASE

3121 OCEAN AVENUE

BROOKLYN, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

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

PROPERTY DETAILS

LOCATION INFO

BTW SHORE PKWY & VOORHIES AVE

AVAILABLE SIZE

RETAIL: 2,000 - 7,800 SF

BASE RENT

MODIFIED GROSS

RETAIL FIRST FLOOR: \$55 PSF

NEIGHBORHOOD

SHEEPSHEAD BAY

BLOCK & LOT

08776-0072

STORIES

6

COMMENTS

- NEW CLASS A ELEVATOR BUILDING
- HANDICAPPED ACCESSIBILITY
- HEAVY FOOT AND CAR TRAFFIC
- 15 YEAR TAX ABATED
- ACCESS TO BELT PARKWAY
- ON-SITE PARKING AVAILABLE
- BUILT TO SUIT AVAILABLE

TRANSPORTATION

B4 B49 BM3

B Q

NEIGHBORHOOD TENANTS

- | | |
|-------------|---------------|
| -NETCOST | -CAPITAL ONE |
| -CHASE BANK | -CVS PHARMACY |
| -STARBUCKS | |



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3121 OCEAN AVENUE

SHORE
TOWER

3121 OCEAN AVENUE
LOWER LEVEL FLOOR PLAN

CF-01
2,700 SF

LEASED

B-02
3,200 SF

AVAILABLE

B-03
2,000 SF

LEASED

B-04
2,650 SF

AVAILABLE

B-05
2,150 SF

LEASED

B-06
2,000 SF

AVAILABLE

MAIN ENTRANCE

SHORE PKWY

OCEAN AVENUE

AVAILABLE: 2,000 - 7,800 SF

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3121 OCEAN AVENUE

BLENDING USE CLASS A BUILDING SITUATED BY THE OCEANFRONT OF SHEEPSHEAD BAY



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3121 OCEAN AVENUE



CONTACT EXCLUSIVE BROKER



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