

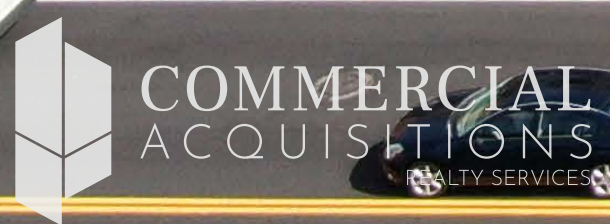
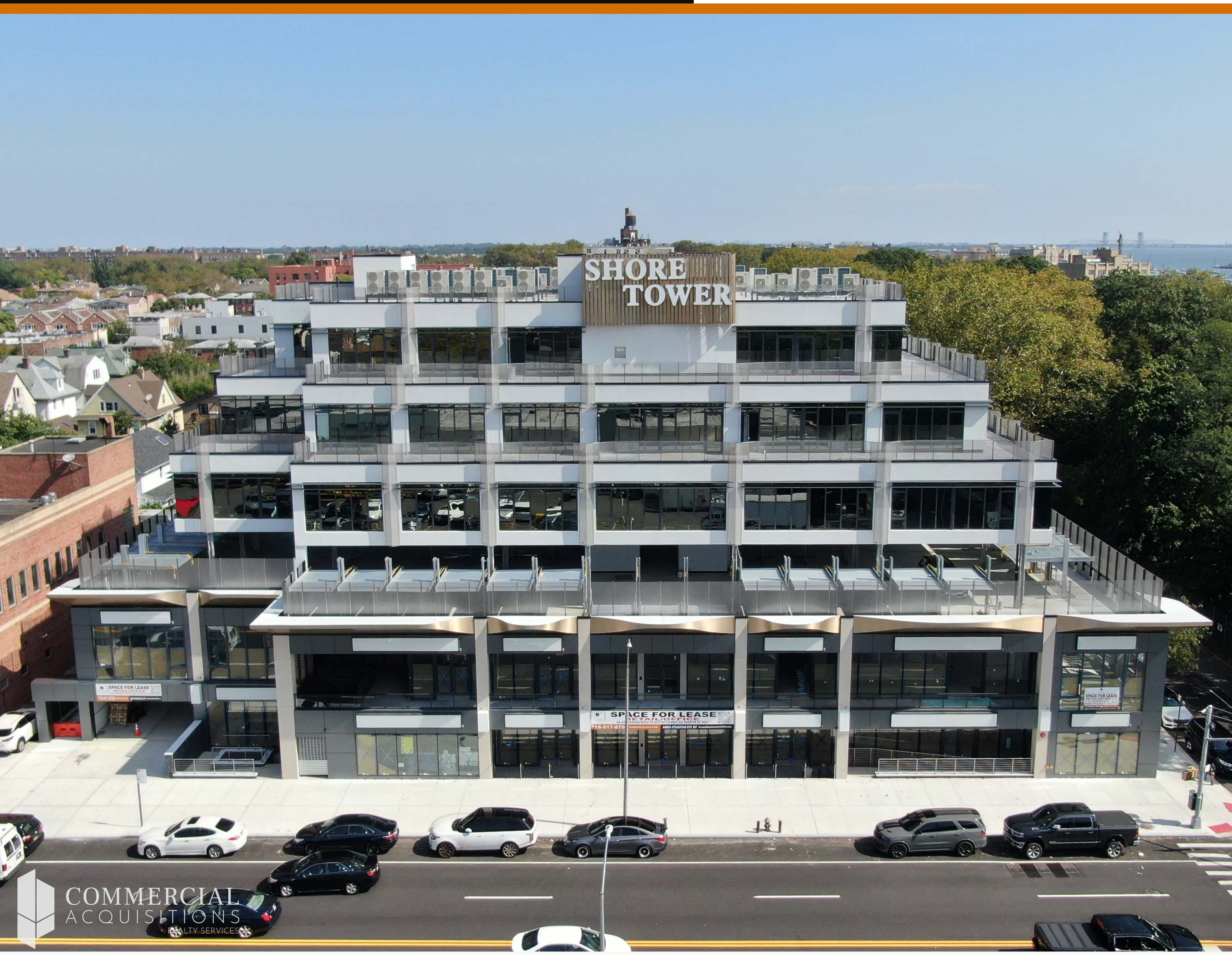
# RETAIL SPACE FOR LEASE

## 3121 OCEAN AVENUE

### BROOKLYN, NY 11235



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: 2,250 SF - 13,900 SF

## BASE RENT

MODIFIED GROSS

RETAIL LOWER LEVEL: **\$52 PSF**

RETAIL FIRST FLOOR: **\$57 PSF**

## NEIGHBORHOOD

SHEEPSHEAD BAY

## BLOCK & LOT

08776-0072

## STORIES

5

## 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

-CHASE BANK

-STARBUCKS

-CAPITAL ONE

-CVS PHARMACY



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# 3121 OCEAN AVENUE

## SHORE TOWER

### 3121 OCEAN AVENUE LOWER LEVEL FLOOR PLAN



**AVAILABLE: 2,650 SF - 8,500 SF**

**OCEAN AVENUE**

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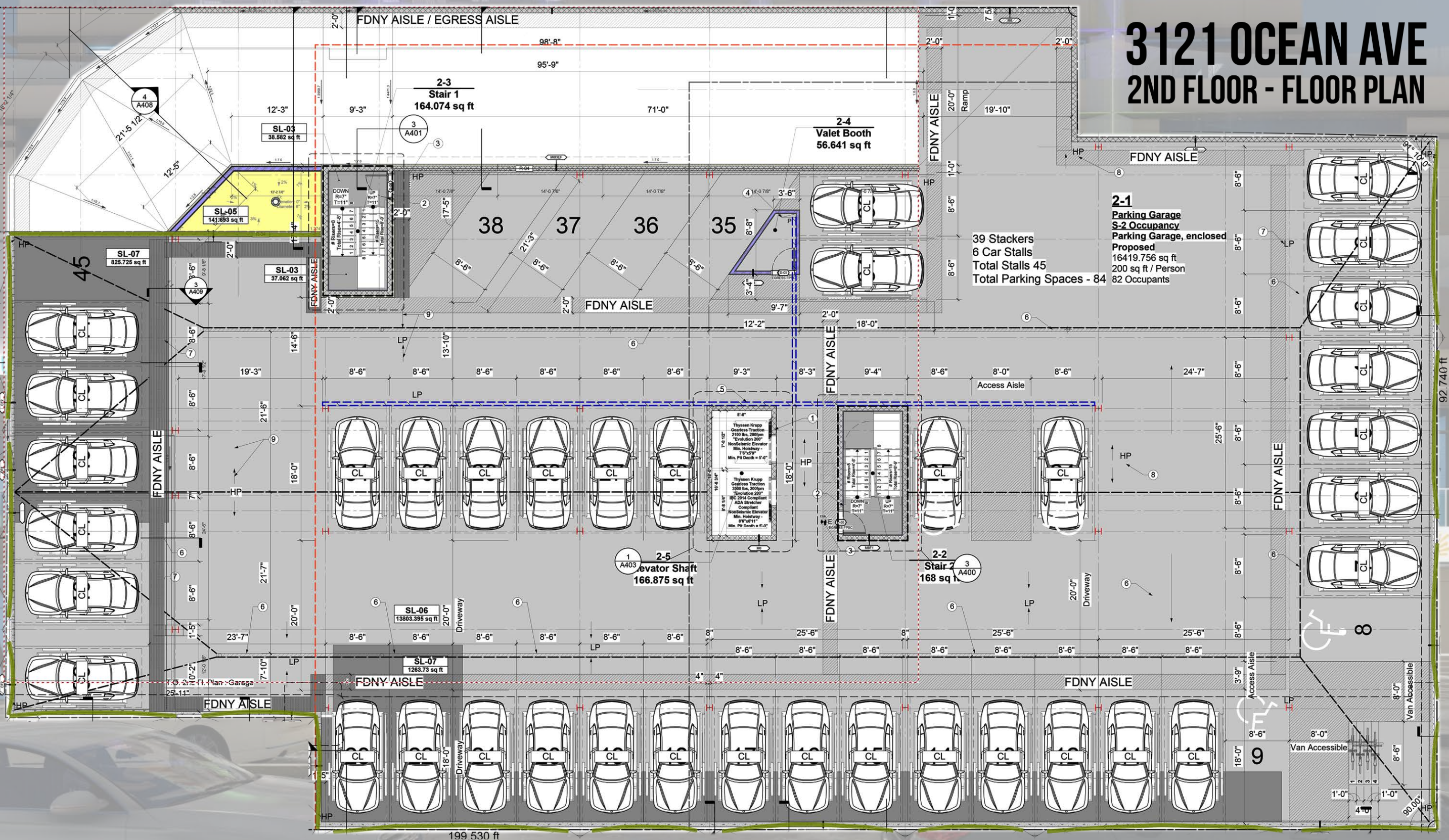




# 3121 OCEAN AVENUE

## SHORE TOWER

### 3121 OCEAN AVE 2ND FLOOR - FLOOR PLAN



**2-1**  
Parking Garage  
S-2 Occupancy  
Parking Garage, enclosed  
Proposed  
16419.756 sq ft  
200 sq ft / Person  
82 Occupants

SHORE PKWY

OCEAN AVENUE

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

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