

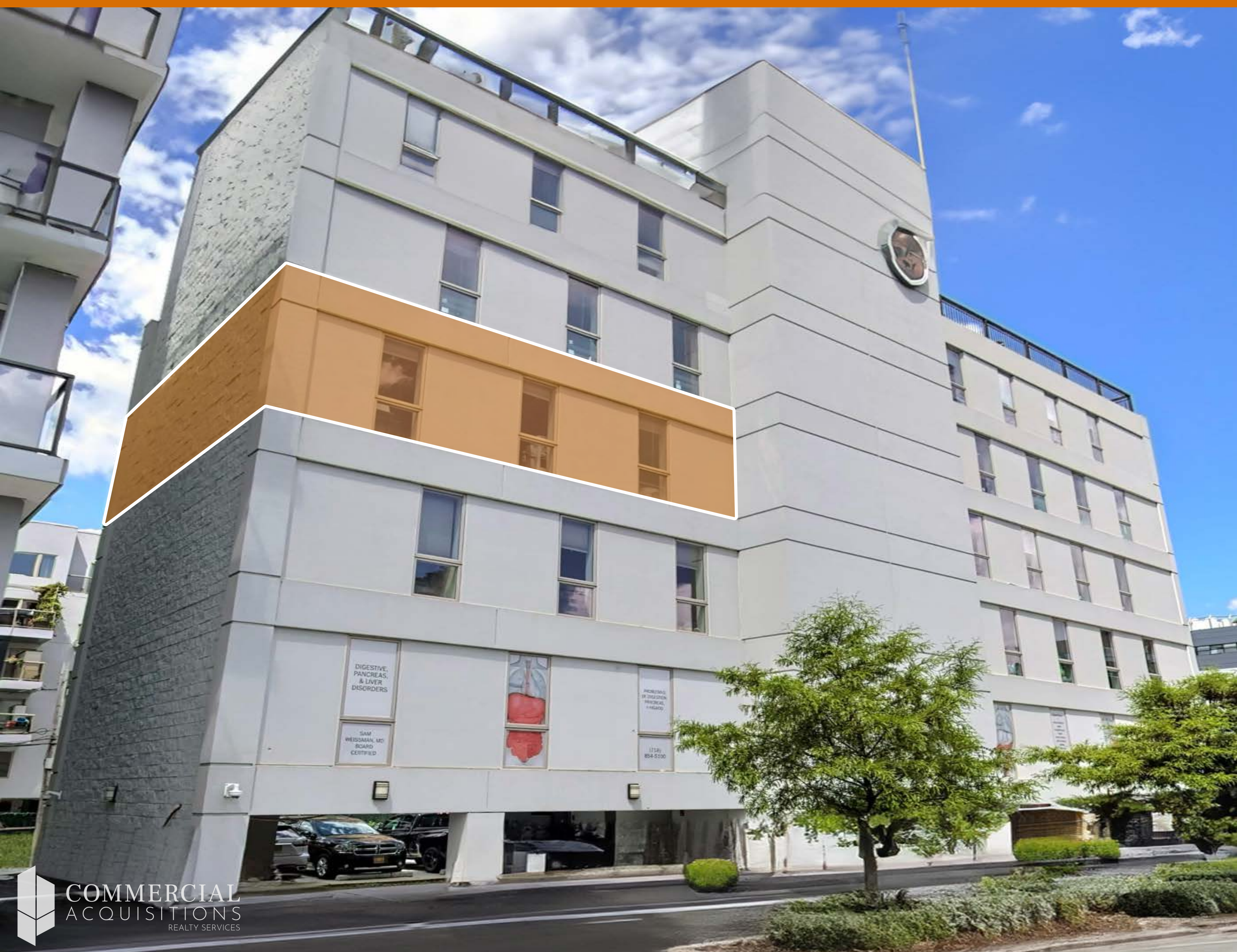
OFFICE SPACE FOR LEASE

2952 BRIGHTON 3RD STREET

BROOKLYN, NY 11235



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REALTY SERVICES



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

PROPERTY DETAILS

LOCATION INFO

BTW OCEANVIEW AVE & NEPTUNE AVE

BLOCK & LOT

08662-0131

AVAILABLE SIZE

UNIT #3L: 800 SF

BASE RENT

MODIFIED GROSS

\$3,200/MONTH

NEIGHBORHOOD

BRIGHTON BEACH

ZONING

R6, OP

COMMENTS

- 3RD FLOOR OFFICE
- LOTS OF WINDOWS
- ELEVATOR BUILDING
- CENTRAL HVAC
- MULTIPLE ROOMS BUILT-OUT
- NEWLY RENOVATED BUILDING
- STEPS FROM SUBWAY STATION

TRANSPORTATION

B1

B4

B68

D

F

N

Q

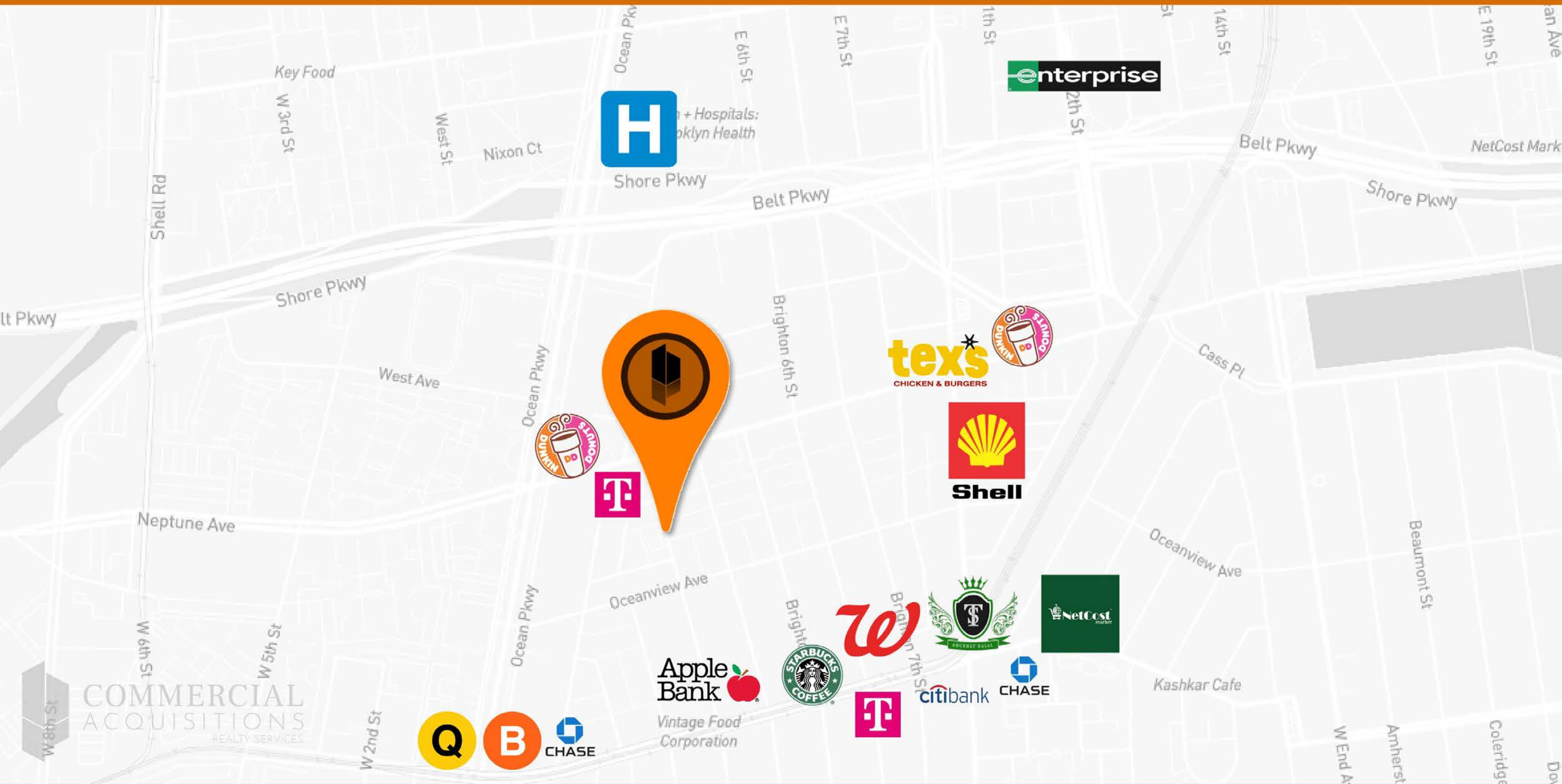
Walk Score
96

Transit Score
84

Bike Score
70

NEIGHBORHOOD TENANTS

- CHASE BANK
- APPLE BANK
- CITI BANK
- DUNKIN
- STARBUCKS
- T-MOBILE
- WALGREENS
- PHARMACY
- MEDICAL OFFICES



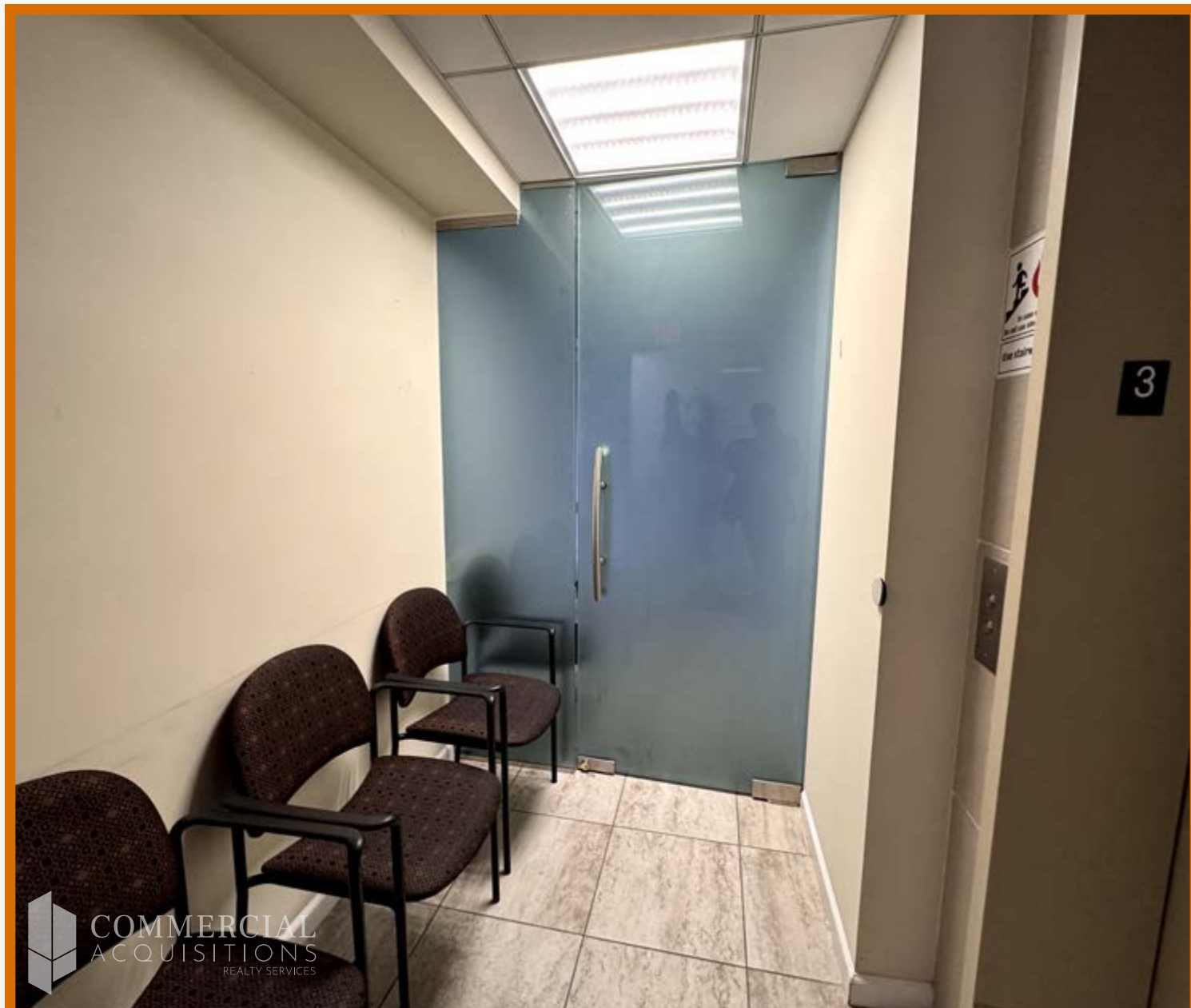
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Certificate of Occupancy

CO Number: 320441269F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Brooklyn	Block Number: 08662	Certificate Type: Final
	Address: 2952 BRIGHTON 3RD STREET	Lot Number(s): 131	Effective Date: 11/13/2019
	Building Identification Number (BIN): 3424553	Building Type: New	

This building is subject to this Building Code: 2008 Code

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-B	(2014/2008 Code)
	Building Occupancy Group classification: B	(2014/2008 Code)
	Multiple Dwelling Law Classification: None	

No. of stories: 6 **Height in feet:** 55 **No. of dwelling units:** 0

C.	Fire Protection Equipment: Fire alarm system, Sprinkler system
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D.	Type and number of open spaces: Parking spaces (8), Parking (3093 square feet)
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E.	This Certificate is issued with the following legal limitations: None
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Borough Comments: None

Permissible Use and Occupancy

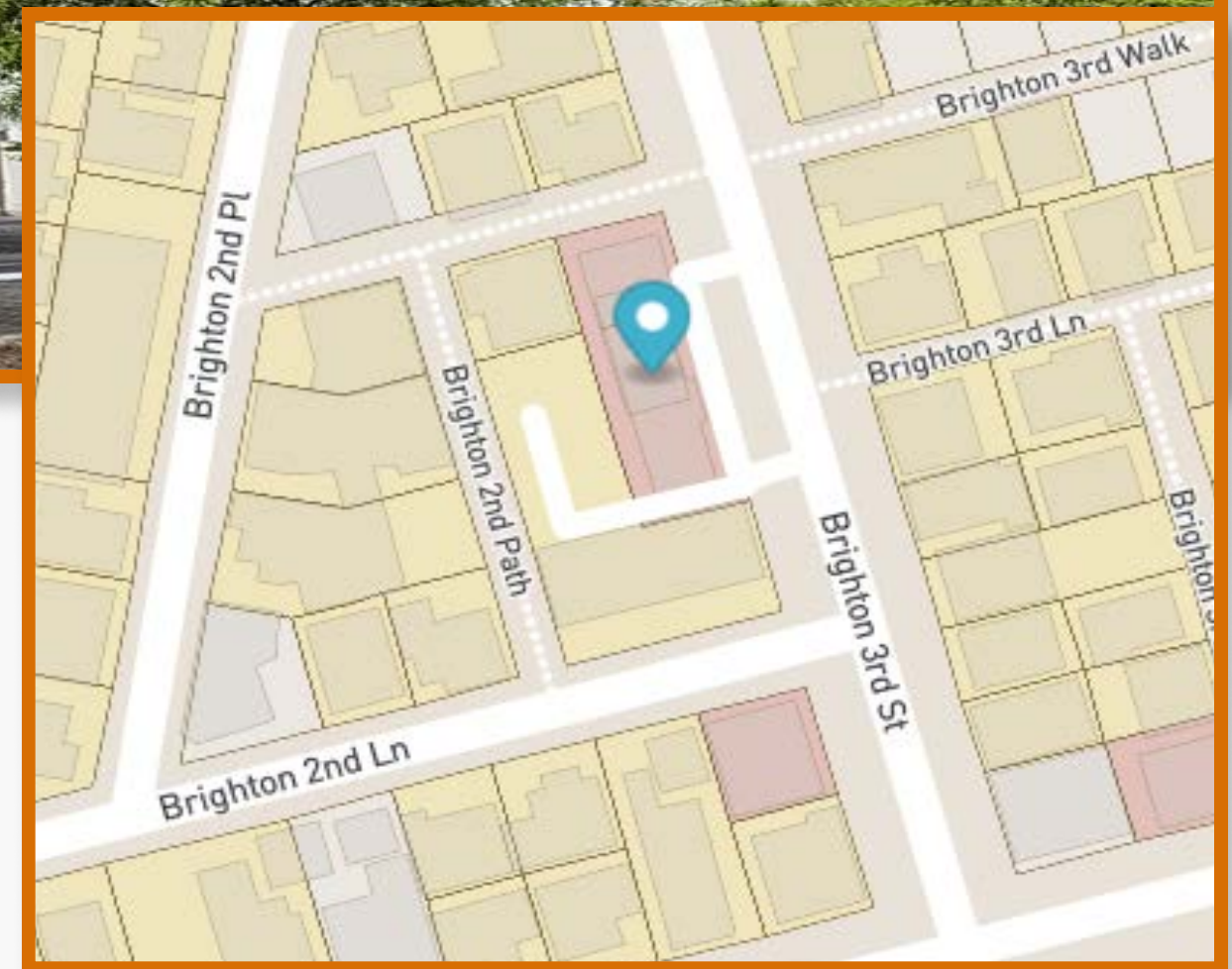
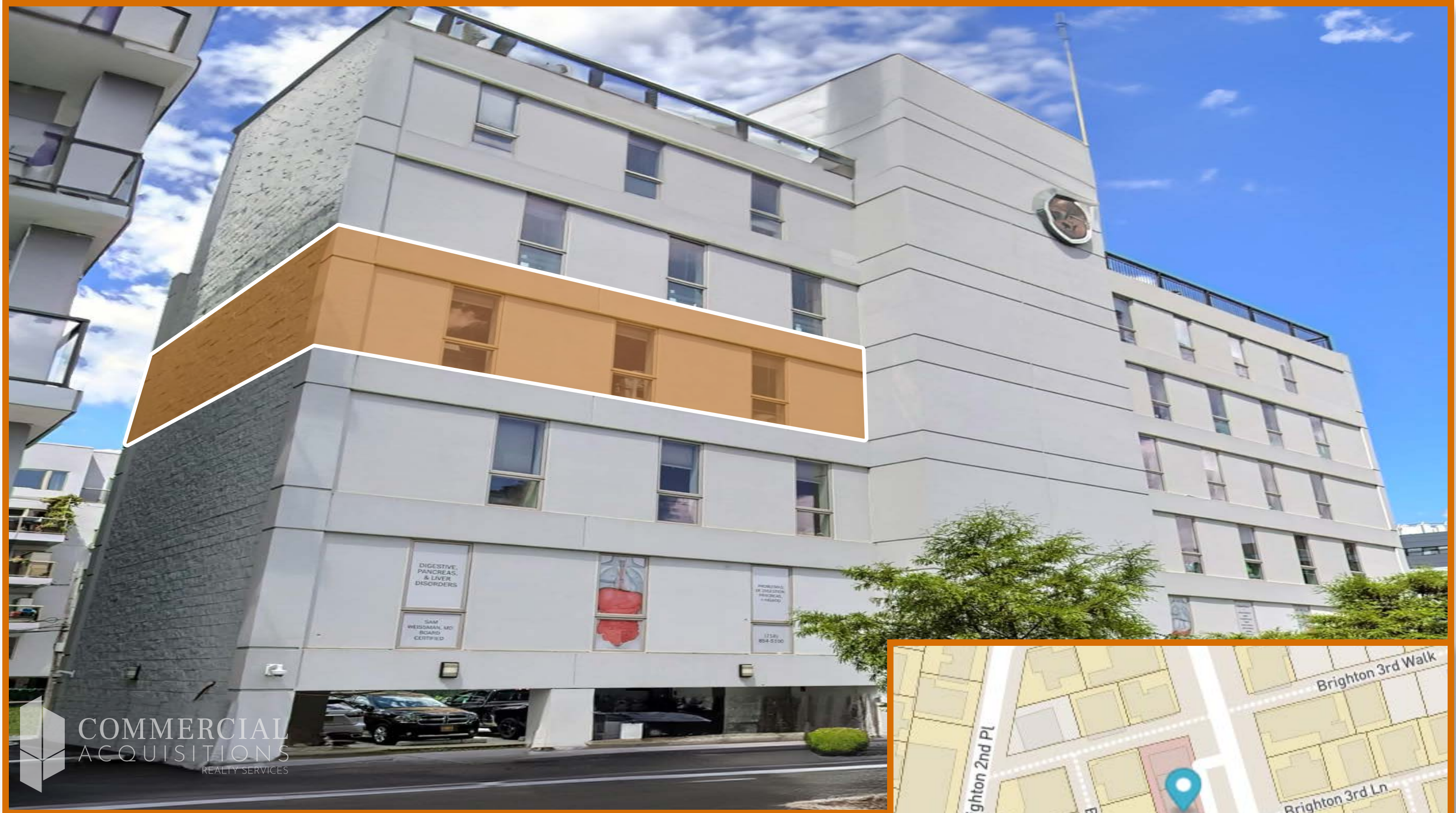
All Building Code occupancy group designations below are 2008 designations.

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
BAS		OG	B		4C	BUILDING LOBBY & MECHANICAL ROOM
OS P		OG	S-2		4C	ACCESSORY OFF-STREET PARKING FOR THREE (3) CARS
001	11	80	B		4A	AMBULATORY DIAGNOSTIC HEALTH CARE FACILITY
002	11	80	B		4A	AMBULATORY DIAGNOSTIC HEALTH CARE FACILITY
003	11	80	B		4A	AMBULATORY DIAGNOSTIC HEALTH CARE FACILITY
004	11	80	B		4A	AMBULATORY DIAGNOSTIC HEALTH CARE FACILITY
005	11	80	B		4A	AMBULATORY DIAGNOSTIC HEALTH CARE FACILITY

NOTE; AMBULATORY DIAGNOSTIC HEALTH CARE FACILITY. PARKING SPACE FOR THREE (3) CARS THIS PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH CITY REGISTERS OFFICE CRFN# 2012000191635 AND 2012000191636 PROPERTY IS LOCATED IN A FLOOD ZONE. NO MECHANICAL ROOM OR MECHANICAL EQUIPMENT IS LOCATED BELOW BFE EXCEPT FOR PARKING

END OF SECTION

2952 BRIGHTON 3RD STREET



CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN

CELL: 917.939.3760

ARSEN@COMMERCIALACQ.COM

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

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