

OFFICE SPACE FOR LEASE

1517 VOORHIES AVENUE, BROOKLYN NY 11235

JANUARY 1ST, 2025



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

PROPERTY DETAILS

SIZE: 1,300 SF

**4TH FLOOR PROFESSIONAL OFFICE SPACE IN
ELEVATOR BUILDING**

NEARBY MUNICIPAL PARKING

STEPS FROM PUBLIC TRANSPORTATION

**21,625 AVERAGE DAILY TRAFFIC BTW
VOORHIES AVENUE & SHEEPSHEAD BAY RD**

RENTAL RATE : \$4,300/MONTH



NEIGHBORHOOD
SHEEPSHEAD BAY



BLOCK & LOT
7459-0059



ZONING
C4-2

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PROPERTY DETAILS



TRANSPORTATION

B4 B36 B49

B F Q N

Walk Score 98 Transit Score 83

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PROPERTY PHOTOS



CERTIFICATE OF OCCUPANCY

Form 34 (Rev. 8/95)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH BROOKLYN

DATE: MAY 18 2001

NO. 300830581

This certificate supersedes C.O. NO

ZONING DISTRICT C4-2

THIS CERTIFIES that the new—altered—existing—building—premises located at

1517 VOORHIES AVENUE

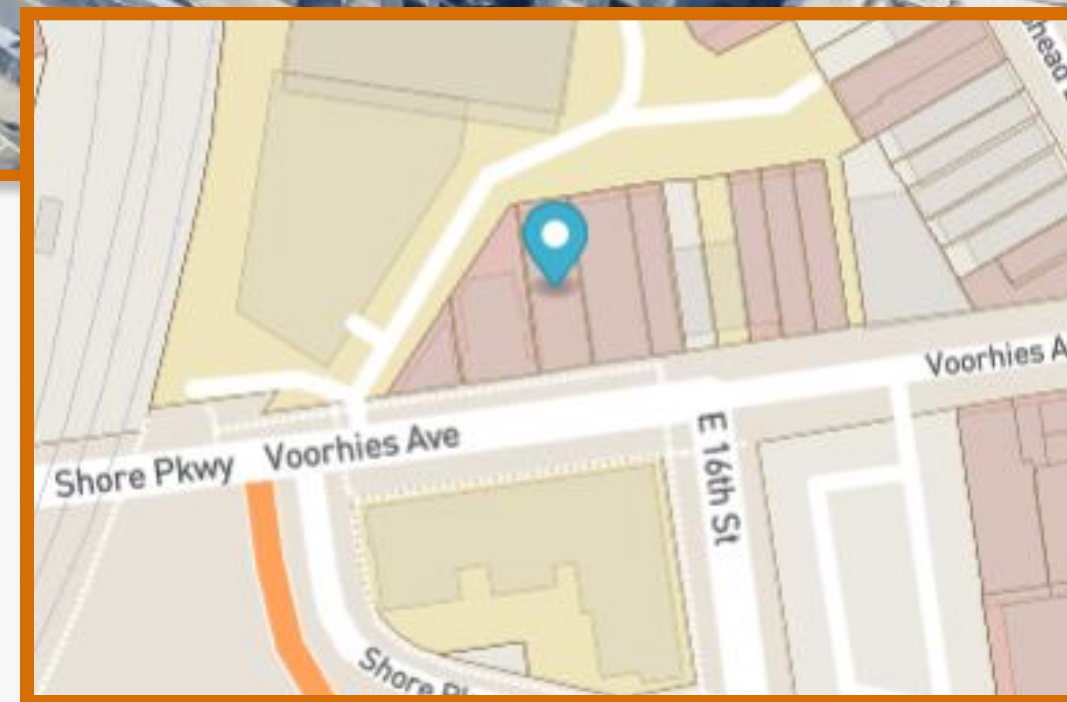
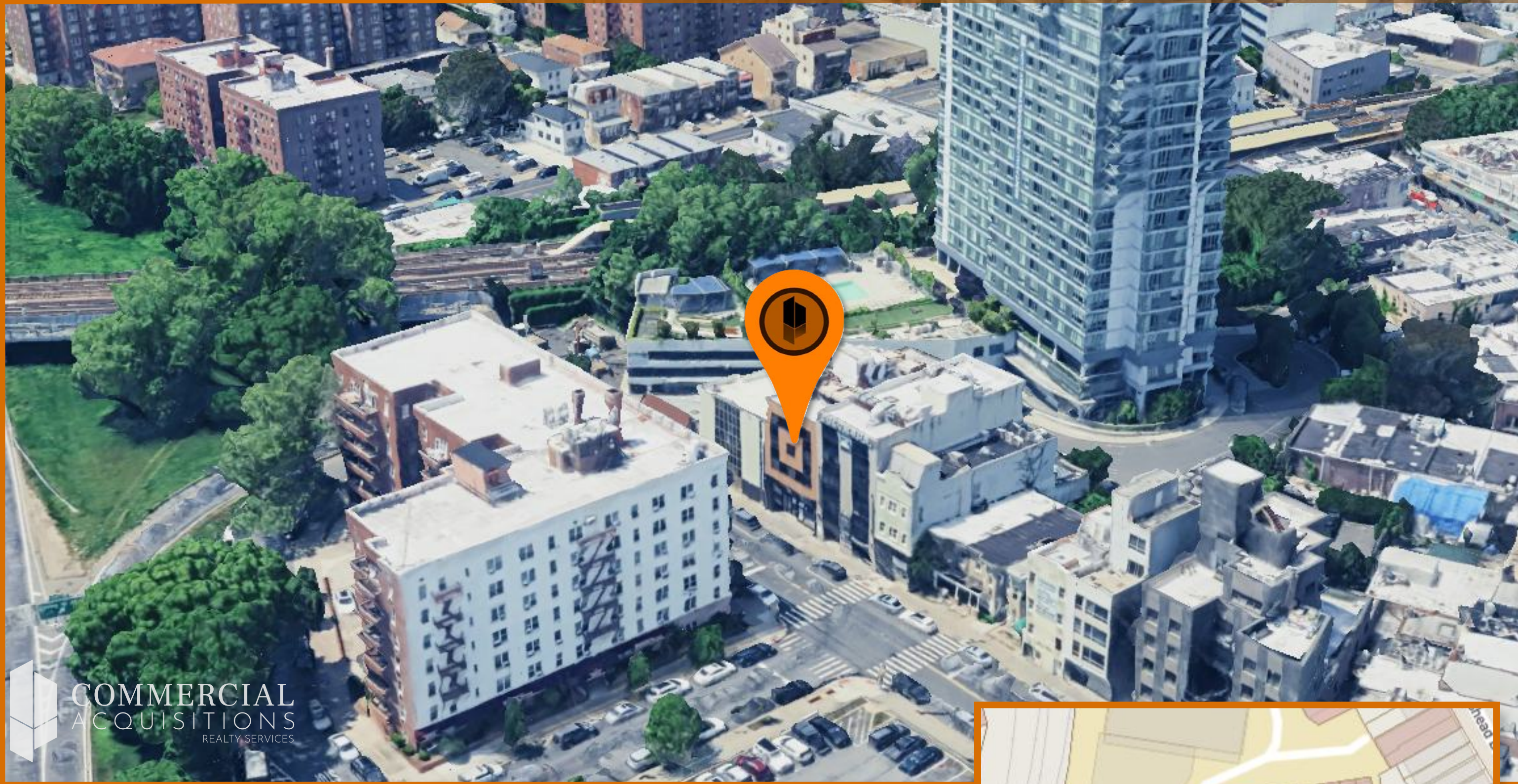
Block 7459 Lot 59

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 HEREIN.

PERMISSIBLE USE AND OCCUPANCY

| STORY | LIVE LOAD LBS. PER SQ. FT. | MAXIMUM NO. OF PERSONS PERMITTED | ZONING DWELLING OR ROOMING UNITS | BUILDING CODE HABITABLE ROOMS | ZONING USE GROUP | BUILDING CODE OCCUPANCY GROUP | DESCRIPTION OF USE |
|--------|----------------------------------|---|---|--|---------------------------|--|--|
| CELLAR | O.G. | 20 | | | 4 | E | MEDICAL OFFICE |
| FIRST | 100 | 20 | | AND 3 | CAR GARAGE WITH ATTENDANT | E | MEDICAL OFFICE |
| SECOND | 100 | 15 | | | 6&10 | E | OFFICES & DEPOSITORY FOR OFFICE RECORDS |
| THIRD | 100 | 15 | | | 6&10 | E | OFFICES & DEPOSITORY FOR OFFICE RECORDS |
| FOURTH | 100 | 10 | | | 6&10 | E | OFFICES & DEPOSITORY FOR OFFICE RECORDS |

CONTACT US



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

© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

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