

OFFICE SPACE FOR LEASE

3632 NOSTRAND AVENUE, BROOKLYN NY 11229



SCAN OR CLICK LINK BELOW
FOR A 3-D VIRTUAL TOUR

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

PROPERTY DETAILS

SIZE: 1,500 SF - 6,500 SF AVAILABLE

4TH FLOOR PROFESSIONAL OFFICE SPACE

NEWLY RENOVATED ELEVATOR BUILDING

AFHC AMBULATORY SURGICAL CENTER

HIGH TRAFFIC AREA

BUILDING TENANTS:

- ALL CITY FAMILY HEALTHCARE
- SURGICAL CENTER

PARKING AVAILABLE FOR ADDITIONAL RENT

MODIFIED GROSS RENTAL RATE : \$40 PSF/YEAR



NEIGHBORHOOD
SHEEPSHEAD BAY



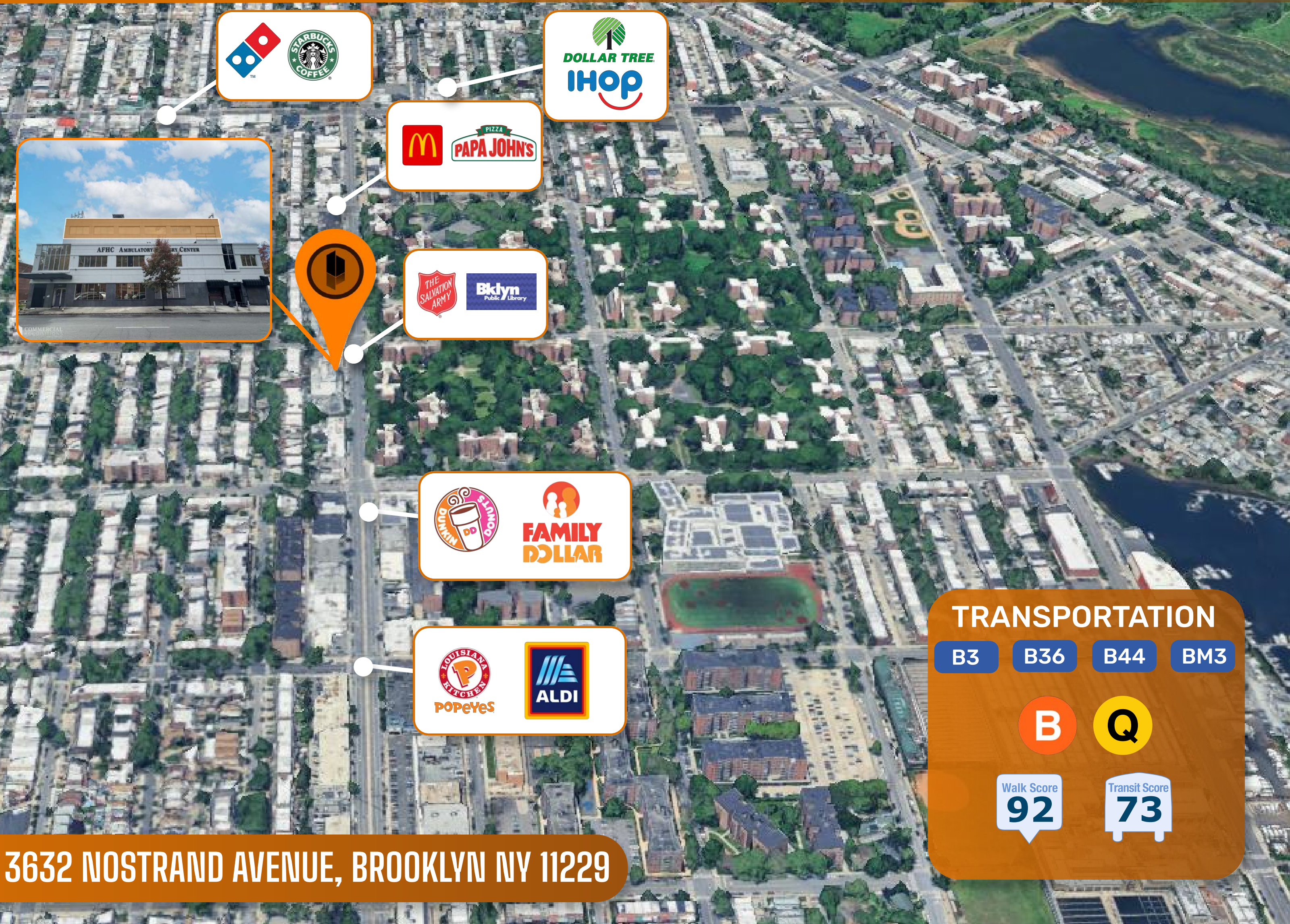
BLOCK & LOT
7405-0914



ZONING
R4, C1-2

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TRANSPORTATION

B3 B36 B44 BM3

B Q

Walk Score **92** Transit Score **73**

NEIGHBORHOOD SHEEPSHEAD BAY **BLOCK & LOT** 7405-0914 **ZONING** R4, C1-2

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




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4TH FLOOR PLAN

6,500 SF AVAILABLE



-  UNIT #1: 1,500 SF
-  UNIT #2: 1,700 SF
-  UNIT #3: 3,300 SF

NOSTRAND AVENUE

3632 NOSTRAND AVENUE



Certificate of Occupancy

CO Number: 30085554F

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: 07405	Certificate Type: Final
	Address: 3632 NOSTRAND AVENUE	Lot Number(s): 914	Effective Date: 05/27/2003
	Building Identification Number (BIN): 3848312	Building Type: New	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-D	(1968 Code)	
	Building Occupancy Group classification: E	(1968 Code)	
	Multiple Dwelling Law Classification: None		
No. of stories: 4	Height in feet: 56	No. of dwelling units: 0	
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

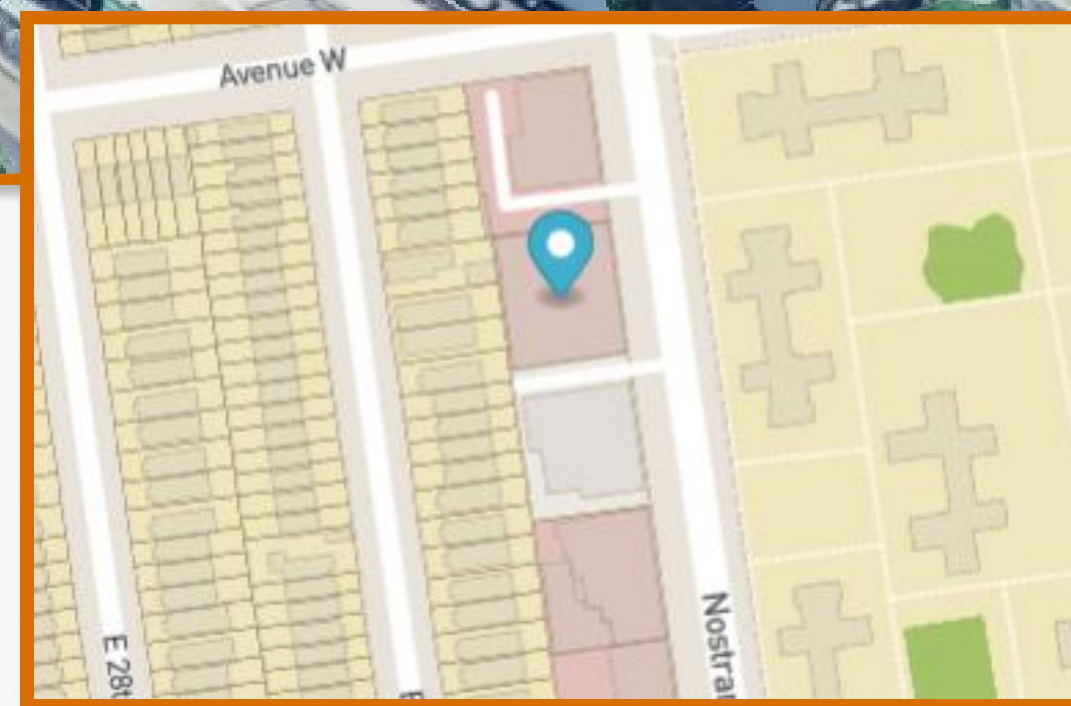
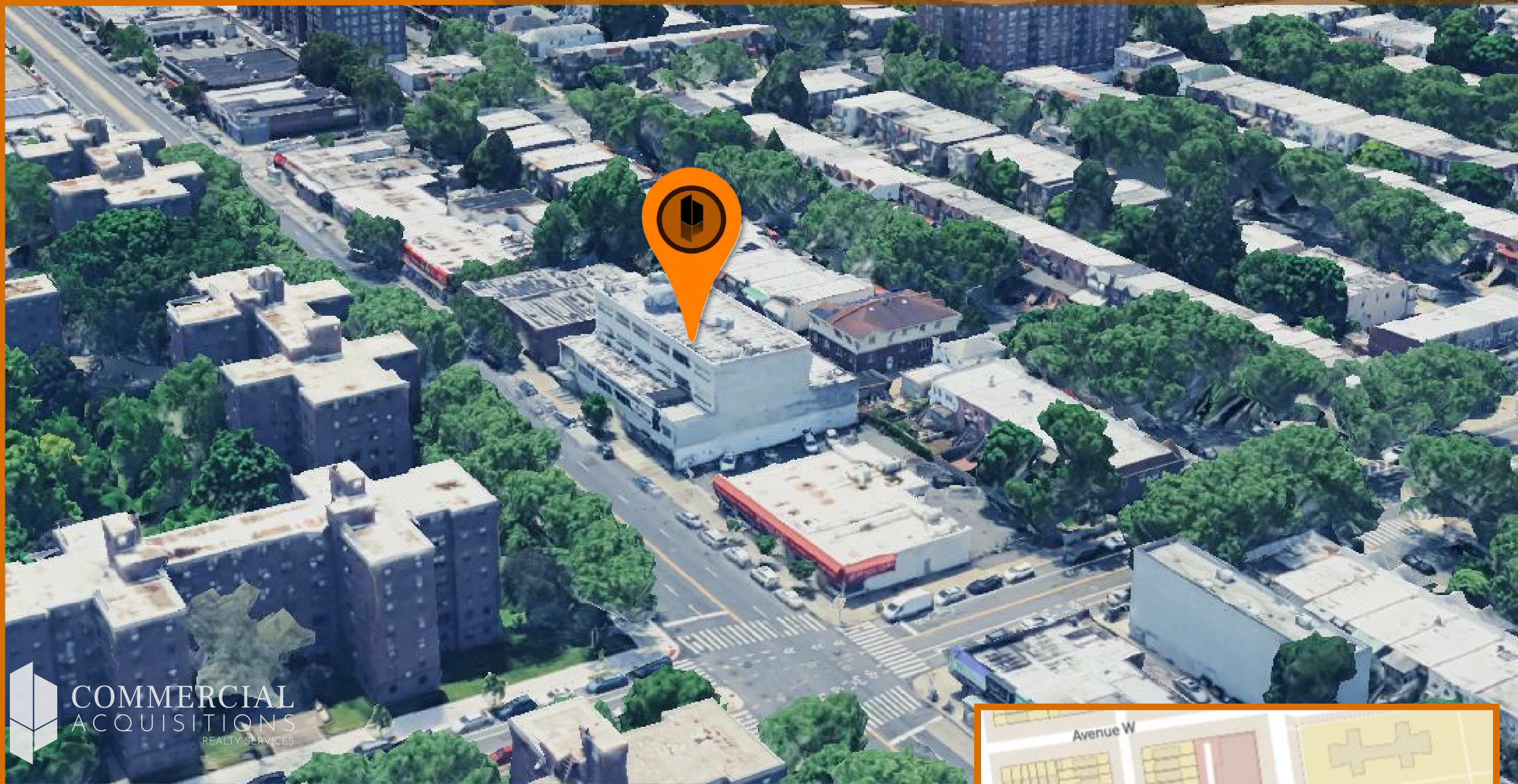
Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group 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
CEL	20	OG				ACCESSORY PARKING FOR 50 CARS.
001	20	100	E		4	MEDICAL OFFICES
002	20	150	b-2			ACCESSORY PARKING FOR 34 CARS.
003	30	100	e		4	MEDICAL OFFICES_.
003	30	100	E		6	BUSINESS OFFICES
004	30	100	e		4	MEDICAL OFFICES..
004	30	100	E		6	BUSINESS OFFICES

END OF SECTION

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CONTACT EXCLUSIVE BROKER



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ARSEN@COMMERCIALACQ.COM

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