

OFFICE SPACE FOR LEASE
2801-2803 TILDEN AVENUE
BROOKLYN, NY 11226



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

PROPERTY DETAILS

LOCATION INFO

BETWEEN EAST 28TH ST &
EAST 29TH ST

AVAILABLE SPACE

1ST FLOOR & CELLAR

TOTAL SF: **3,700 SF**

ADDITIONAL SPACE AVAILABLE: **350 SF**

BLOCK & LOT

05130-0125

BASE RENT

\$7,900/MONTH

NEIGHBORHOOD

FLATBUSH

ZONING

R6

COMMENTS

- MULTI-LEVEL OFFICE SPACE
- BRAND NEW BUILDING COMPLETED IN 2024
- PRIVATE PARKING SPACES AVAILABLE
- HIGH TRAFFIC AREA
- 0.7 MILES FROM NYC HEALTH + HOSPITAL

TRANSPORTATION

B35

B44

B49

B

Q

Walk Score
85

Transit Score
100

NEIGHBORHOOD TENANTS

- NYC HOSPITAL
- PT OF THE CITY
- DIAMOND BRACES
- CUBE SMART
- FOOD BAZAAR
- WALGREENS
- CHASE BANK
- ONE STEP PT
- DUNKIN'
- FIVE BELOW



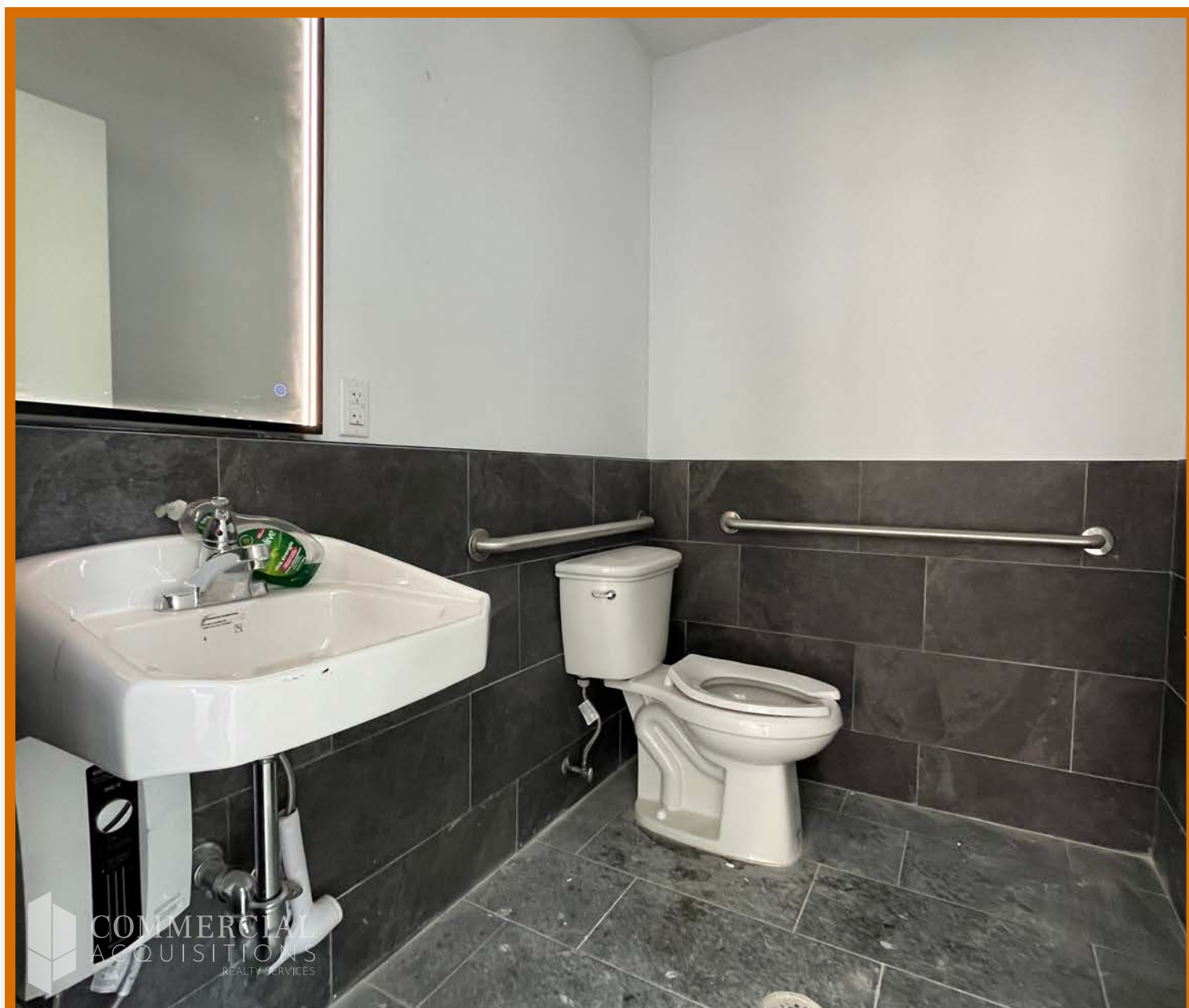
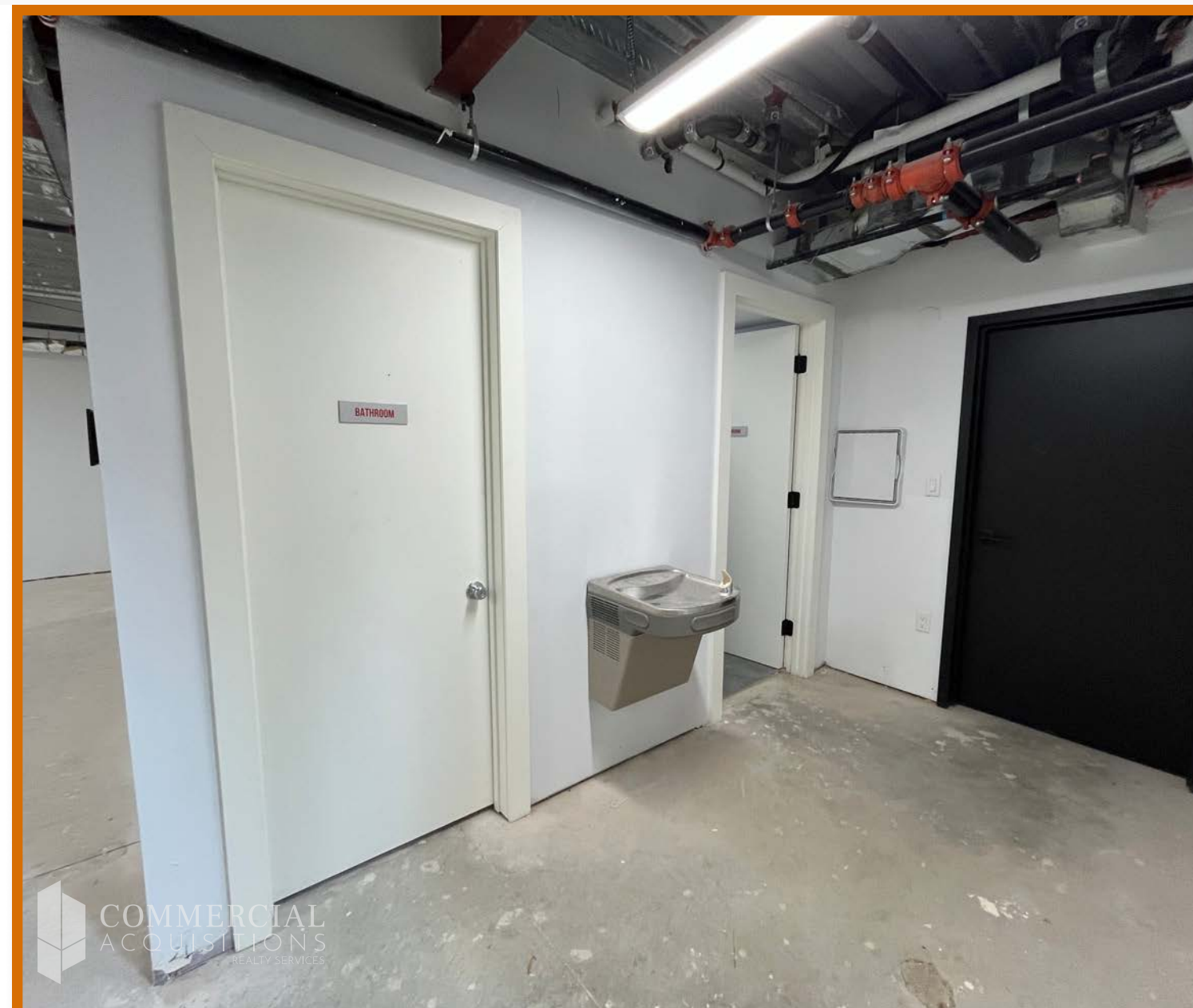
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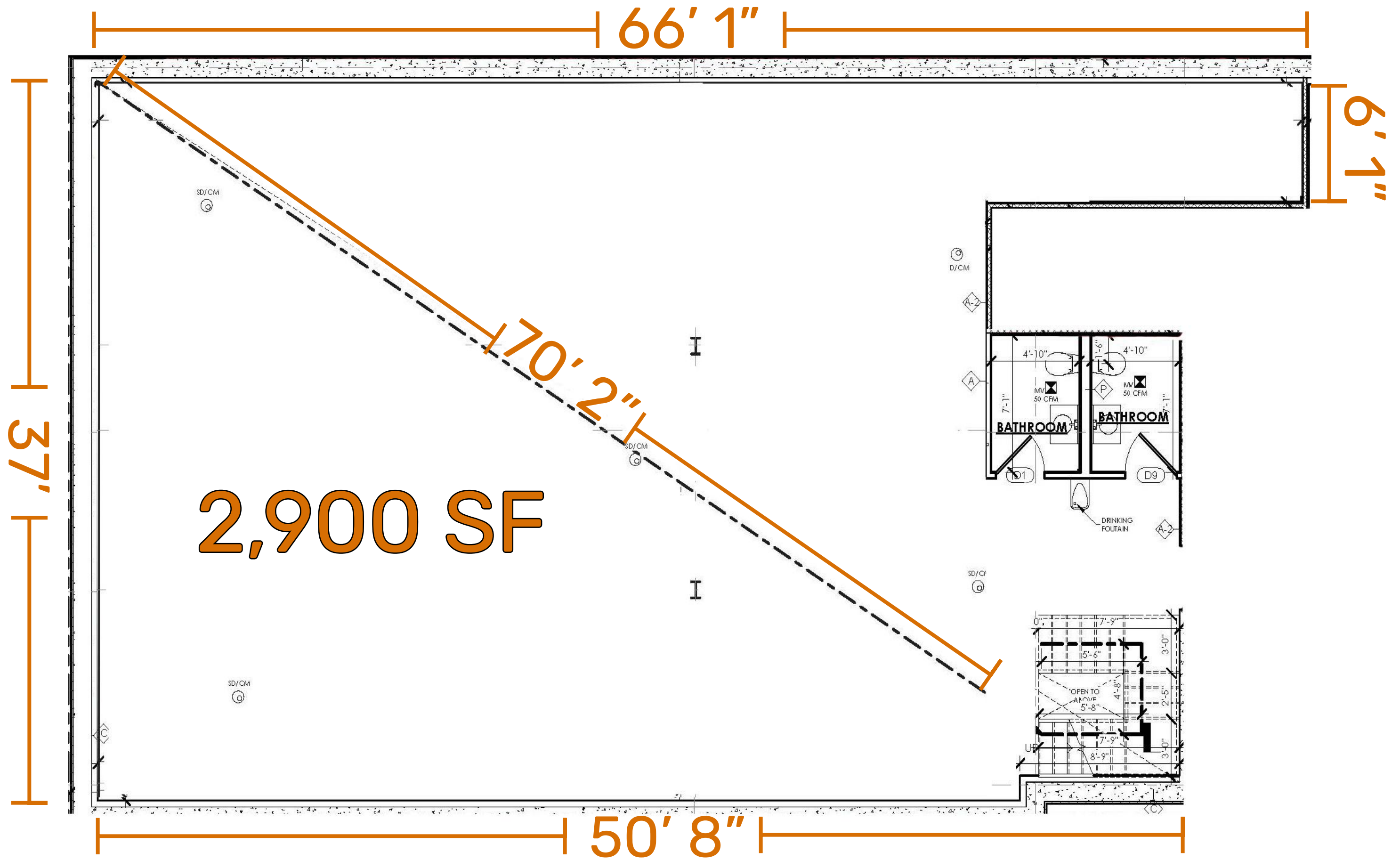
Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date	
Cellar	B	23	OG	4A		340743495	Temporary	06/20/2024	
Description of Use:						Business and Service COMMUNITY FACILITY, 2 TOILET ROOMS			Exceptions:
Cellar	S-2	N/A	OG	2B		340743495	Temporary	06/20/2024	
Description of Use:						Storage of non combustible Materials COMPACTOR ROOM, SPRINKLER ROOM, STORAGE ROOM, METER ROOM, 7 BICYCLE PARKING ROOM, DETENTION TANK			Exceptions:
Open Space	S-2	N/A	100	2B		340743495	Temporary	06/20/2024	
Description of Use:						Parking Garage 7 CAR OPEN PARKING			Exceptions:
Floor 1	B	16	100	4A		340743495	Temporary	06/20/2024	
Description of Use:						Business and Service COMMUNITY FACILITY, 1 TOILET ROOM			Exceptions:
Floor 1	R-2	N/A	100	2	2	340743495	Temporary	06/20/2024	
Description of Use:						Apartment House 2 CLASS A APARTMENTS			Exceptions:
Floor 1	R-2	10	100	2B		340743495	Temporary	06/20/2024	
Description of Use:						Apartment House RECREATION SPACE			Exceptions:

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LOWER LEVEL

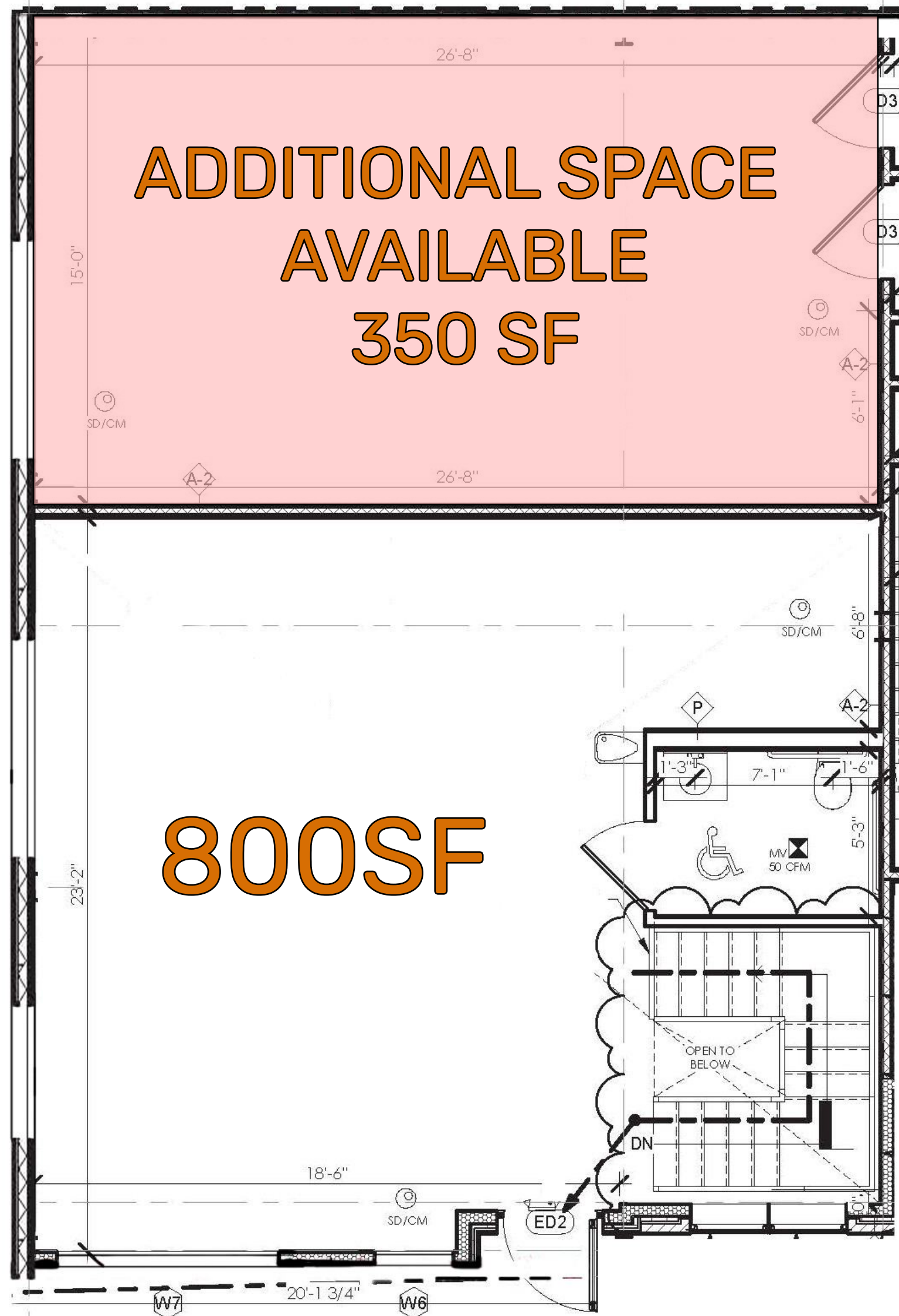


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FLOOR 1

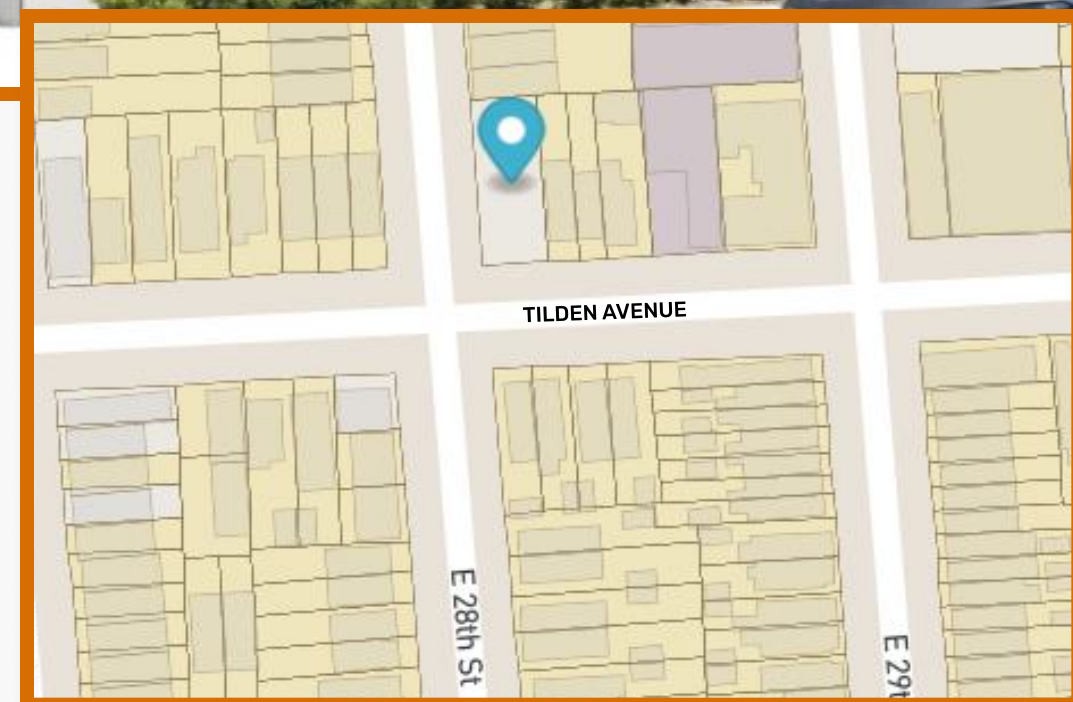
PARKING SPOTS



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CONTACT EXCLUSIVE BROKER



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