

# OFFICE SPACE FOR LEASE

2148 OCEAN 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: 3,500 SF AVAILABLE**

**3RD FLOOR OFFICE SPACE IN ELEVATOR  
BUILDING CONSTRUCTED IN 2015**

**STEPS FROM PUBLIC TRANSPORTATION**

**36,000 AVERAGE DAILY TRAFFIC BTW  
OCEAN AVENUE & KINGS HIGHWAY**

**RENTAL RATE : \$40 PSF**



**NEIGHBORHOOD**  
HOMECREST



**BLOCK & LOT**  
06782-0038



**ZONING**  
R7A

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# LOCATION OVERVIEW



**TRANSPORTATION**

**2148 OCEAN AVENUE, BROOKLYN NY 11229**

**NEIGHBORHOOD**  
HOMECREST
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06782-0038
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# PROPERTY PHOTOS



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# PROPERTY PHOTOS



# THIRD LEVEL FLOOR PLAN

OCEAN AVENUE



BALCONY

3,500 SF AVAILABLE

# CERTIFICATE OF OCCUPANCY



## Certificate of Occupancy

CO Number: **320906560F**

| 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  |
| CEL   | 34                        | OG                        | S-2                           |                           | 4C               | ACCESSORY PARKING FOR TWENTY FIVE (25) CARS. MECHANICAL ROOMS.  |
| 001   | 65                        | 50                        | B                             |                           | 4C, 3B           | LOBBY   |
| 001   |                           | 100                       | S-2                           |                           | 4C               | ACCESSORY PARKING ENTRANCE  |
| 001   | 196                       | 100                       | E                             |                           | 3A               | SCHOOL  |
| 002   | 198                       | 50                        | E                             |                           | 3A               | DAYCARE CENTER FOR ONE HUNDRED SEVENTY ONE (171) CHILDREN (AGES 2-6) AND 22 TEACHERS. NOTE: NUMBER OF TEACHERS SHALL COMPLY WITH NYC DOHMH STANDARDS. ACCESSORY ROOFTOP PLAY AREA IN CONJUNCTION WITH CLASSROOMS. NON-SIMULTANEOUS OCCUPANCY. |
| 003   | 67                        | 50                        | B                             |                           | 4A               | AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY.  |
| 004   | 66                        | 50                        | B                             |                           | 4A               | AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY.  |
| 005   | 66                        | 50                        | B                             |                           | 4A               | AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY.  |
| 006   | 66                        | 50                        | B                             |                           | 4A               | AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY.  |
| RO F  |                           | 100                       | U                             |                           | 4C               | ELEVATOR MACHINE ROOM.  |
| EXHIBIT I - CRFN#2008000223708 EXHIBIT III - CRFN#2008000223709             |                           |                           |                               |                           |                  |   |
| END OF SECTION  |                           |                           |                               |                           |                  |   |



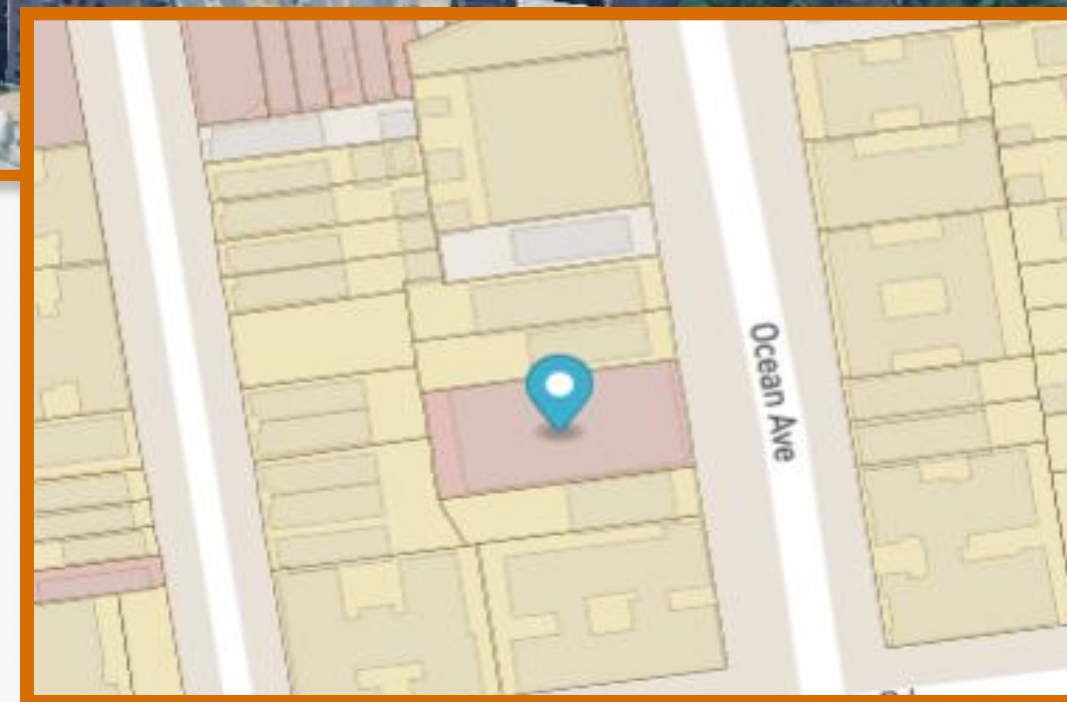
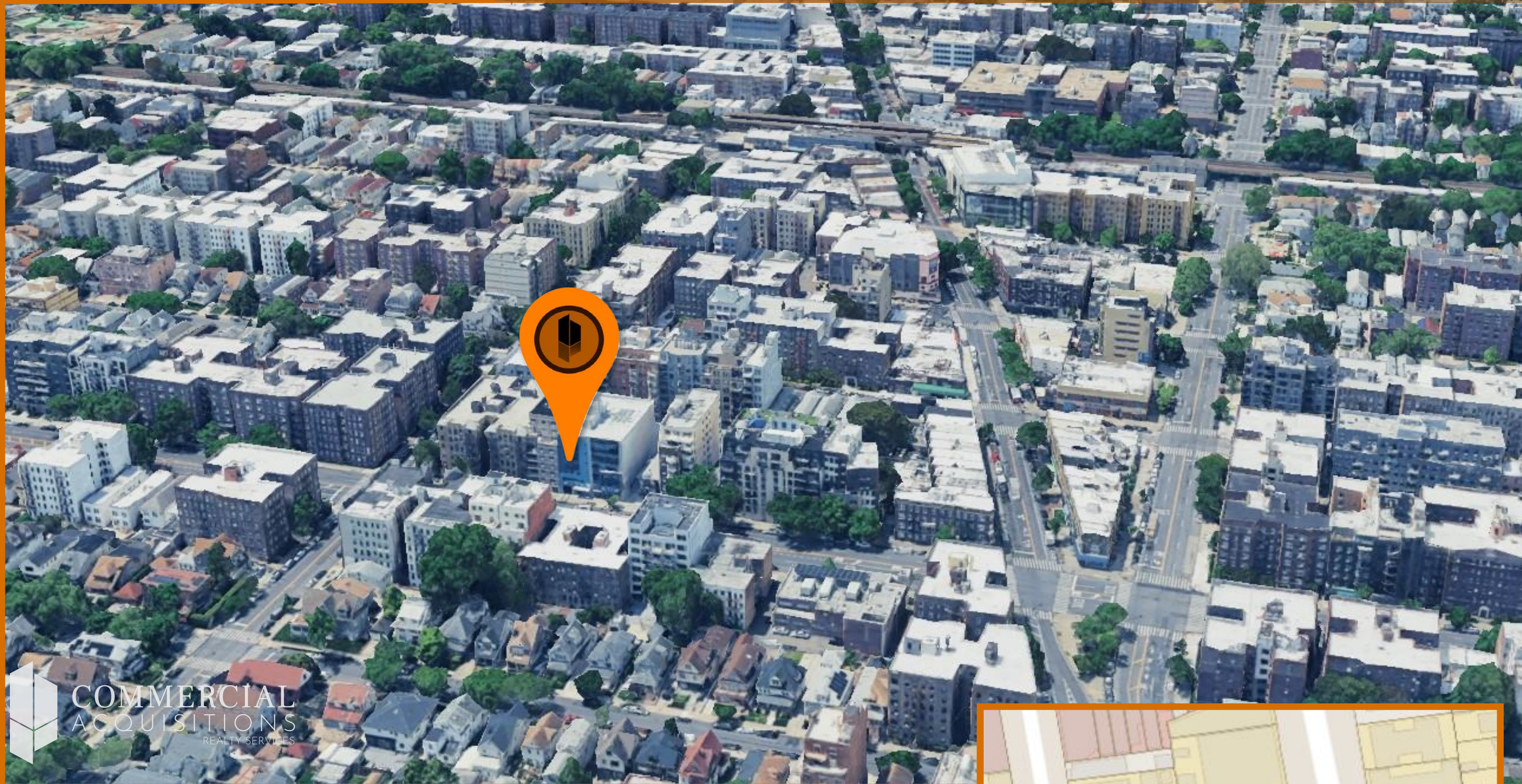
Borough Commissioner



Commissioner

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## CONTACT EXCLUSIVE BROKER



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**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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