

OFFICE SPACE FOR LEASE

1463 NEW YORK AVE

BROOKLYN, NY 11210



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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 FARRAGUT RD & FOSTER AVE

BLOCK & LOT

04997-0017

AVAILABLE SIZE

TOTAL BTW 2 FLOORS: **2,038 SF**

1ST FLOOR: **680 SF**

LOWER LEVEL: **1,358 SF**

BASE RENT

\$28 PSF

NEIGHBORHOOD

EAST FLATBUSH

ZONING

R6

COMMENTS

- COMMUNITY FACILITY OFFICE
- BUILT TO SUIT AVAILABLE
- CENTRAL HVAC
- BRAND NEW BUILDING
- SPLIT LEVEL/ADA ELEVATOR

TRANSPORTATION

B8

B44

B44-SBS

2

5

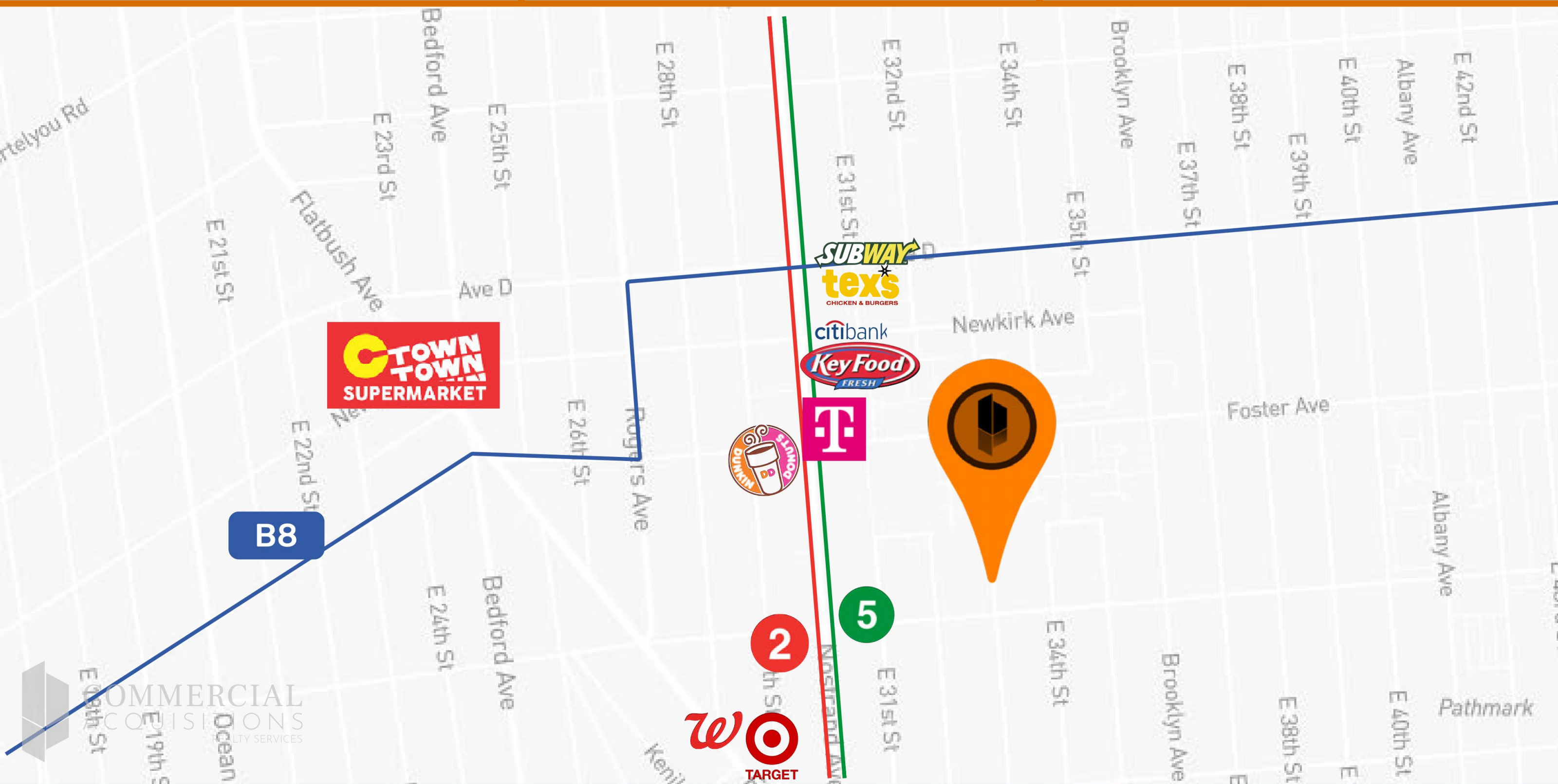
Walk Score
78

Transit Score
100

Bike Score
69

NEIGHBORHOOD TENANTS

- CITI BANK
- DUNKIN'
- KEYFOOD
- UPS
- SCHOOLS
- C-TOWN



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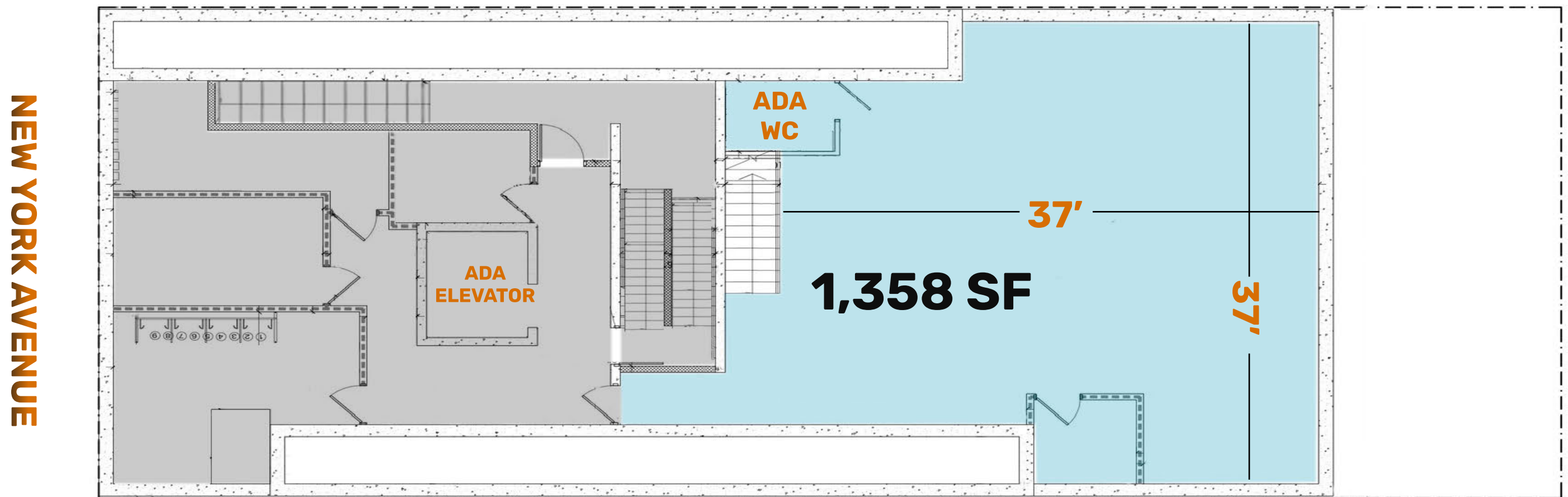
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1ST FLOOR



LOWER LEVEL



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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
Cellar	S-2	NA	OG	2B		321969991	Final
Description of Use: Storage of non combustible Materials METER ROOM, ACCESSORY USES AND BICYCLE ROOM 222SF AND 9 SPACES					Exceptions:		
Cellar	B	13	OG	4A		321969991	Final
Description of Use: Business and Service COMMUNITY FACILITY IN CONJUNCTION WITH ABOVE AMBULATORY HEALTHCARE FACILITIES.					Exceptions:		
Open Space	S-2	NA	OG	2B		321969991	Final
Description of Use: Storage of non combustible Materials ACCESSORY ATTENDANT PARKING FOR 9 VEHICLES					Exceptions:		
Floor 1	R-2	NA	80	2B		321969991	Final
Description of Use: Apartment House RESIDENTIAL LOBBY					Exceptions:		
Floor 1	B	7	100	4A		321969991	Final
Description of Use: Business and Service COMMUNITY FACILITY AMBULATORY HEALTHCARE FACILITIES.					Exceptions:		
Floor 2	R-2	N/A	80	2A	4	321969991	Final
Description of Use: Apartment House FOUR (4)CLASS 'A' APARTMENTS					Exceptions:		

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CONTACT EXCLUSIVE BROKER



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