

# OFFICE SPACE FOR LEASE

## 1546 PITKIN AVENUE

### BROOKLYN, NY 11212



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES

3RD FLOOR: 1,200 SF

2ND FLOOR: 1,200 SF

  
**JUICY KING CRAB EXPRESS**  
CAJUN SEAFOOD RESTAURANT  
1546 PITKIN AVE Tel: 718-618-7706/7707

 COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES

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



# PROPERTY DETAILS

## LOCATION INFO

BTW SARATOGA AVE & STRAUSS ST

## AVAILABLE SIZE

2ND FLOOR: 1,200 SF

3RD FLOOR: 1,200 SF

## BASE RENT

MODIFIED GROSS

2ND FLOOR: \$2,000/MONTH

3RD FLOOR: \$1,800/MONTH

## NEIGHBORHOOD

BROWNSVILLE

## BLOCK & LOT

03515-0035

## ZONING

C4-3

## COMMENTS

- 2ND & 3RD FLOOR OFFICE
- BUSY LOCATION
- HEAVY FOOT AND CAR TRAFFIC

## TRANSPORTATION

B7

B12

B14

B60



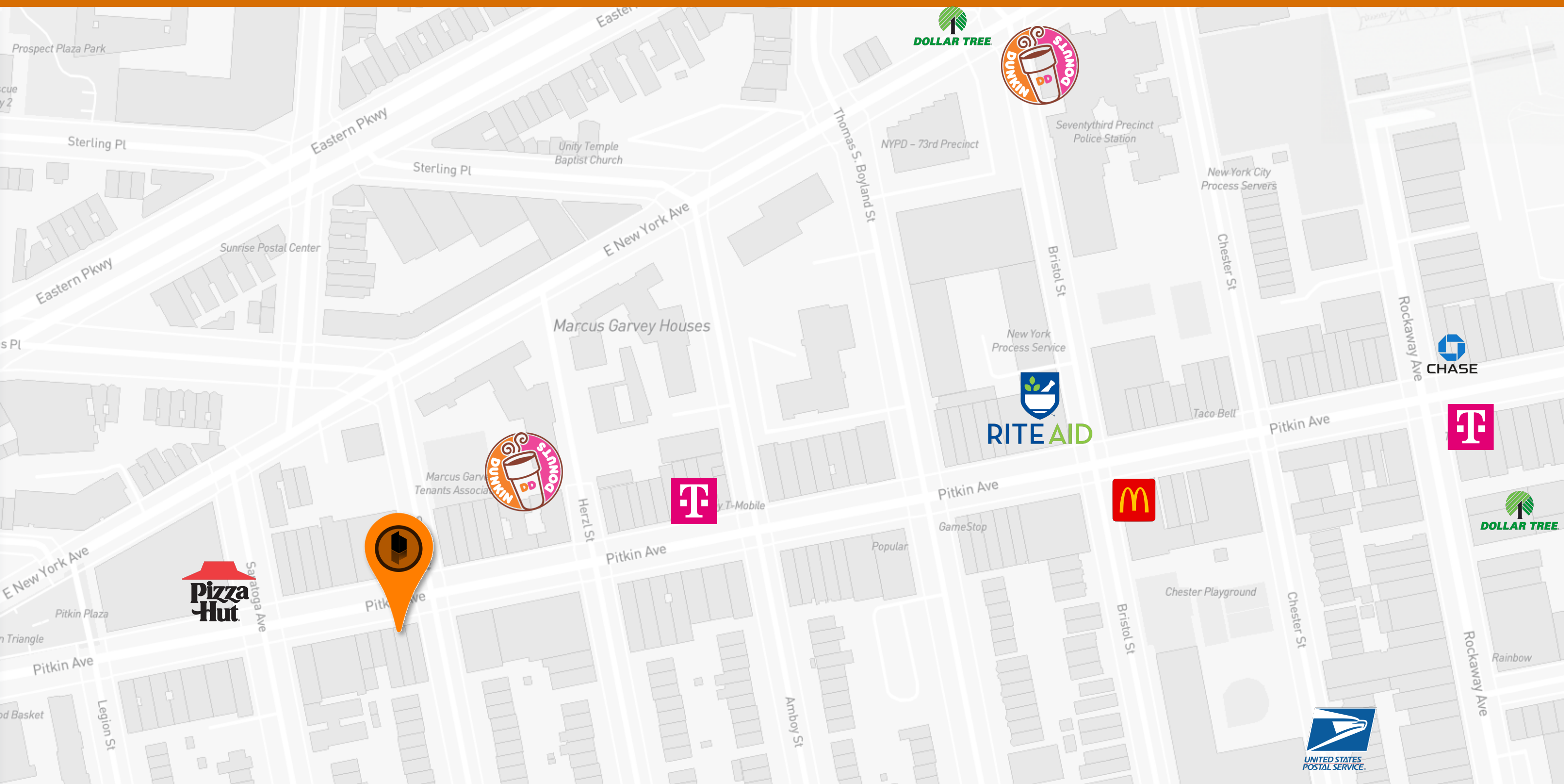
Walk Score  
**88**

Transit Score  
**100**

Bike Score  
**77**

## NEIGHBORHOOD TENANTS

- PLANET FITNESS
- DOLLAR TREE
- GAMESTOP
- USPS
- MCDONALD'S
- RITE AID
- DUNKIN'
- WYNDHAM



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



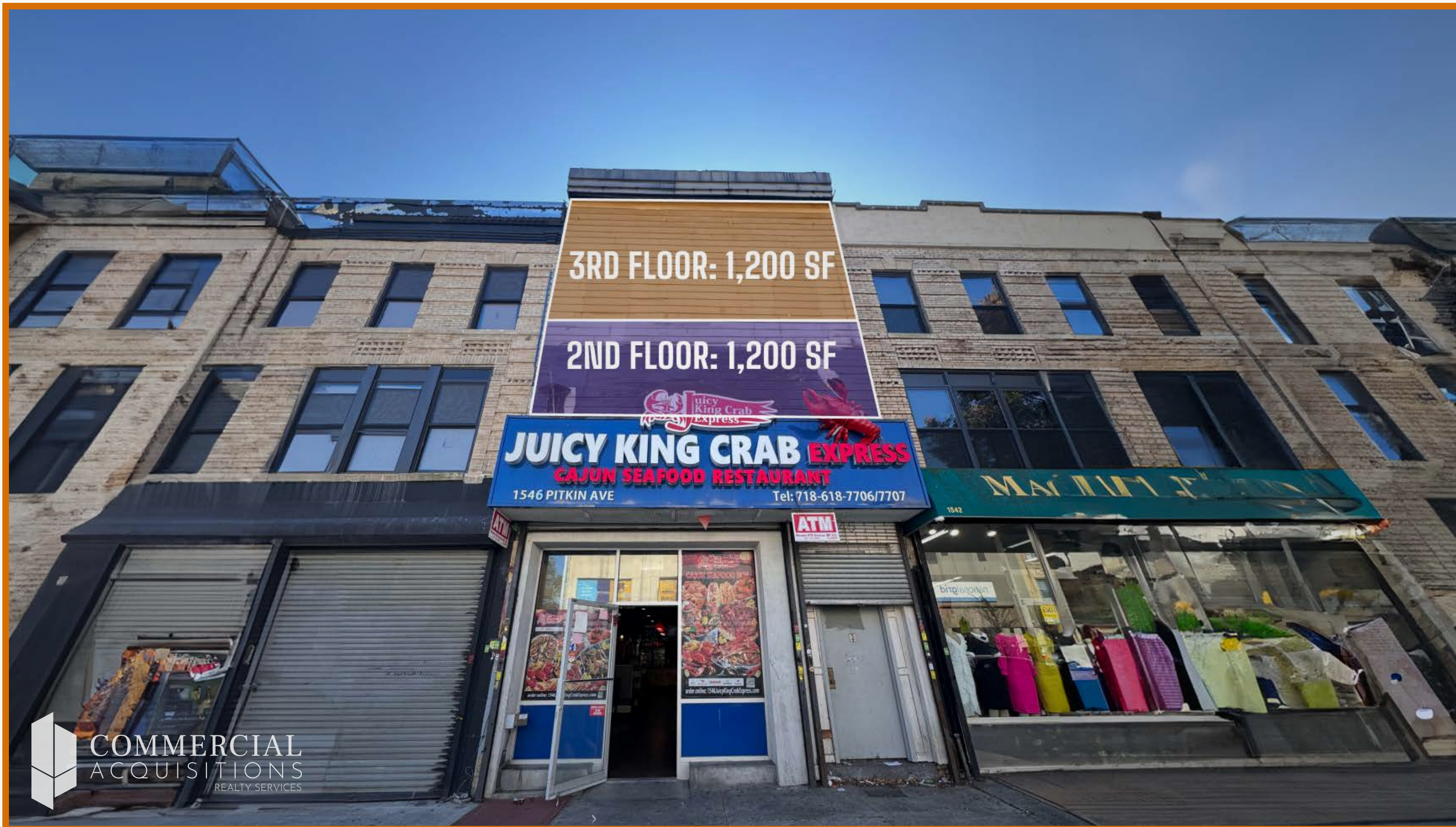
# 1546 PITKIN AVENUE



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



# 1546 PITKIN AVENUE



## 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**

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.