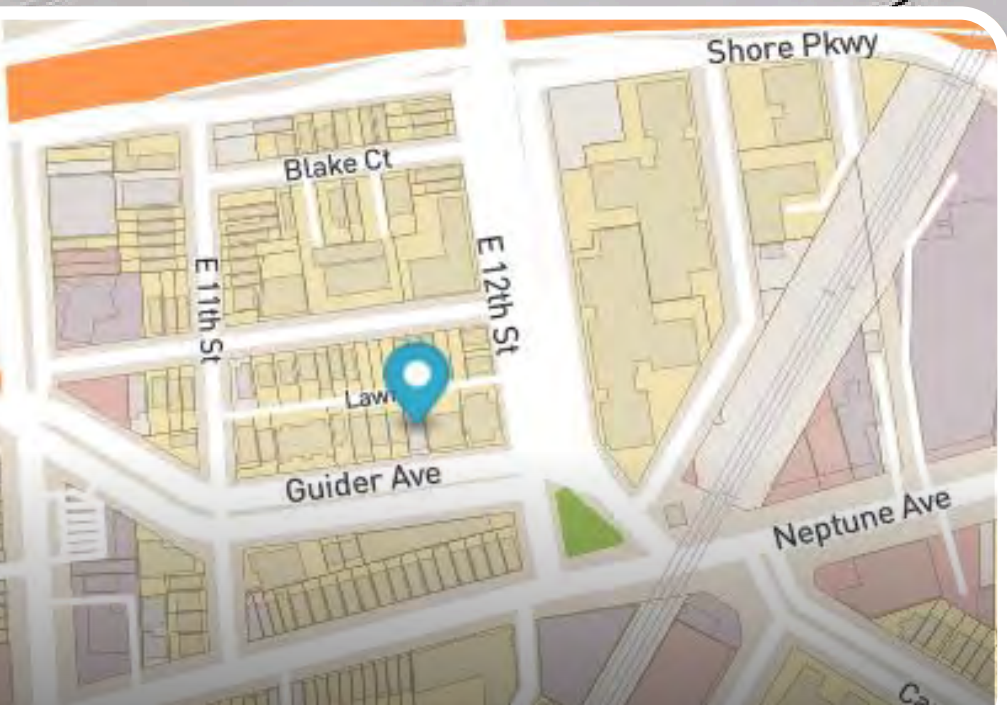


OFFICE SPACE FOR LEASE



**MEDICAL
OFFICE**
E. BAKHMANCHIK MD
718-332-8899

3431



3431 GUIDER AVE, BROOKLYN, NY 11235

FOR MORE INFORMATION ON THIS PROPERTY PLEASE

CALL OUR OFFICE: 718.517.8700

PROPERTY DETAILS

LOCATION INFO

**BETWEEN E 11TH ST AND
E 12 TH ST**

NEIGHBORHOOD

BRIGHTON BEACH

BLOCK & LOT

08810-0096

ZONING

R6

SIZE

SECOND FL - 2,000 SF

ASKING RENT

\$38 P/SF

COMMENTS

- **ELEVATOR BUILDING**
- **BUILT OUT MEDICAL OFFICE: WAITING/ RECEPTION AREA, PRIVATE OFFICES, AND STORAGE**
- **SIGNAGE OPPORTUNITY**
- **GREAT EXPOSURE**
- **ALL MEDICAL AND PROFESSIONAL USES CONSIDERED**

3431 GUIDER AVE, BROOKLYN, NY 11235

LOCATION OVERVIEW

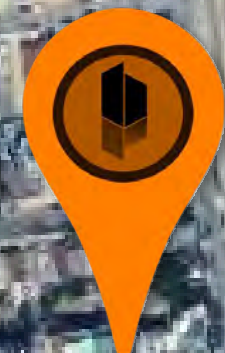


Gourmet Halal, Parking, Dunkin' Donuts



US Bank, Parking, NetCost market

B
Q



NetCost market, Gourmet Halal



texs, Dunkin' Donuts, Rx

TRANSPORTATION

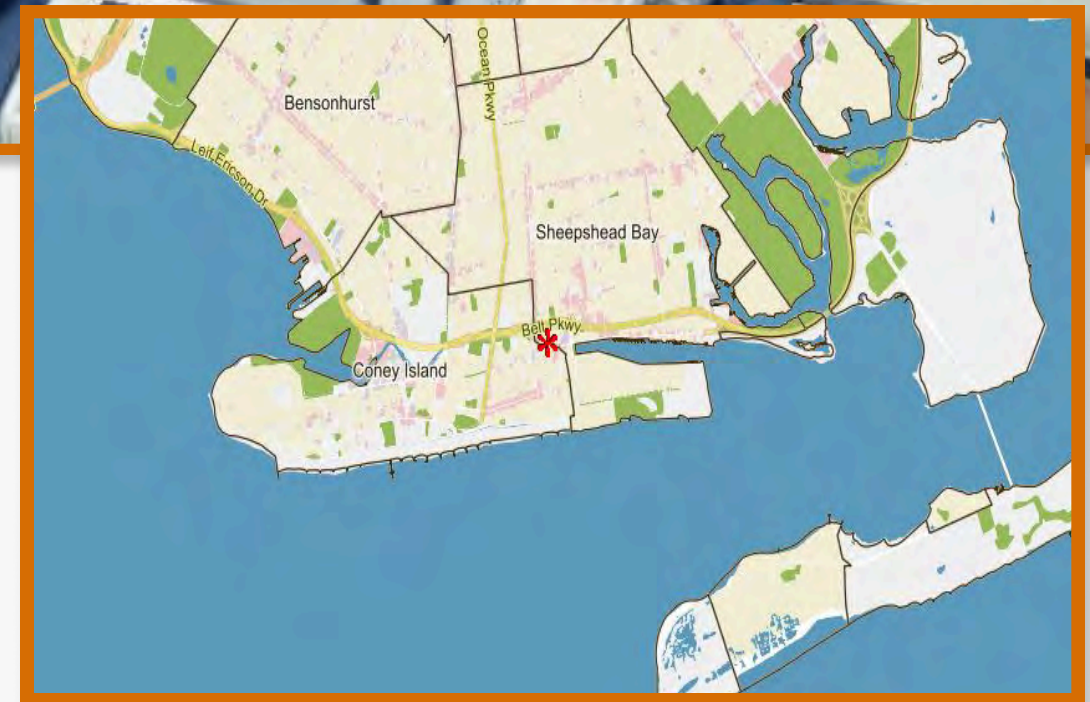
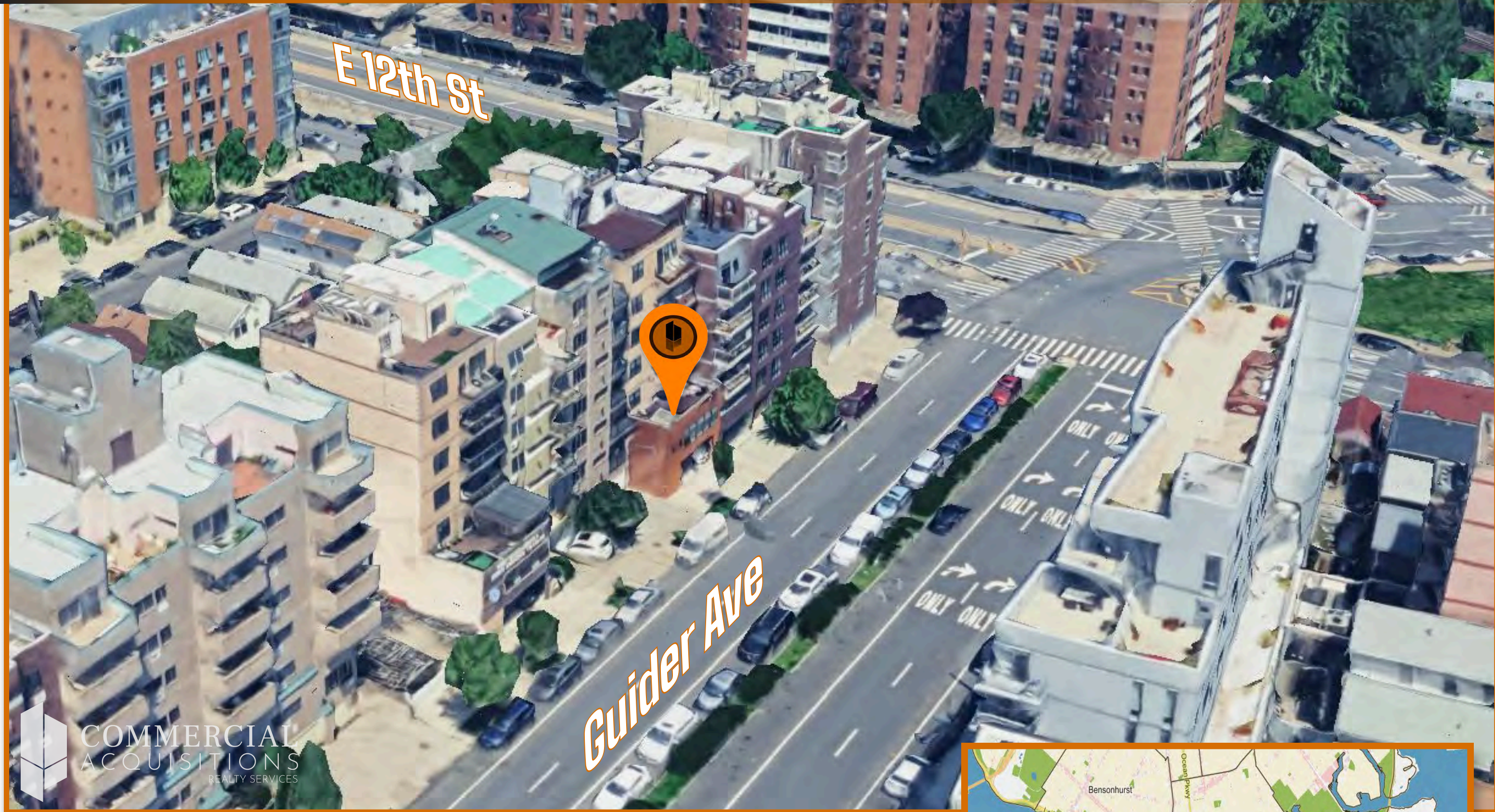
B4 B68 B Q

Walk Score 93 Transit Score 83

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CONTACT EXCLUSIVE BROKER



RICHARD ZAGRANICHNY
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RICHARD@COMMERCIALACQ.COM

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

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