

OFFICE SPACE FOR LEASE

2748 OCEAN AVENUE

BROOKLYN, NY 11229



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

PROPERTY DETAILS

LOCATION INFO

BETWEEN AVE W & AVE X

BLOCK & LOT

07404-0015

AVAILABLE SPACE

LOWER LEVEL

3,500 SF
\$5,500/MONTH

7TH FLOOR:

1,800 SF + TERRACE
\$5,500/MONTH

NEIGHBORHOOD

SHEEPSHEAD BAY

ZONING

R7A

COMMENTS

- LOWER LEVEL & 7TH FLOOR OFFICE
- LOTS OF WINDOWS
- HIGH CEILINGS
- CENTRAL A/C
- ELEVATOR BUILDING
- HIGH TRAFFIC AREA
- PARKING AVAILABLE FOR ADDITIONAL RENT

TRANSPORTATION

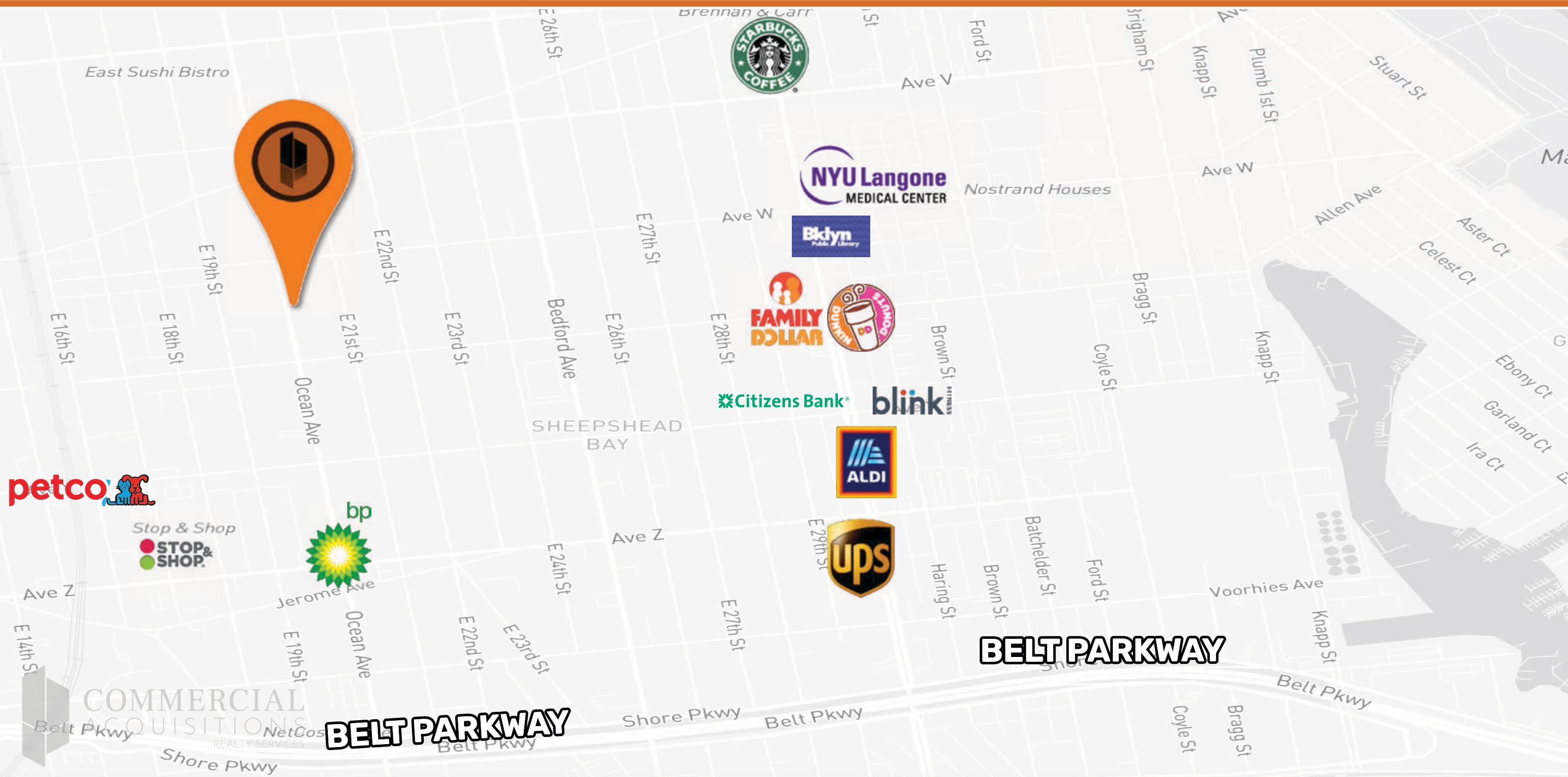
B1 **B4** **B36** **B68**

B **Q**

Walk Score **92** Transit Score **98** Bike Score **65**

NEIGHBORHOOD TENANTS

- CHASE BANK
- APPLE BANK
- CITI BANK
- DUNKIN
- STARBUCKS
- T-MOBILE
- WALGREENS
- PHARMACY
- MEDICAL OFFICES



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2748 OCEAN AVENUE-LOWER LEVEL



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Certificate of Occupancy

CO Number: 302297798F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Brooklyn	Block Number: 07404	Certificate Type: Final
	Address: 2748 OCEAN AVENUE	Lot Number(s): 15	Effective Date: 01/18/2012
	Building Identification Number (BIN): 3202119	Building Type: New	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-C (1968 Code)	
	Building Occupancy Group classification: E (1968 Code)	
	Multiple Dwelling Law Classification: None	
No. of stories: 7	Height in feet: 80	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.	
D.	Type and number of open spaces: Parking spaces (8), Parking (1600 square feet)	
E.	This Certificate is issued with the following legal limitations: Easement(s) - Recording Info: PEDESTRIAN EASSEMENT OF 4' ALONG LOT 16 OF BLOCK 7404	

Borough Comments: None

Permissible Use and Occupancy

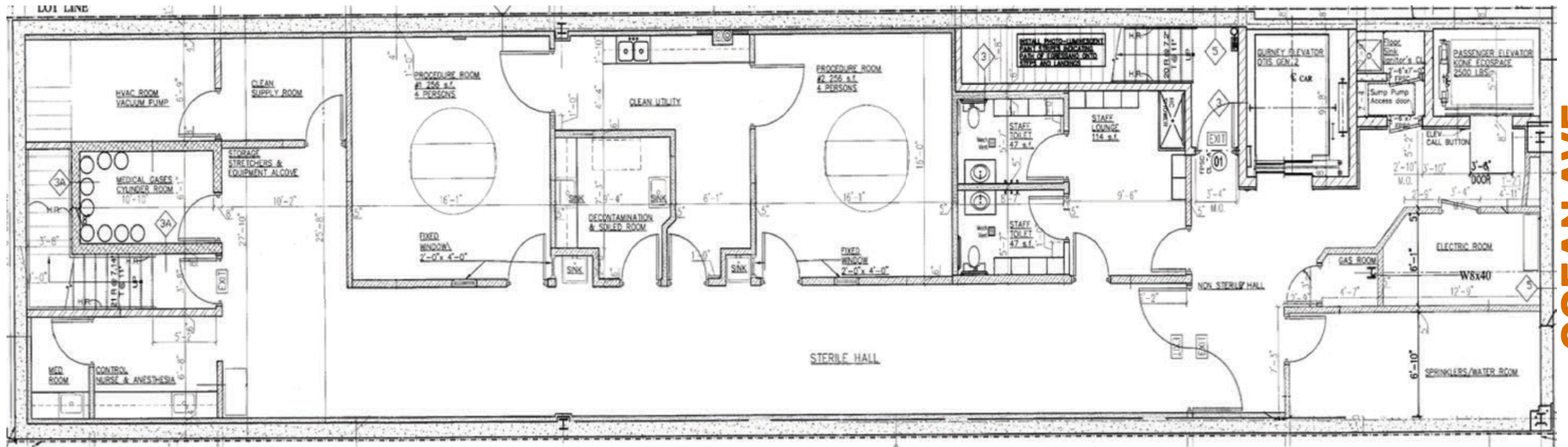
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

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	31	100	E		4	AMBULATORY DIAGNOSTIC TREATMENT & HEALTHCARE FACILITY/UTILITY ROOMS
OS P			E		4	ACCESSORY OPEN SPACE VALET PARKING FOR 8 CARS.
001	5	60	E		4	AMBULATORY DIAGNOSTIC TREATMENT AND HEALTHCARE FACILITY AND LOBBY
002	22	60	E		4	AMBULATORY DIAGNOSTIC TREATMENT AND HEALTHCARE FACILITY.
003	22	60	E		4	AMBULATORY DIAGNOSTIC TREATMENT & HEALTHCARE FACILITY
004	22	60	E		4	AMBULATORY DIAGNOSTIC TREATMENT AND HEALTHCARE FACILITY
005	22	60	E		4	AMBULATORY DIAGNOSTIC TREATMENT AND HEALTHCARE FACILITY
006	18	60	E		4	AMBULATORY DIAGNOSTIC TREATMENT AND HEALTHCARE FACILITY
007	18	60	E		4	AMBULATORY DIAGNOSTIC TREATMENT AND HEALTHCARE FACILITY

END OF SECTION

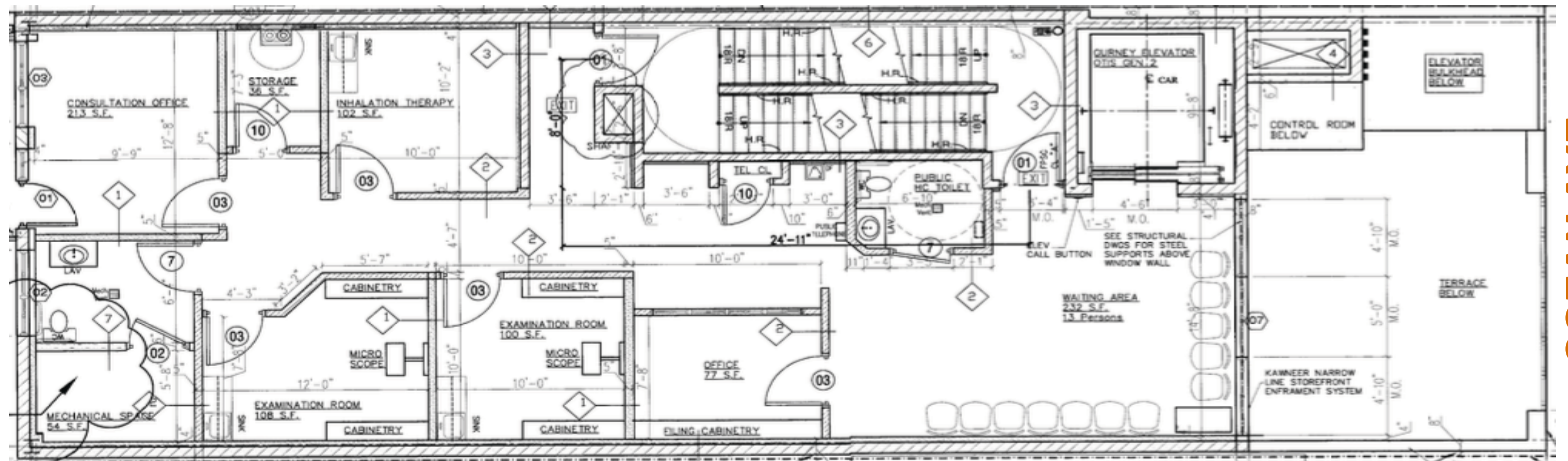
2748 OCEAN AVENUE

LOWER LEVEL 3,500 SF



OCEAN AVE

7TH FLOOR 1,800 SF



OCEAN AVE

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2748 OCEAN AVENUE



CONTACT EXCLUSIVE BROKER



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ARSEN@COMMERCIALACQ.COM

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