

OFFICE SPACE FOR LEASE

1414 SHEEPSHEAD BAY RD

BROOKLYN, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



COMMERCIAL ACQUISITIONS REALTY SERVICES

SPACE FOR LEASE

18 FOOT CEILINGS / UP TO 30,000 SF AVAILABLE

718.517.8700
COMMERCIALACQ.COM

ARSEN ATBASHYAN EXT. 807
Arsen@commercialACQ.com



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

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

PROPERTY DETAILS

LOCATION INFO

SHEEPSHEAD BAY RD & E14 STREET

AVAILABLE SIZE

GROUND FLOOR: 442 SF - 4,529 SF

TOTAL SIZE

14,294 SF

BASE RENT

GROUND FLOOR: \$42 PSF
FULL SERVICE

NEIGHBORHOOD

SHEEPSHEAD BAY

BLOCK & LOT

07459-0062

ZONING

C4-2

COMMENTS

- OFFICE SPACE IN BRAND NEW BUILDING
- PRIME LOCATION
- HEAVY FOOT TRAFFIC
- CLOSE ACCESS TO BELT PKWY
- GREAT BRANDING OPPORTUNITY

TRANSPORTATION

B4

B36

B49

B

Q

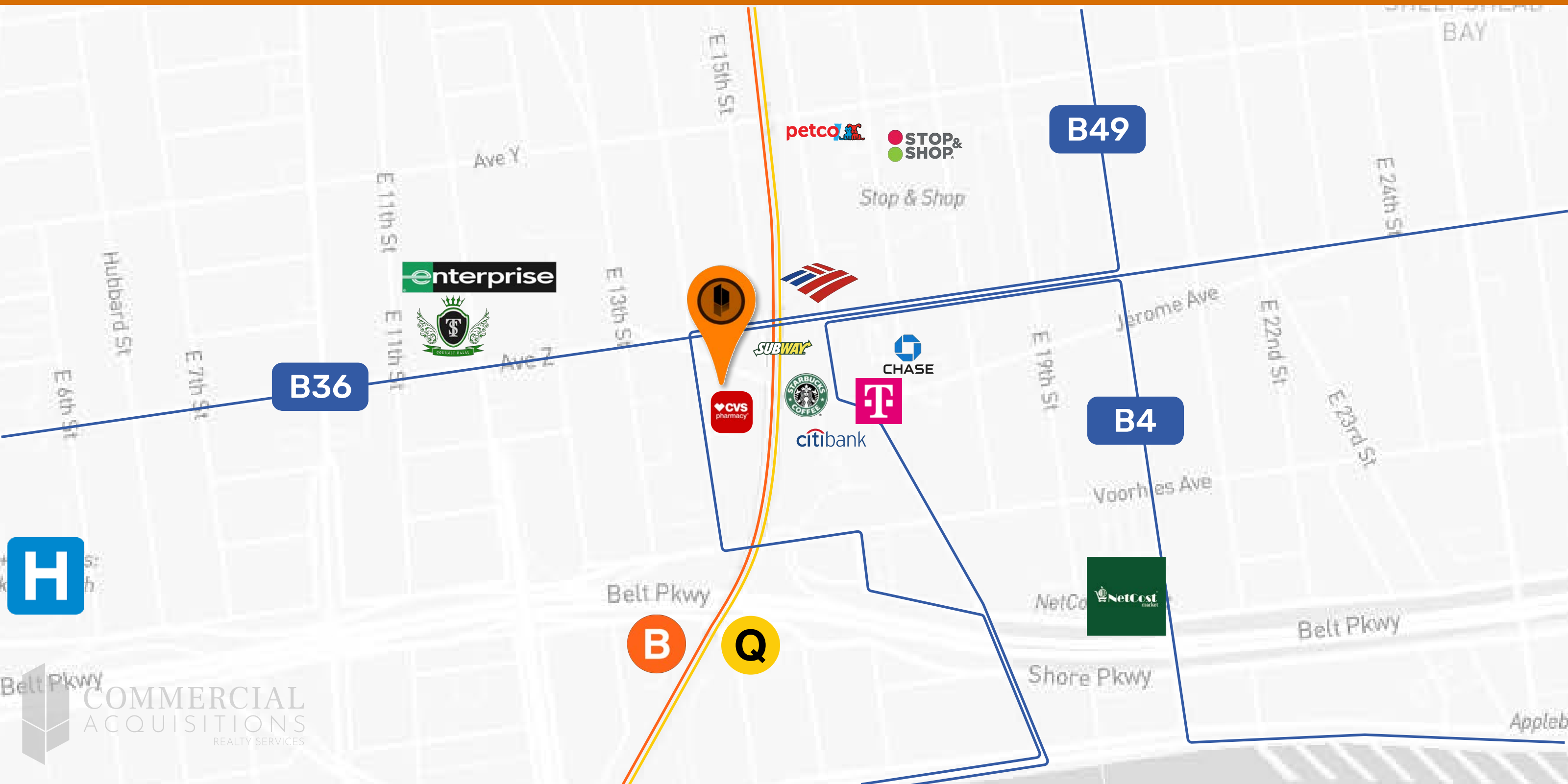
Walk Score
97

Transit Score
83

Bike Score
61

NEIGHBORHOOD TENANTS

- CHASE BANK
- BANK OF AMERICA
- TASHKENT
- ENTERPRISE
- BAGEL BOY
- COFFEE SPOT
- STARBUCKS
- SUBWAY
- T-MOBILE
- CVS
- PETCO
- STOP&SHOP



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

1414 SHEEPSHEAD BAY ROAD



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

1414 SHEEPSHEAD BAY ROAD



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



Certificate of Occupancy

CO Number: 301575310F

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: 07459	Certificate Type: Final
	Address: 1414 SHEEPSHEAD BAY ROAD	Lot Number(s): 62	Effective Date: 10/05/2007
	Building Identification Number (BIN): 3204939	Building Type: Altered	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 2-B	Number of stories: 1
	Building Occupancy Group classification: C	Height in feet: 20
	Multiple Dwelling Law Classification: None	Number of dwelling units: 0

C.	Fire Protection Equipment: Sprinkler system
-----------	---

D.	Type and number of open spaces: None associated with this filing.
-----------	---

E.	This Certificate is issued with the following legal limitations: None
-----------	---

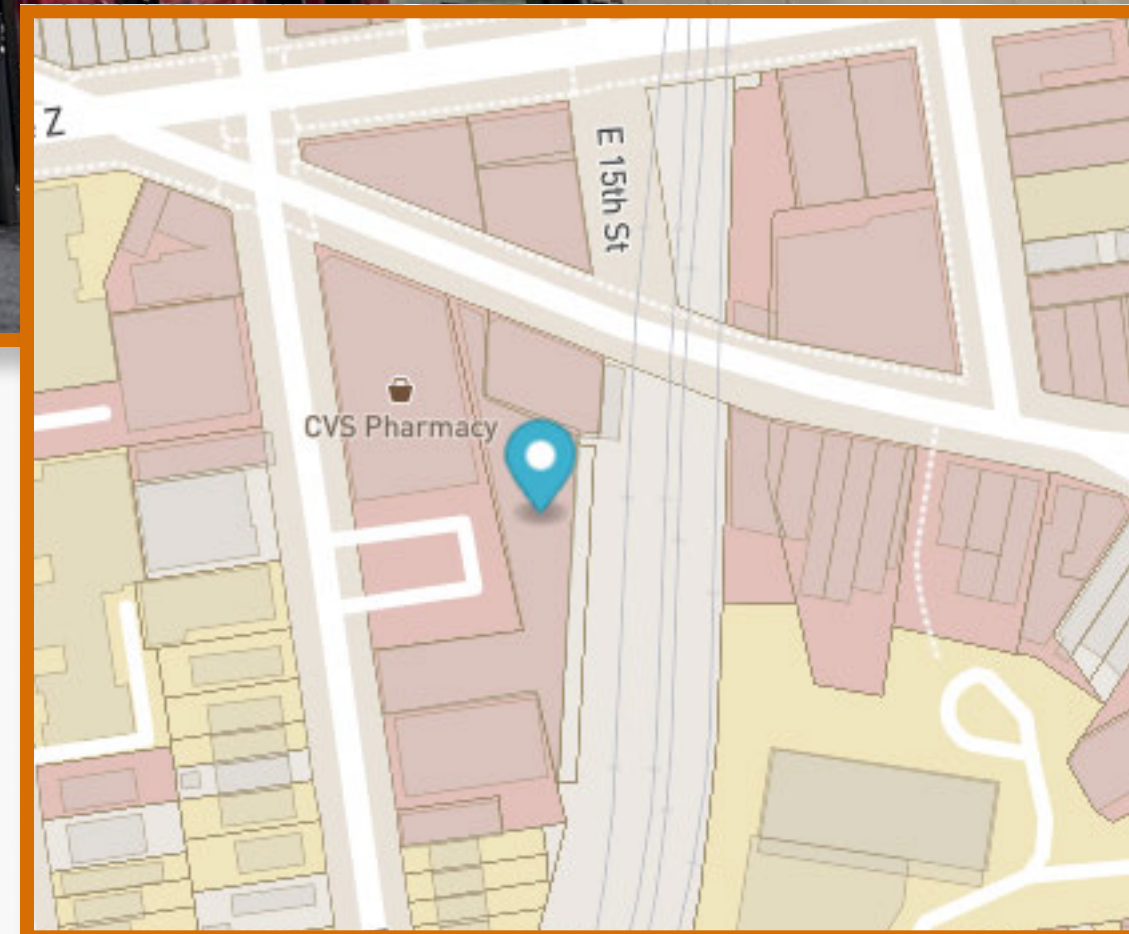
Borough Comments: None

Permissible Use and Occupancy

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
001	74	OG		C		6	RETAIL STORE UG36 SUPERMARKET TYP.

END OF SECTION

1414 SHEEPSHEAD BAY ROAD



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.