

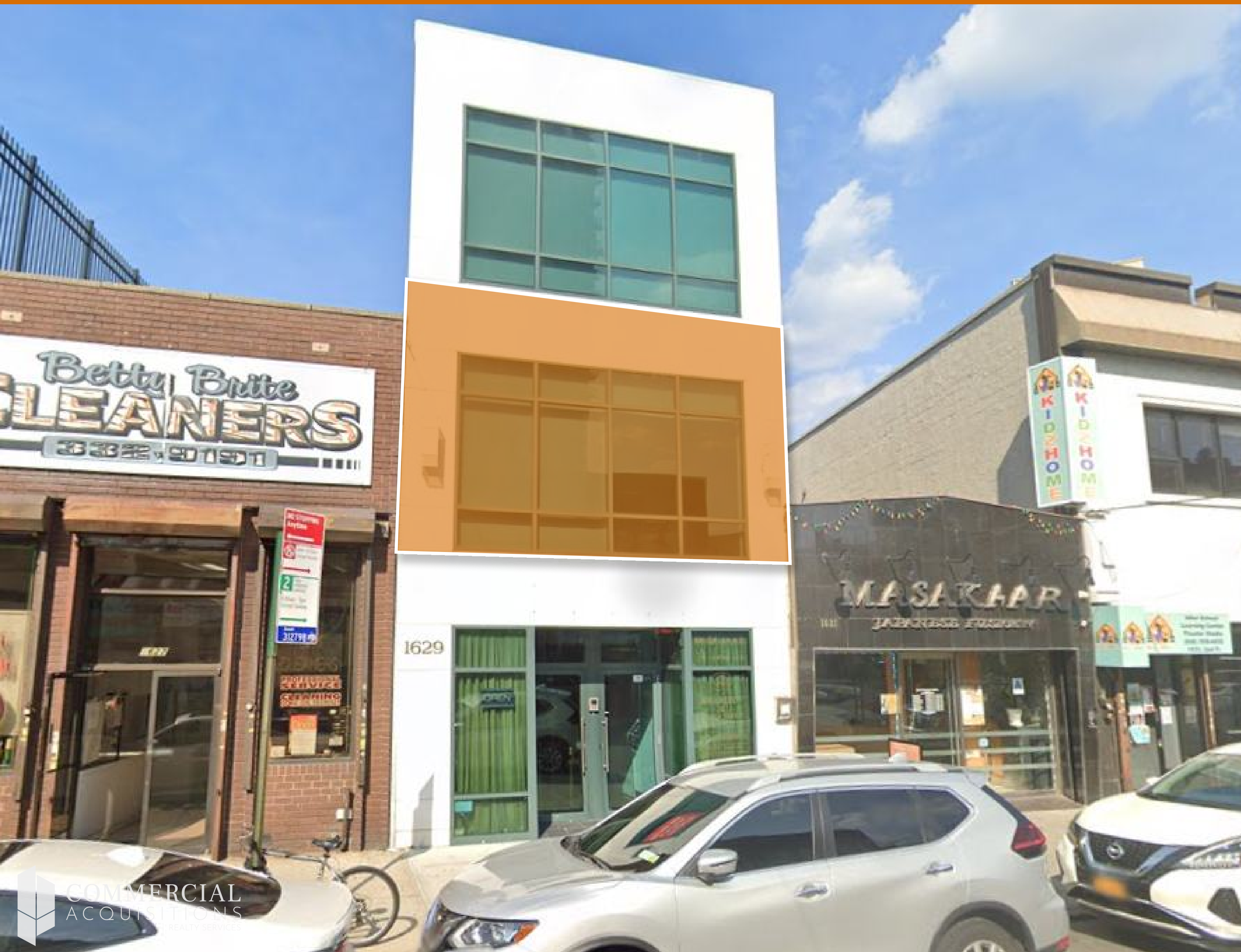
OFFICE SPACE FOR LEASE

1629 SHEEPSHEAD BAY ROAD

BROOKLYN, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

PROPERTY DETAILS

LOCATION INFO

BTW SHEEPSHEAD BAY RD & VOORHIES AVE

BLOCK & LOT

07462-0064

AVAILABLE SPACE

2,200 SF

RENTAL RATE

\$7,200/MONTH

NEIGHBORHOOD

SHEEPSHEAD BAY

ZONING

C4-2

COMMENTS

- FULLY BUILT OUT MODERN OFFICE
- STEPS FROM SUBWAY STATION
- ELEVATOR BUILDING
- HIGH CEILINGS
- HIGH TRAFFIC AREA
- USE GROUP 6

TRANSPORTATION

B4 B36 B49

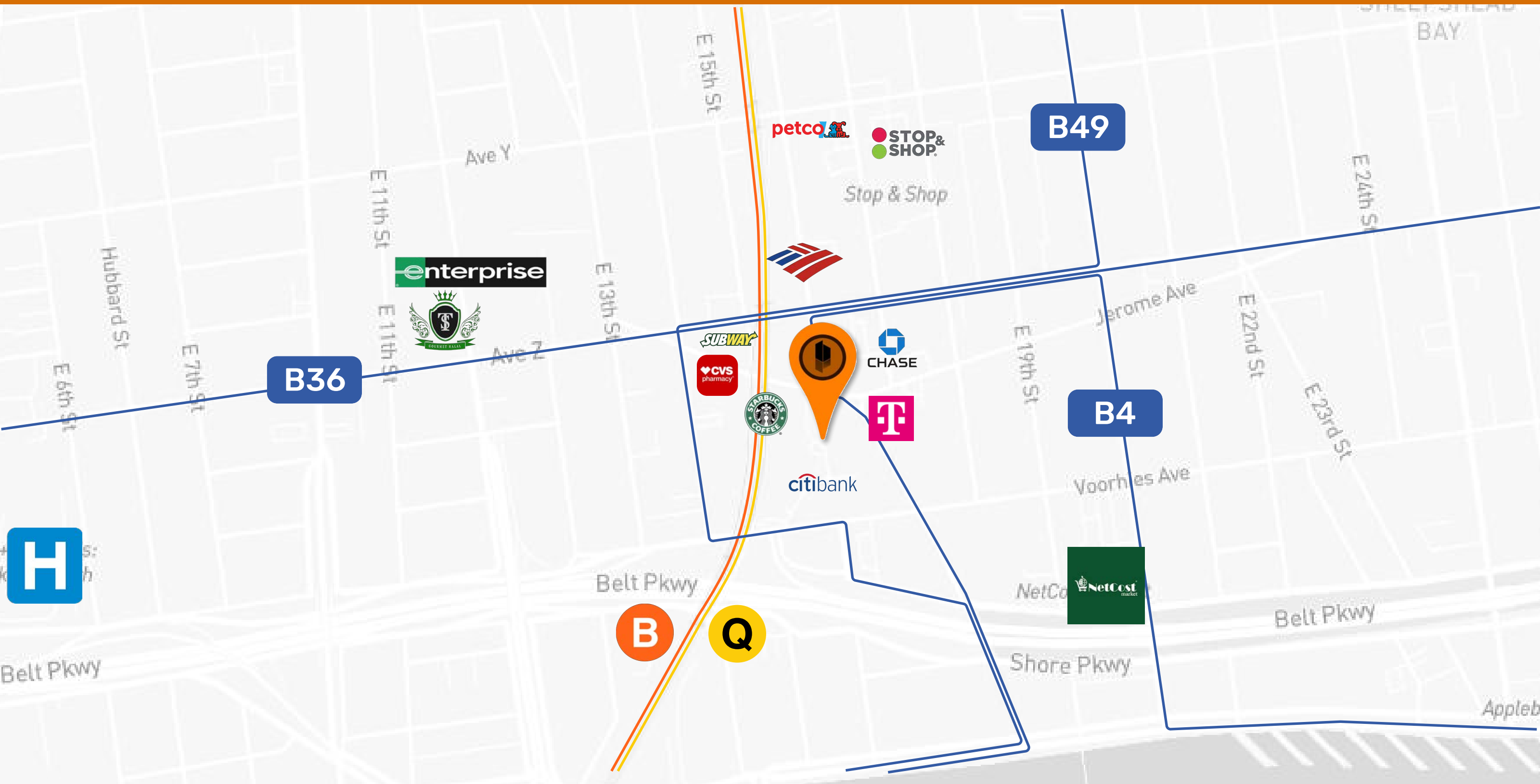
B F Q N

Walk Score
98

Transit Score
83

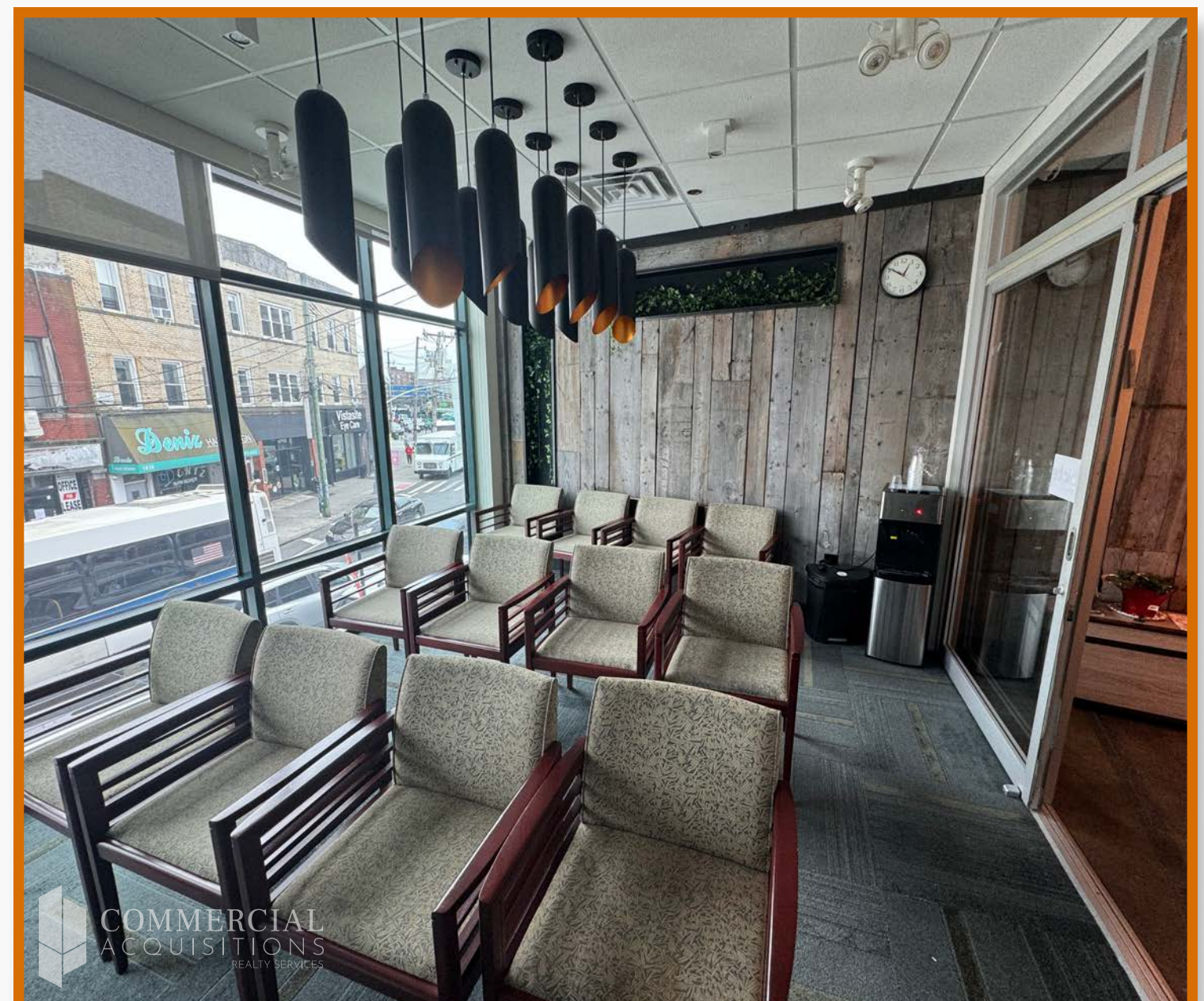
NEIGHBORHOOD TENANTS

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



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Certificate of Occupancy

CO Number: 320044625F

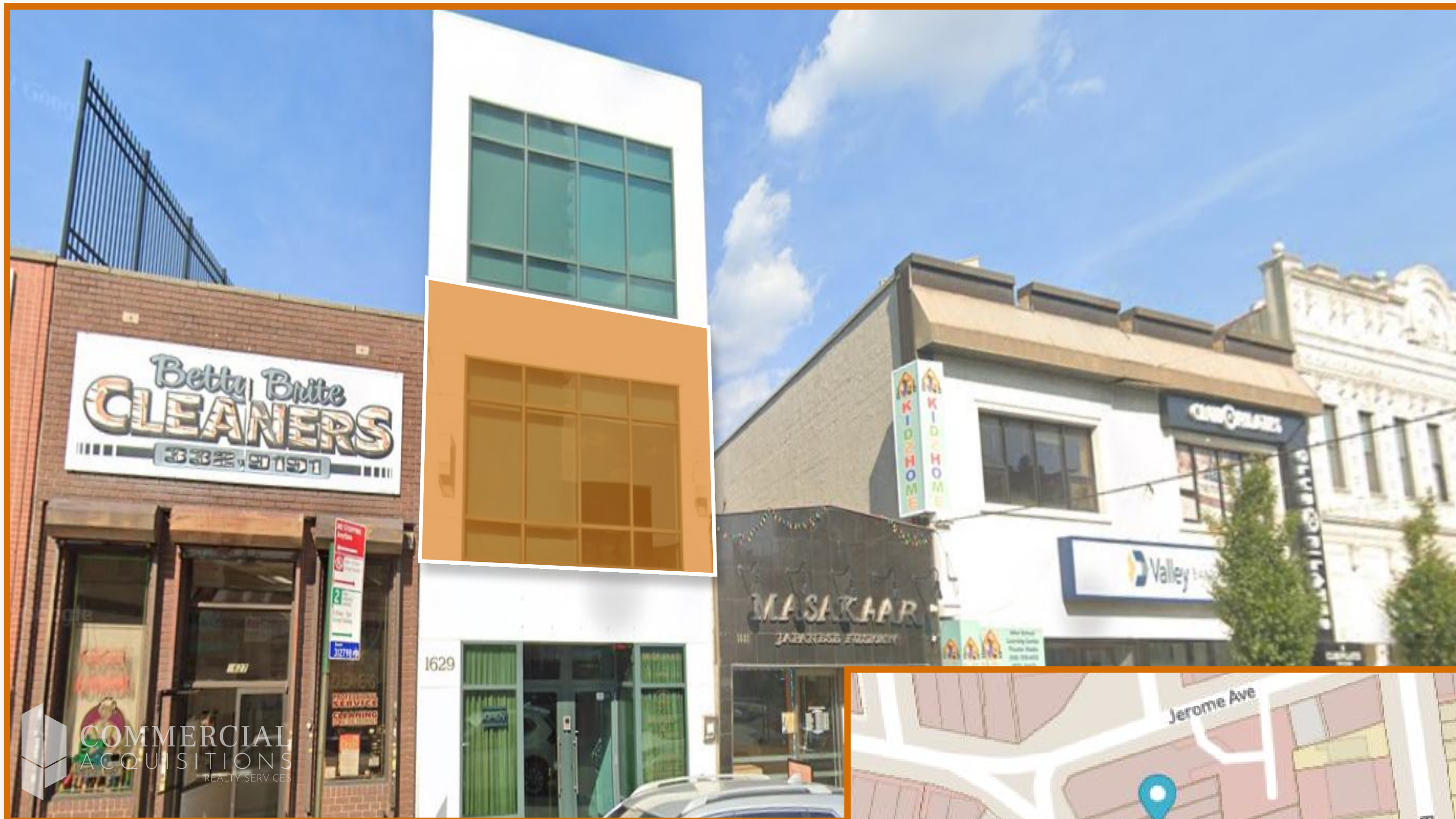
This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy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

A.	Borough: Brooklyn	Block Number: 07482	Certificate Type: Final
	Address: 1629 SHEEPSHEAD BAY ROAD	Lot Number(s): 64	Effective Date: 10/31/2012
	Building Identification Number (BIN): 3205003	Building Type: Altered	
This building is subject to this Building Code: 1968 Code			
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification:	1-D	(1968 Code designation)
	Building Occupancy Group classification:	B	(2008 Code)
	Multiple Dwelling Law Classification:	None	
	No. of stories: 3	Height in feet: 38	No. 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						
All Building Code occupancy group designations below are 2008 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
001 001 68		OG	B		8	EATING AND DRINKING ESTABLISHMENT
002 002 20	50		B		8	OFFICES
003 003 21	50		B		8	OFFICES
TOTAL: EATING AND DRINKING ESTABLISHMENT AND OFFICES. ZONING LOT DECLARATION FILED UNDER CRFN# 2009000184540						
END OF SECTION						

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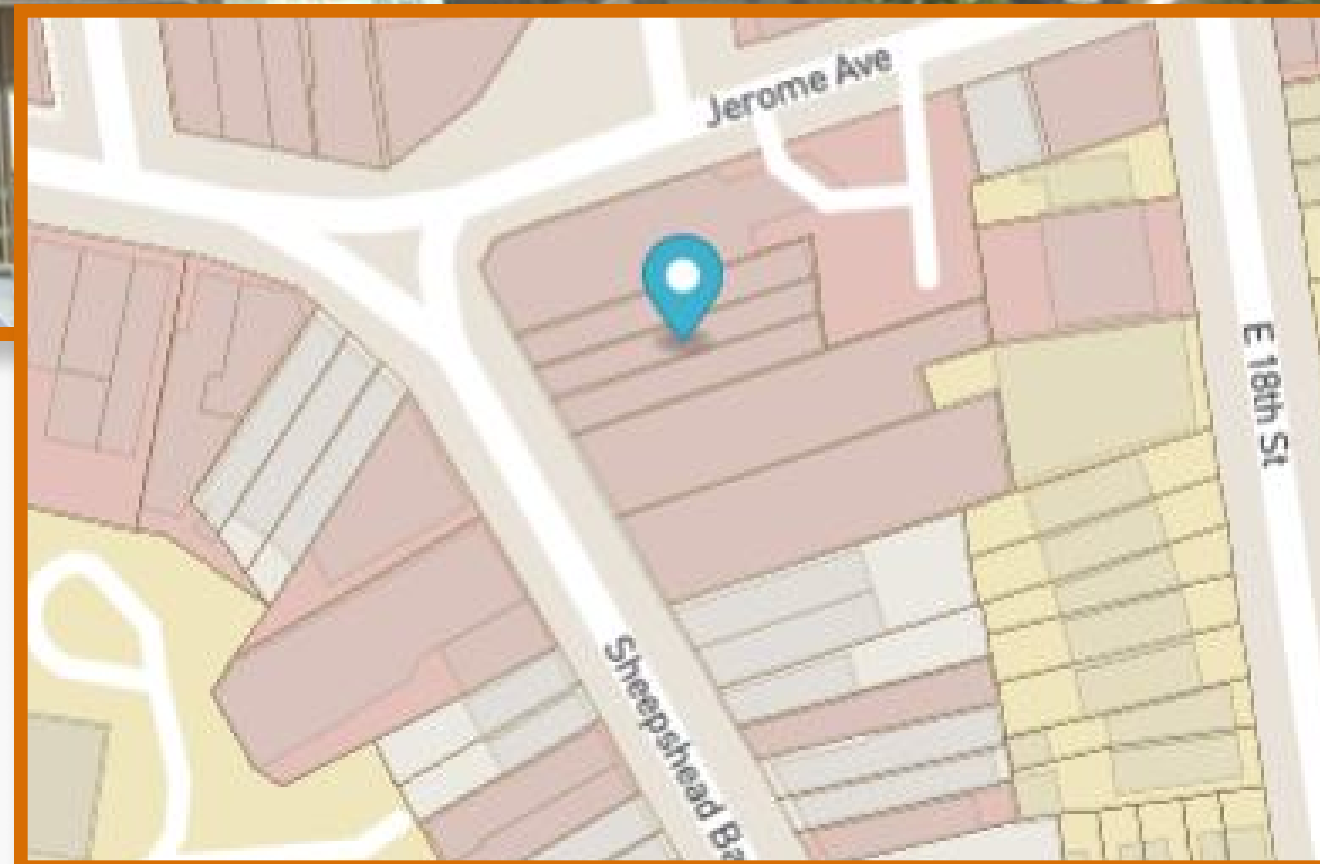
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CONTACT EXCLUSIVE BROKER



VADIM ATBASHYAN
CELL: 516.852.1601
VADIM@COMMERCIALACQ.COM



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