

# OFFICE SPACE FOR LEASE

## 8746 20TH AVENUE

### BROOKLYN, NY 11214



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES



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ACQUISITIONS  
REALTY SERVICES

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



# PROPERTY DETAILS

## LOCATION INFO

BTW 20TH AVENUE & BATH AVE

## BLOCK & LOT

06408-0044

## AVAILABLE SPACE

LOWER LEVEL: 2800 SF

2ND FLOOR: 2650 SF

## RENTAL RATE

LOWER LEVEL: \$25 PSF

2ND FLOOR: \$40 PSF

## NEIGHBORHOOD

BATH BEACH

## ZONING

R5, C1-2

## COMMENTS

- 2ND FLOOR & LOWER LEVEL OFFICE
- CENTRAL A/C
- ELEVATOR BUILDING
- HIGH CEILINGS
- CLOSE PROXIMITY TO BELT PKWY
- NEWLY BUILT OFFICE BUILDING IN 2018

## ESTABLISHMENT TENANTS

- PHYSICAL THERAPY/REHAB
- NORTHWELL HOSPITAL
- PEDIATRIC OFFICE

## NEIGHBORHOOD TENANTS

- NETCOST
- KEY FOOD
- MARSHALLS
- CHASE
- NYU LANGONE
- BANK OF AMERICA
- NORTHWELL HEALTH
- T-MOBILE
- BURGER KING
- DUNKIN DONUTS

## TRANSPORTATION

**B1** **B8** **B64** **D** **N**

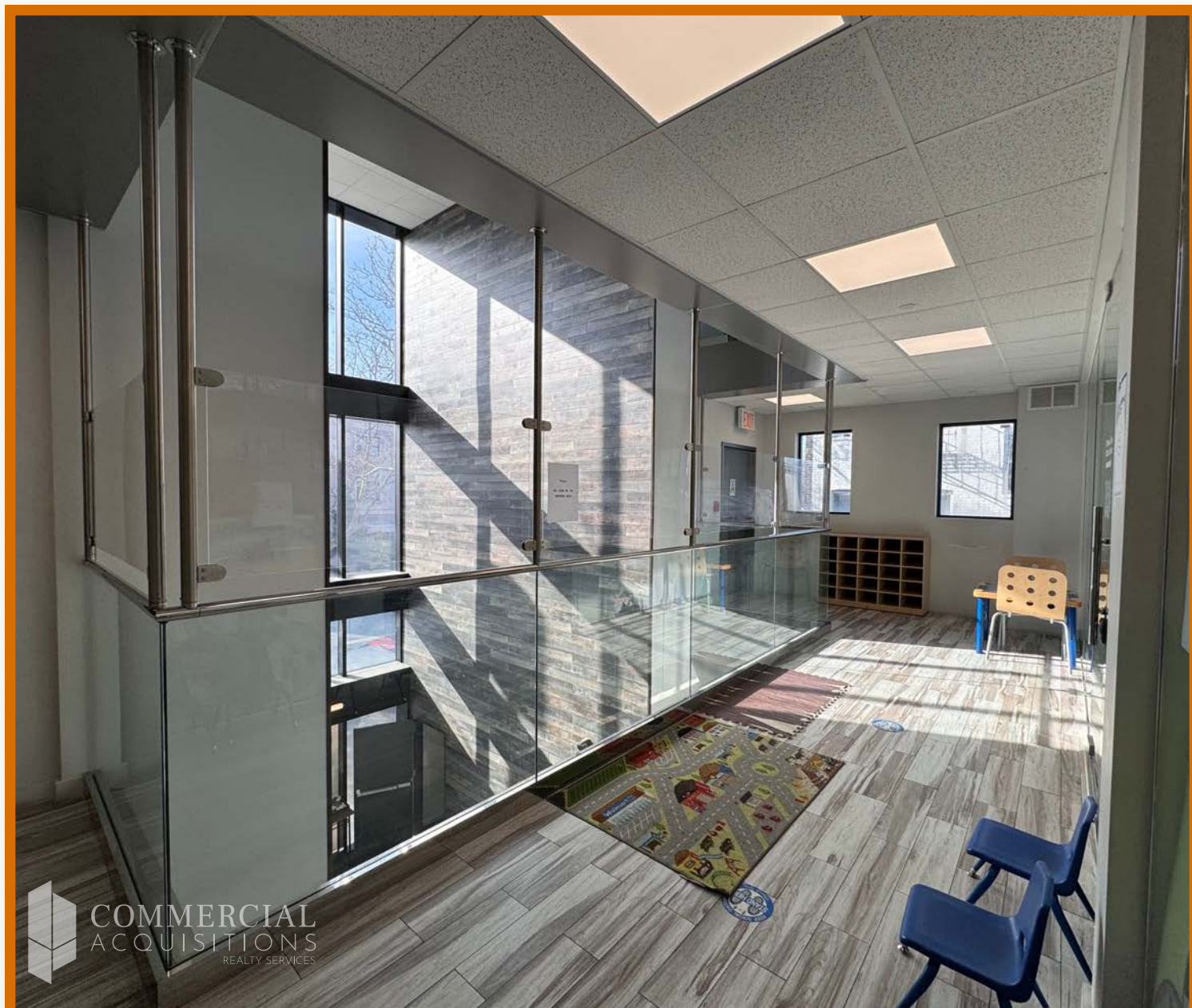
Walk Score **97** Transit Score **81**



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## Certificate of Occupancy

CO Number: 302215476F

### 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	20	100	E		6	BUSINESS OFFICE,MECH ROOM
SC1	22	OG	E		6	BUSINESS OFFICE,MECH ROOM,SPRINKLER ROOM
001	20	100	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY,MECH ROOM
002	20	100	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY,MECH ROOM
003	20	100	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH FACILITY,MECH ROOM
RO F		100	B-2		6	STAIR,ELEVATOR BULKHEAD,CONDENSING UNITS

ZONING LOT CERTIFICATION RECORDED WITH CITY REGISTER,THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER'S OFFICE EXHIBIT I CRFN#2017000428038,EXHIBIT III CRFN#2017000428039.RECREATION ACTIVITIES ON ROOF PROHIBITED.

END OF SECTION

Borough Commissioner

Commissioner

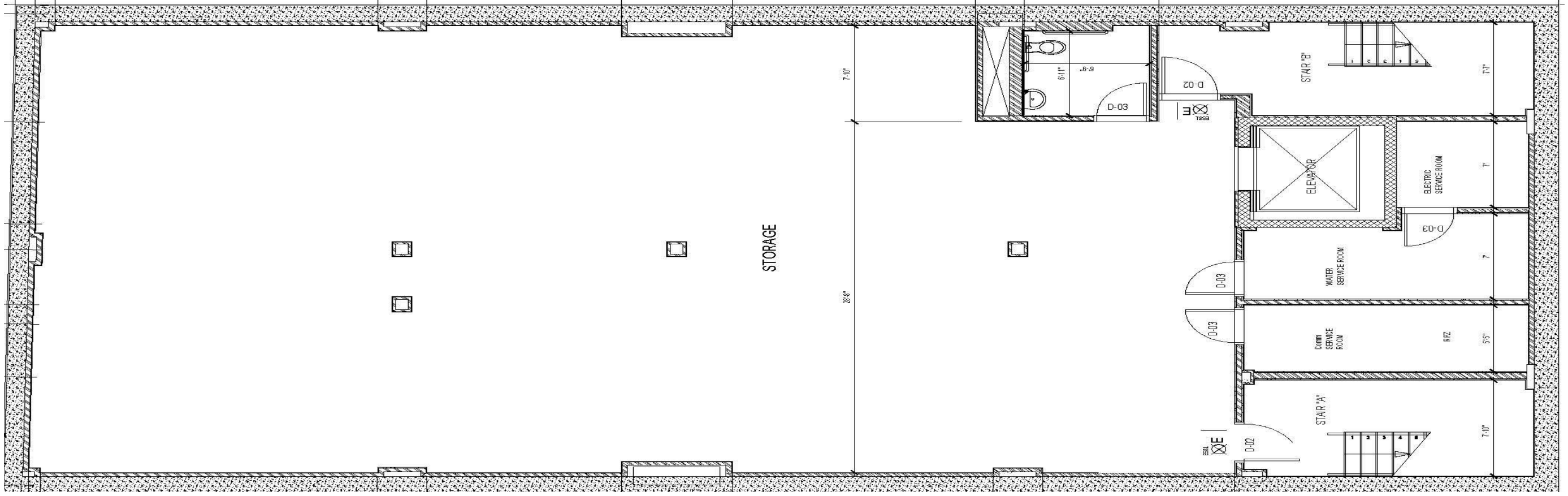
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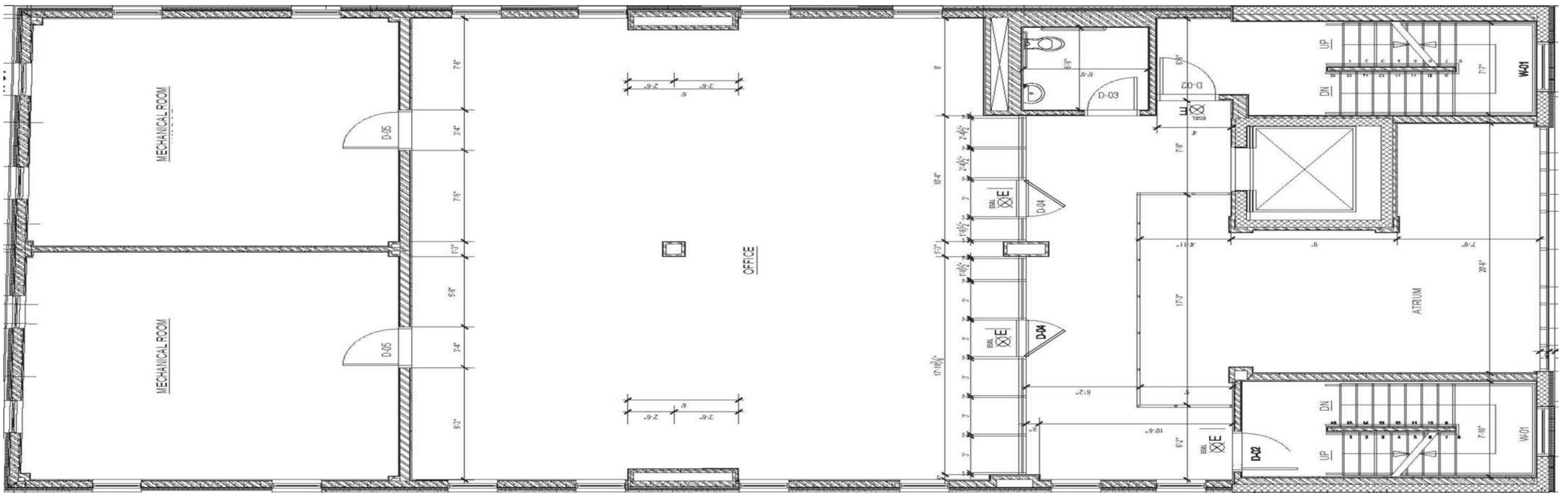
# 8746 20TH AVENUE

## LOWER LEVEL 2,800 SF



20TH AVENUE

## 2ND FLOOR 2,650 SF

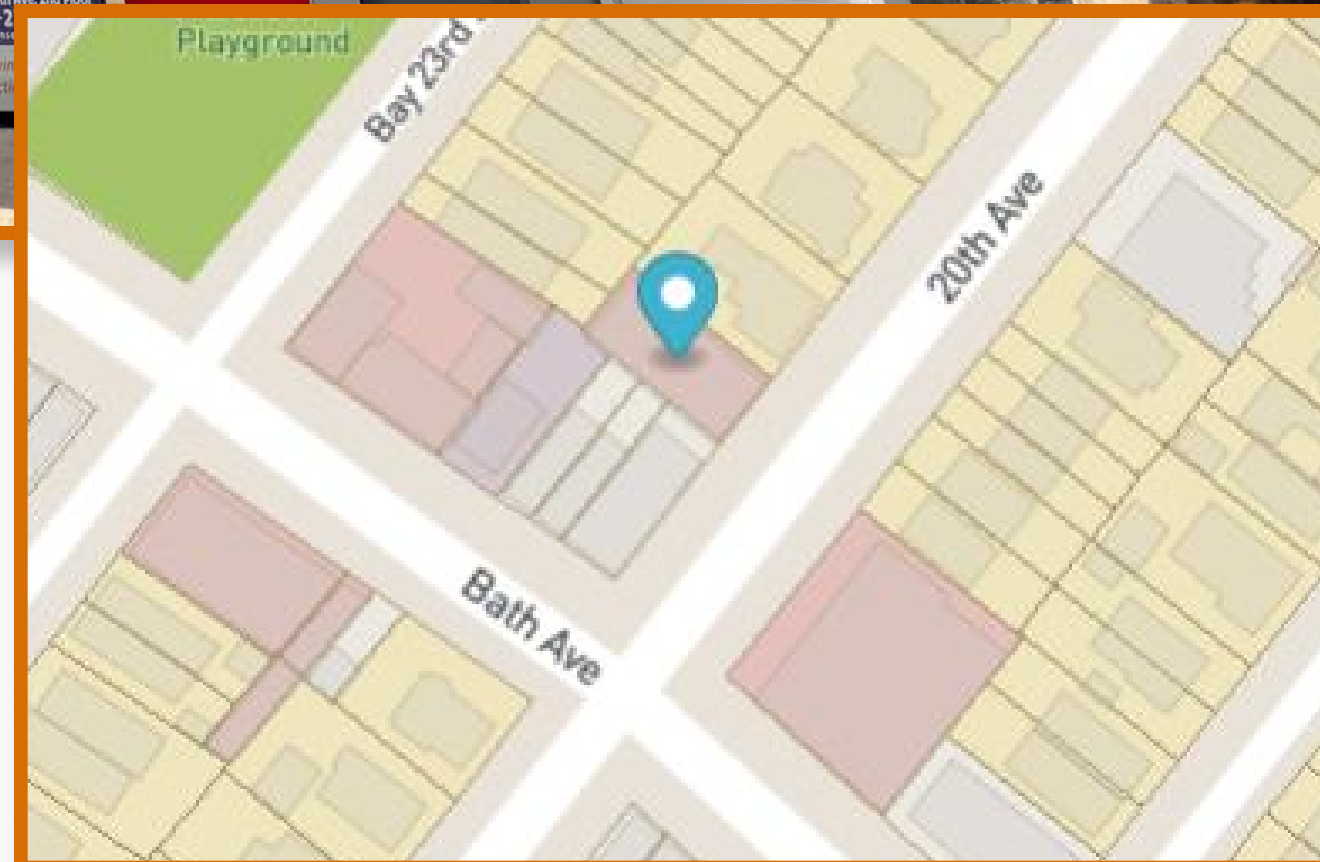


20TH AVENUE

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**CONTACT EXCLUSIVE BROKER**



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