

OFFICE SPACE FOR LEASE



1652 EAST 14TH STREET, BROOKLYN NY 11229



PROPERTY DETAILS

LOCATION INFO

EAST 14TH ST BTW KINGS HIGHWAY
& AVENUE P

NEIGHBORHOOD

MIDWOOD

FLOOR

LOWER LEVEL

BLOCK & LOT

BLOCK: 6776-0028

ZONING

R5B, C4-4A

SIZE

3,000 SF

PROPERTY HIGHLIGHTS

- ✓ BUILT TO SUIT
- ✓ PRIME, HIGH TRAFFIC LOCATION
- ✓ STEPS FROM PUBLIC TRANSPORTATION
- ✓ IDEAL FOR MEDICAL OR PROFESSIONAL TENANTS

PROPERTY OVERVIEW

Situated near Kings Highway, this ~3,000 sf professional lower-level office is set within a newly constructed elevator building in a high-traffic, prime location just steps from public transportation. Offered as a built-to-suit opportunity, making it an ideal fit for a medical practice or professional office user. Its modern construction, convenient access, and flexible layout combine to create a rare turnkey opportunity in one of the area's most accessible and sought-after settings.

EXCLUSIVE BROKER

ARSEN ATBASHYAN

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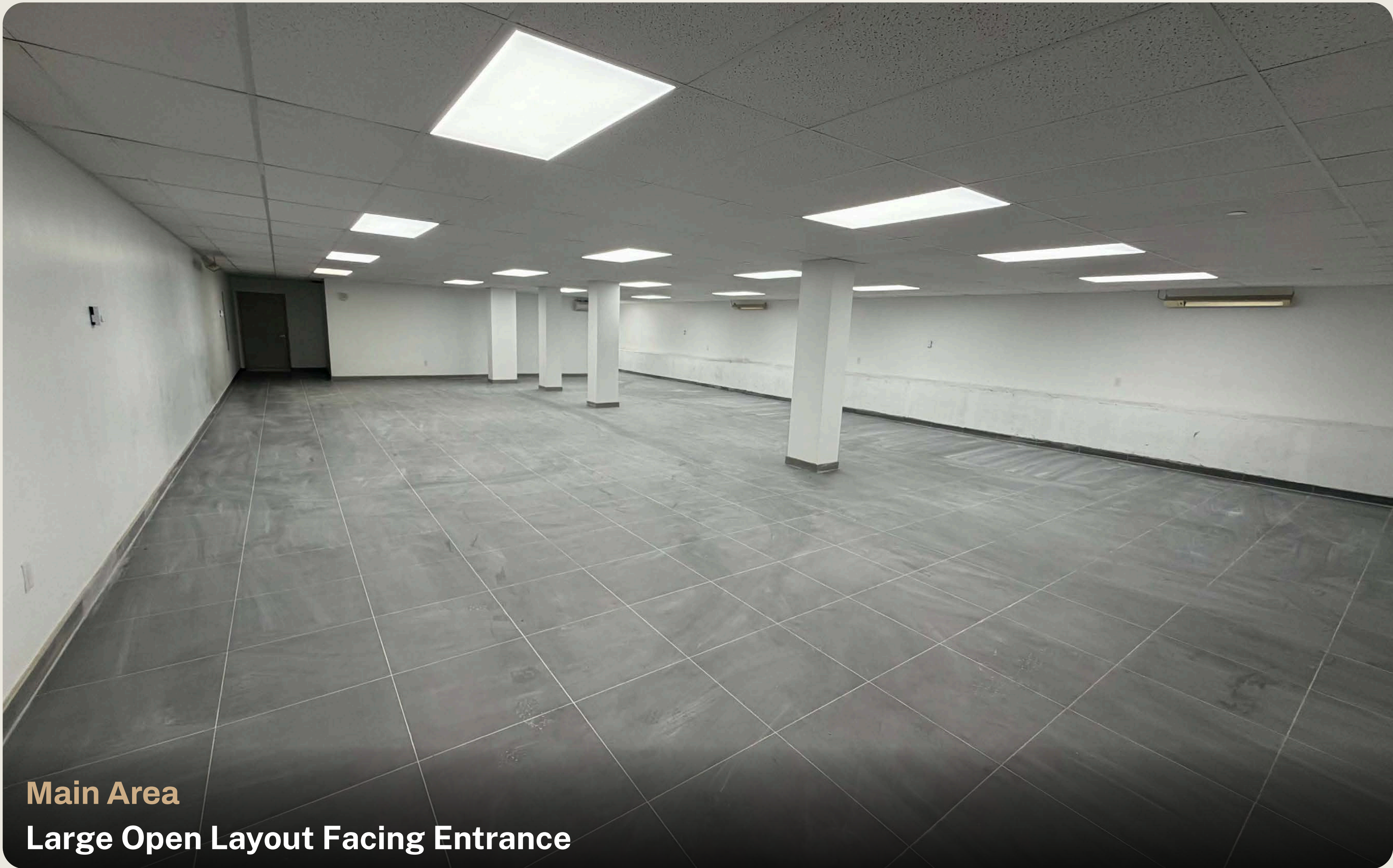
ASKING PRICE

\$6,500/MONTH

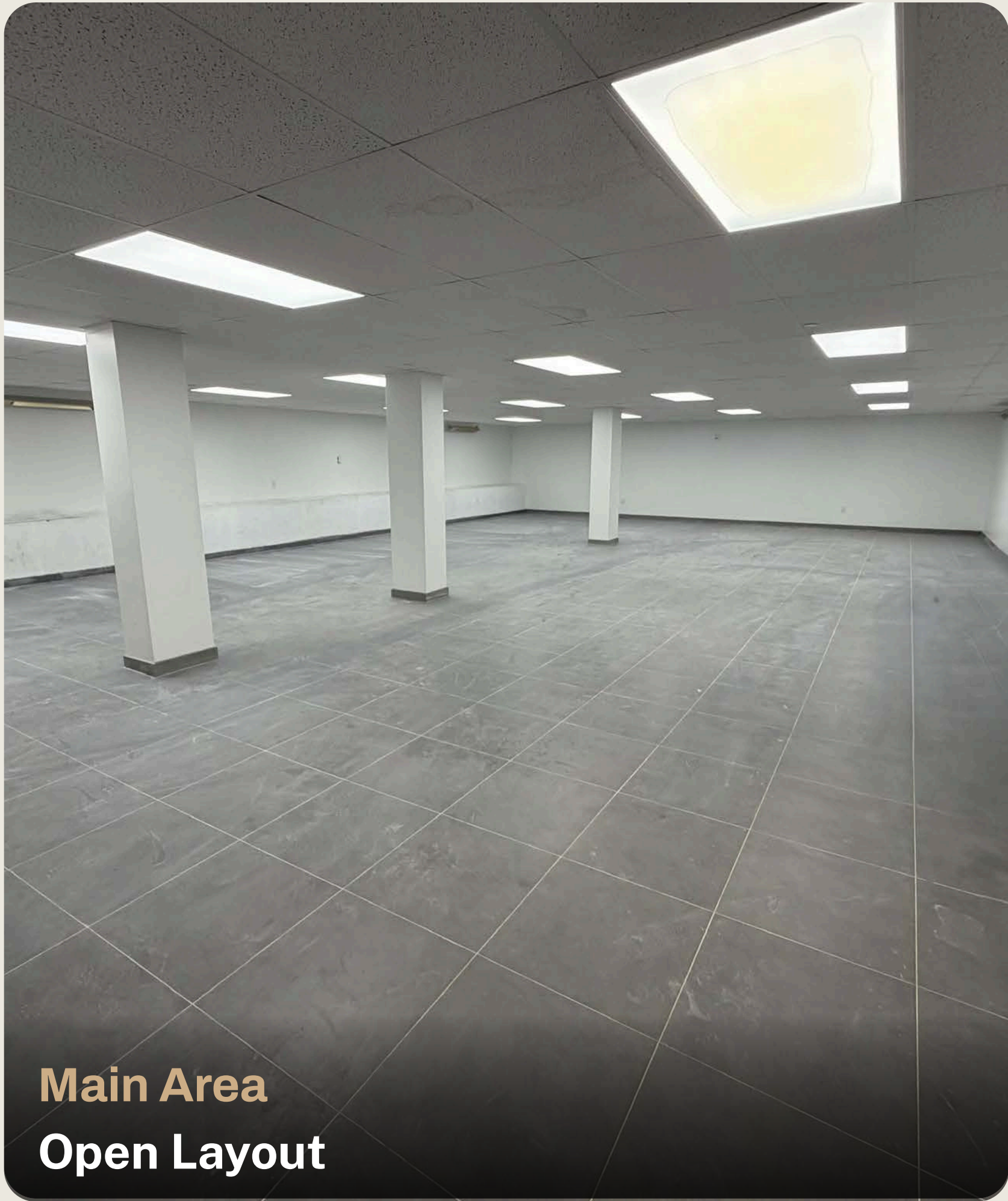
GROSS MODIFIED LEASE



Scan to view
all current
listings



Main Area
Large Open Layout Facing Entrance



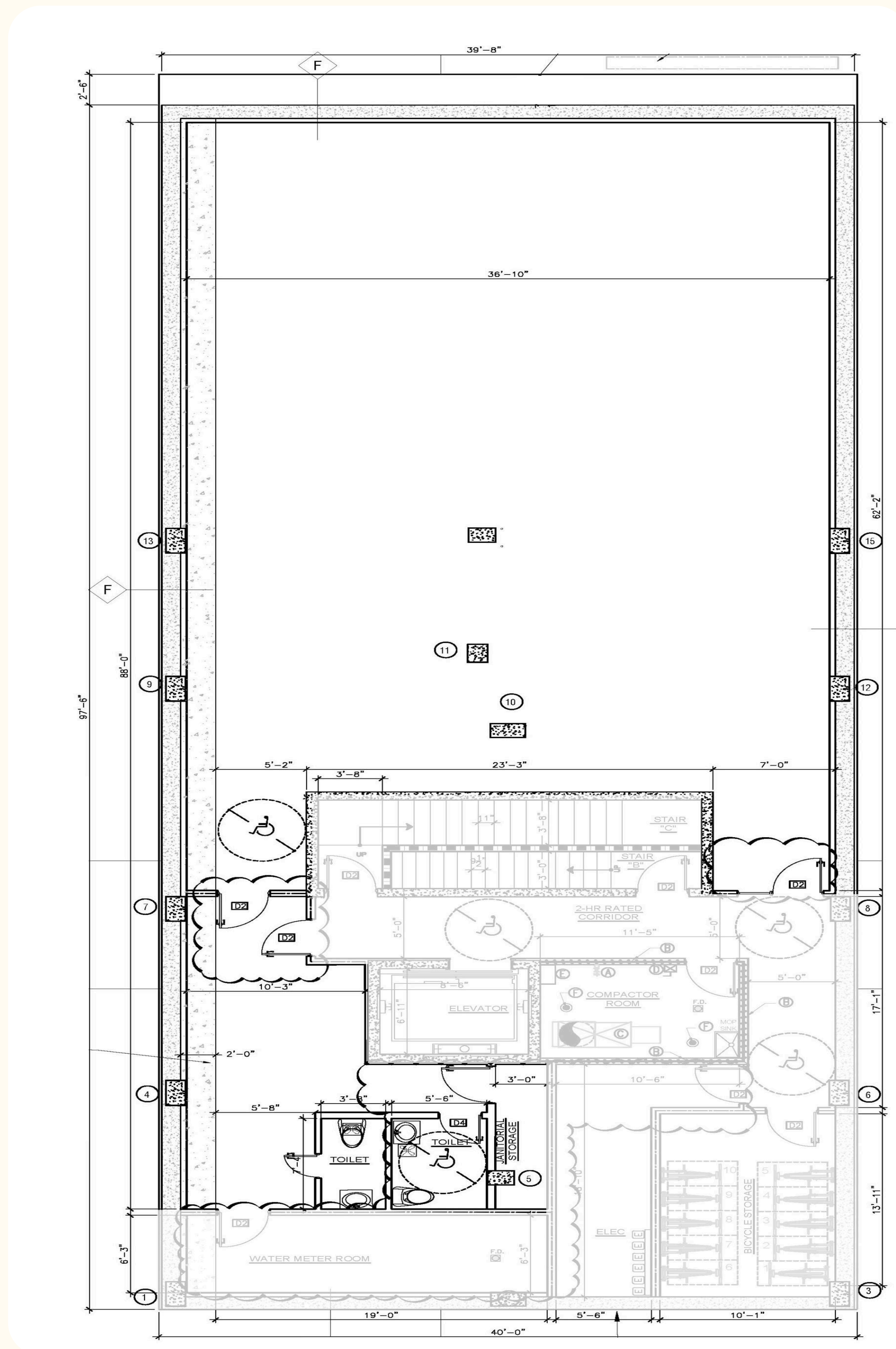
Main Area
Open Layout



Backroom
Storage & Restroom Area

LOWER LEVEL FLOOR PLAN

3,000 SF



EAST 14TH STREET

EXCLUSIVE LISTING BROKER

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BY THE NUMBERS



WALK SCORE
WALKER'S PARADISE



TRANSIT SCORE
RIDER'S PARADISE

4

SUBWAY STATIONS
B · F · N · Q LINES

AREA MAP



TRANSIT ACCESS

SUBWAY

B

F

N

Q

BUS

B2

B7

B31

B68

B82

B100

CAR

Close access to Ocean Pkwy & Kings Hwy

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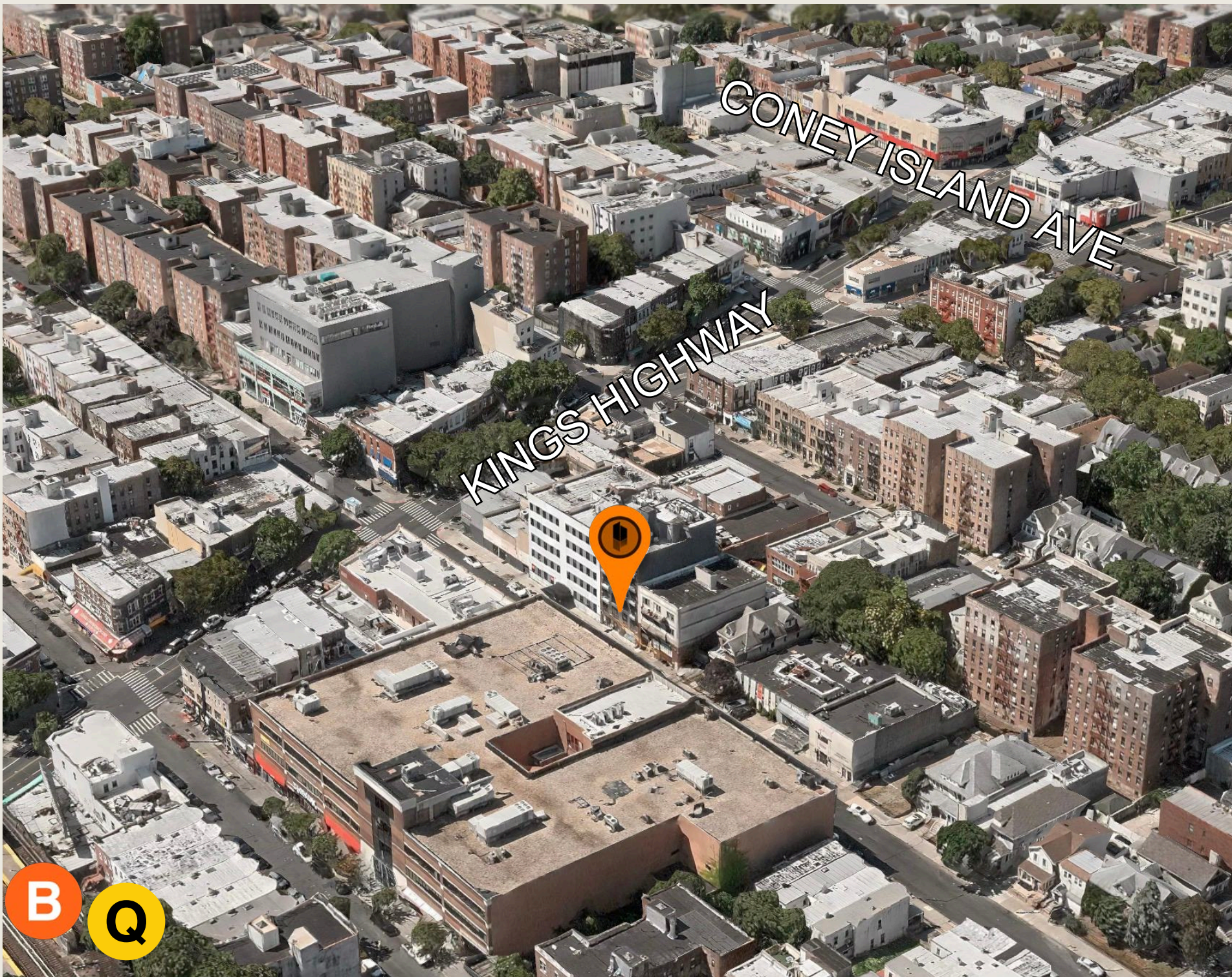
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Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type
Cellar	R-2	3	OG	II		B00691370	Final
Description of Use: Apartment House BICYCLE STORAGE, COMPACTOR ROOM, METER ROOM					Exceptions:		
Cellar	B	10	OG	III(B)		B00691370	Final
Description of Use: Ambulatory Health Facility ACCESSORY USE FOR COMMUNITY FACILITY					Exceptions:		
Floor 1	B	31	100	III(B)		B00691370	Final
Description of Use: Ambulatory Health Facility COMMUNITY FACILITY					Exceptions:		
Floor 1	R-2	3	40	II		B00691370	Final
Description of Use: Apartment House RESIDENTIAL LOBBY					Exceptions:		
Floor 2	R-2	N/A	40	II	3	B00691370	Final
Description of Use: Apartment House THREE(3) CLASS "A" APARTMENTS					Exceptions:		
Roof Terrace - 2	R-2	N/A	40	II		B00691370	Final
Description of Use: Apartment House 1ST-FLOOR ROOF-PRIVATE ROOF TERRACE FOR 2ND-FLOOR REAR APARTMENT.					Exceptions:		

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