

OFFICE SPACE FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



103 QUENTIN ROAD

BROOKLYN, NY 11223

RENTAL RATE

\$4,000/Month

SIZE

1,344 SF

FLOOR

2ND FLOOR

BLOCK & LOT

06622-1216

ZONING

R7A · R5B · C2-3

WALK / TRANSIT SCORE

EXCEPTIONAL

CROSS STREETS

CORNER WEST 10TH & QUENTIN RD

AREA

GRAVESEND

PROPERTY HIGHLIGHTS

- ✓ Large Open Main Room, Built to Suit
- ✓ Newly Renovated Elevator Building
- ✓ Premier Transit Corner, Steps from Trains & Bus Lines
- ✓ Large Open Terrace
- ✓ Quick Access to Belt Parkway
- ✓ Ideal for medical, dental, wellness, professional tenants

PROPERTY OVERVIEW

An open, versatile ±1,344 SF second-floor space in the heart of Gravesend, with a light-filled main room, an large 408 SF terrace, and a kitchenette area. Delivered as a flexible open plan ready to build out for medical, professional, or administrative use, it sits in a newly renovated, elevator-served building steps from the D, F, and N trains and B4, B6, and B82 buses.

CONTACT INFORMATION

EXCLUSIVE BROKER

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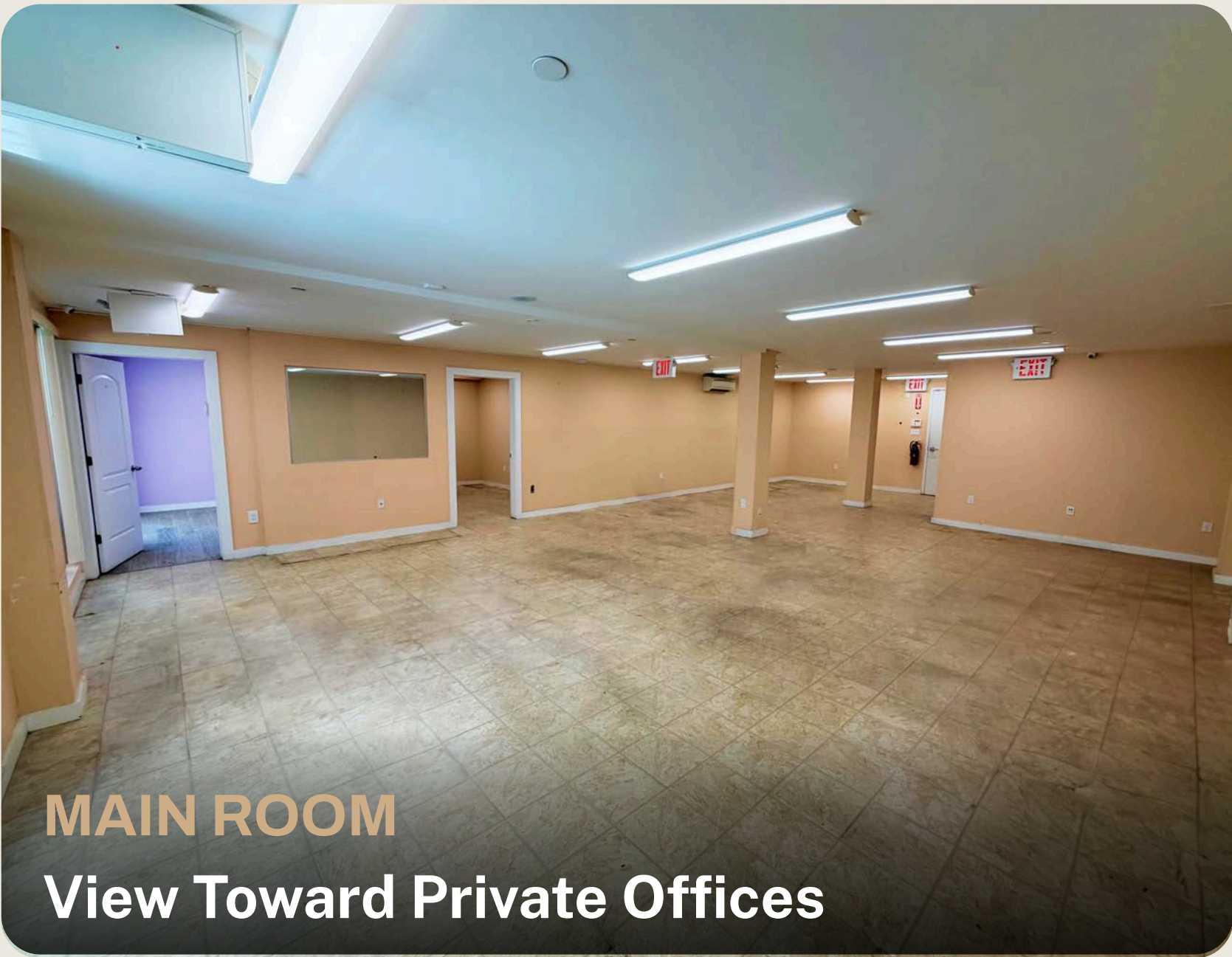
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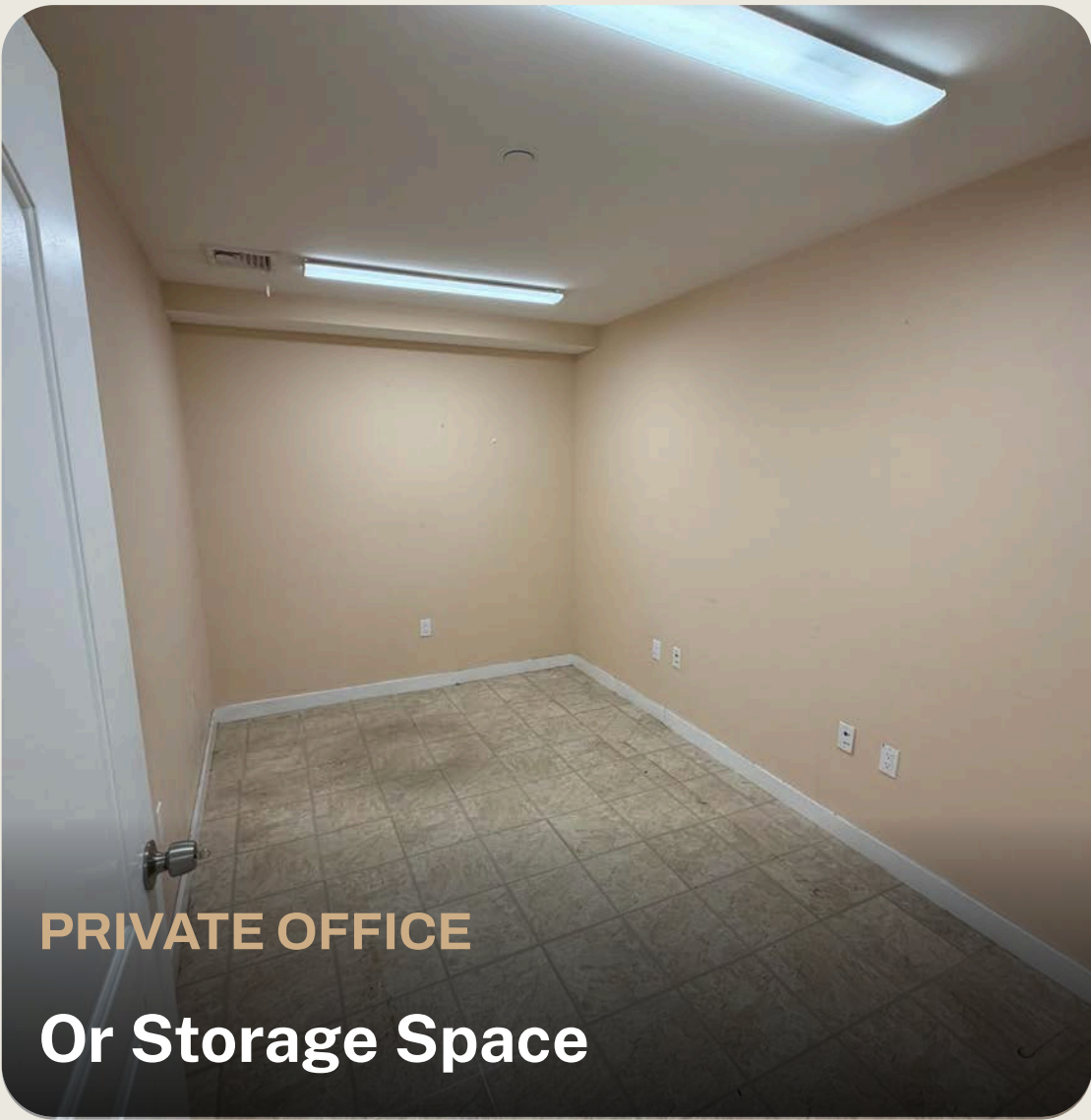
MAIN ROOM
Open layout with Natural Light



MAIN ROOM
View Toward Private Offices



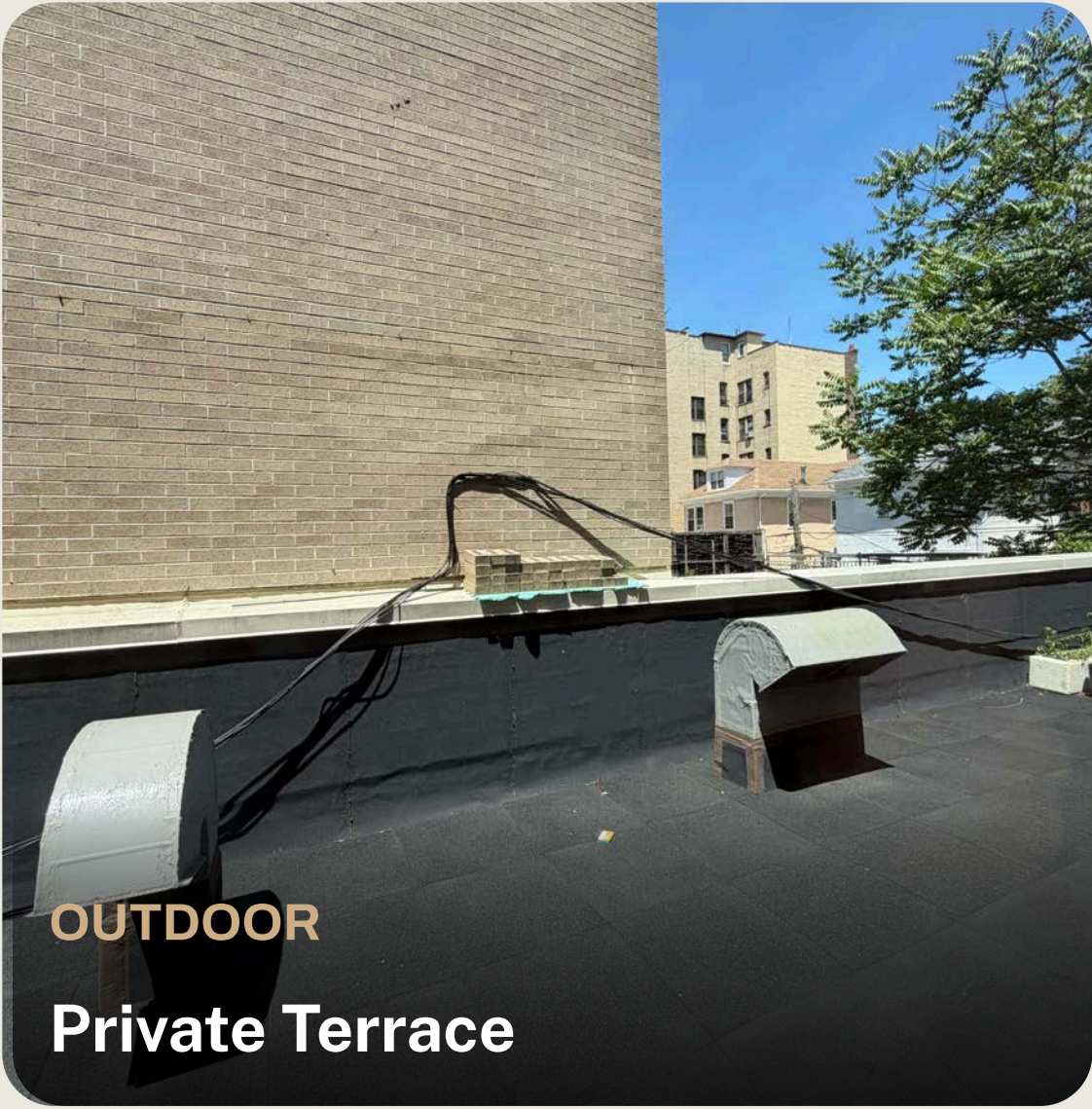
PRIVATE OFFICE
With Terrace Access



PRIVATE OFFICE
Or Storage Space



FEATURES
Kitchenette Area



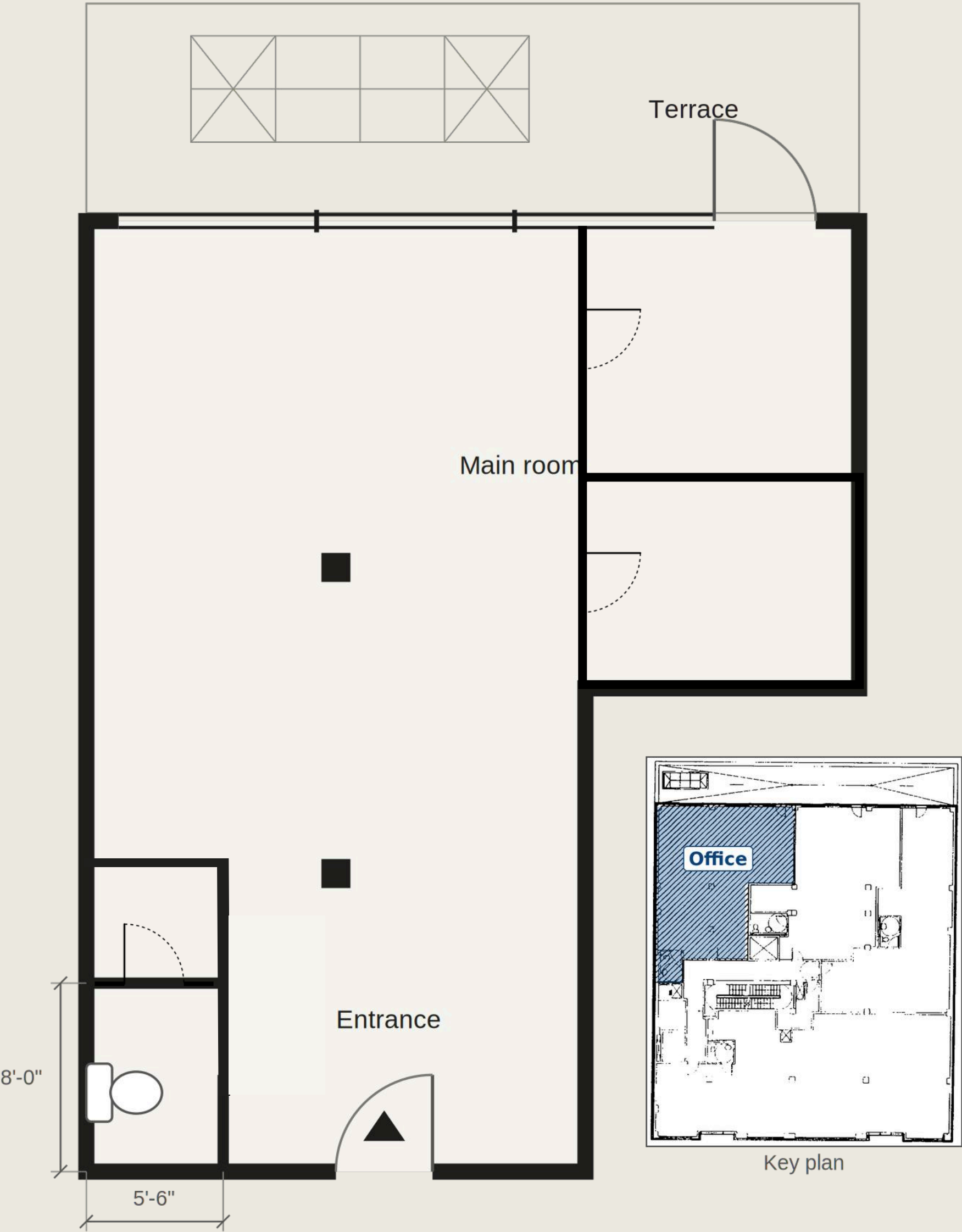
OUTDOOR
Private Terrace

Floor Plan & Certificate of Occupancy

Commercial Acquisitions Inc.

SUITE OVERVIEW

A spacious, 1,344 SF open second-floor space, featuring north facing windows, kitchenette, & direct access to a 408 SF terrace. The flexible, light-filled L-shaped layout can be built out to suit a range of users.



CERTIFICATE OF OCCUPANCY SUMMARY

NYC DEPT. OF BUILDINGS CERTIFICATE OF OCCUPANCY

CO NUMBER	301658187F
DATE ISSUED	Sept 2010
CERTIFIED FLOOR	2nd (002)
PERMITTED USE	Community Facility
ZONING USE GROUP	2
OCCUPANCY GROUP	F-4

The Second Floor Is Certified For **Community Facility Use**. Well Suited For Medical, Health, And Professional Tenants

TOTAL SF
**1,344 SF +
408 SF TERRACE**

MAIN ROOM
**OPEN LAYOUT,
BUILT TO SUIT**

ACCESS
**ELEVATOR
BUILDING**

PREMIER TRANSIT
**STEPS FROM THE
SUBWAY**

LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing 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. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

BY THE NUMBERS

94

/ 100

WALK SCORE

WALKER'S PARADISE

98

/ 100

TRANSIT SCORE

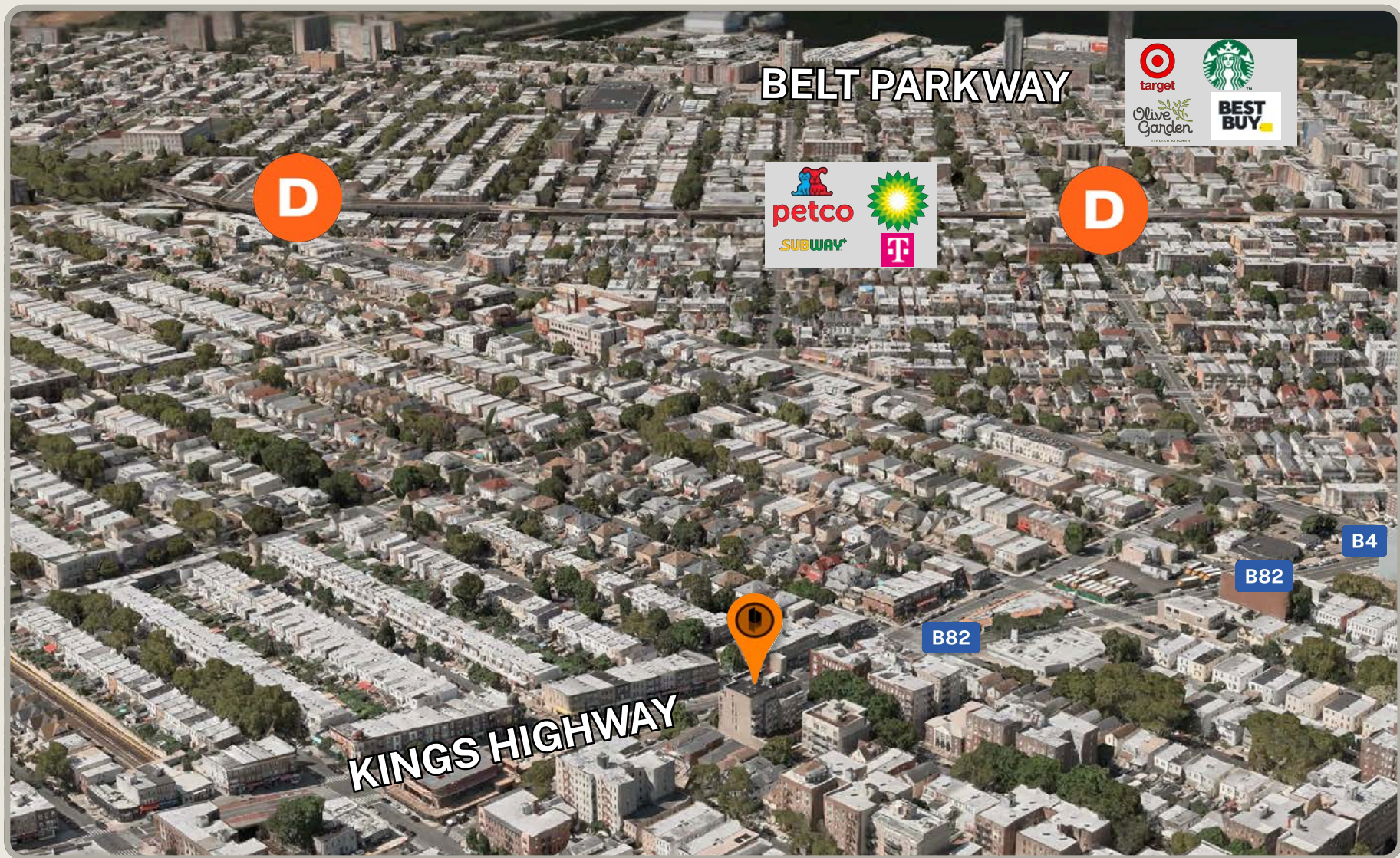
RIDER'S PARADISE

3

SUBWAY STATIONS

D • F • N LINES

AREA MAP



TRANSIT ACCESS

SUBWAY

D

F

N

BUS

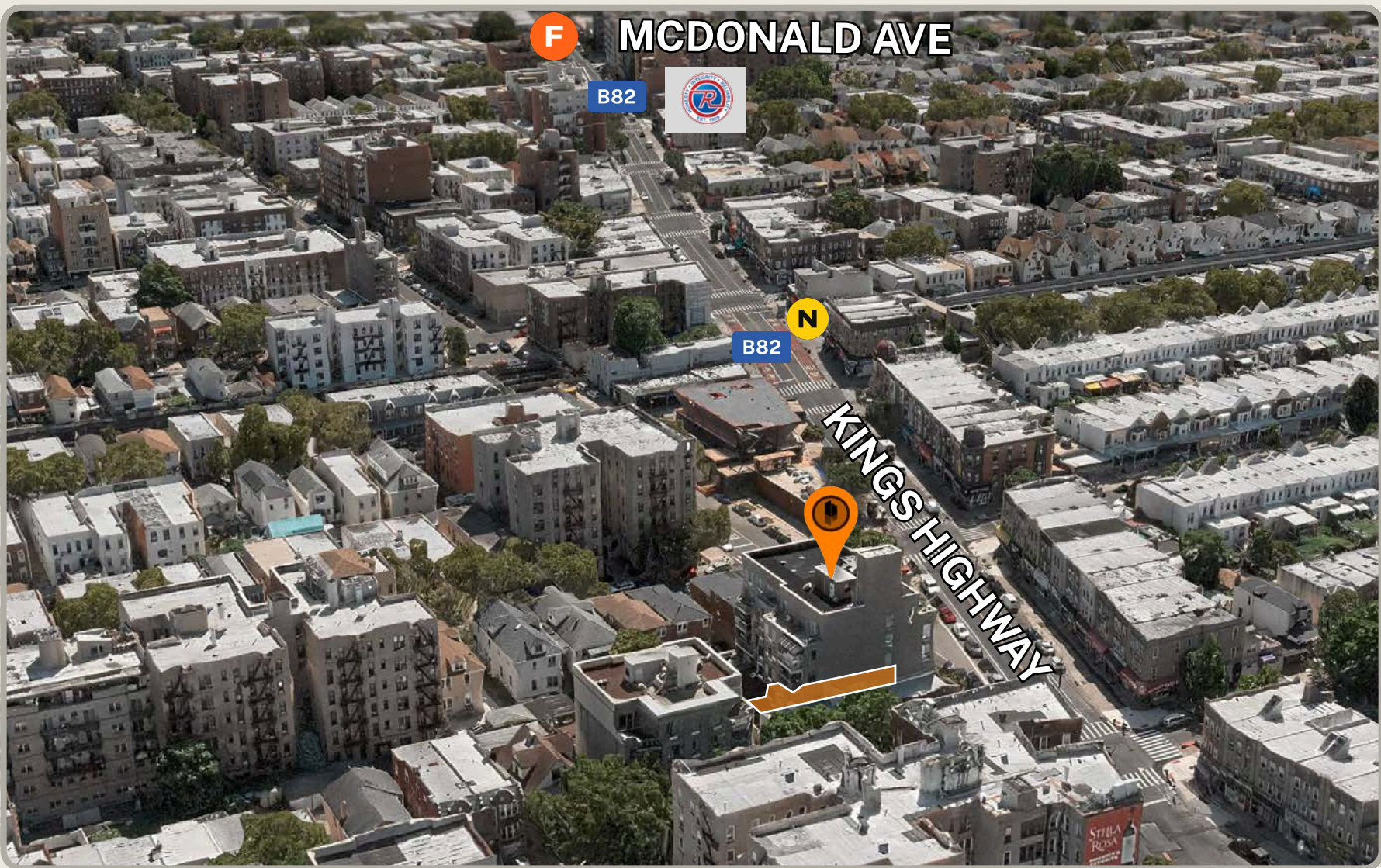
B4

B6

B82

CAR

Close access to Belt Pkwy & Ocean Pkwy



LOCATION ANALYSIS

Located in the Gravesend neighborhood of southern Brooklyn, this office space sits at the crossroads of Quentin Road, Kings Highway, and West 10th Street. This area is one of Brooklyn's premier shopping and commercial districts. The corridor is especially well-suited to professional and office use, anchored by a dense cluster of major bank branches such as TD Bank & Capital One nearby alongside national retailers like Marshalls and Target. With the Kings Highway subway station and multiple bus lines just a few blocks away, the location offers excellent accessibility, foot traffic, and visibility in one of South Brooklyn's busiest business hubs

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