



VIRTUAL TOUR



LEASING BROCHURE

125 BRIGHTON BEACH AVENUE

BRIGHTON BEACH · 11235

NEWLY RENOVATED OFFICE SUITES FOR LEASE

EXCLUSIVE BROKER

DENIS ABAYEV

718-954-1363

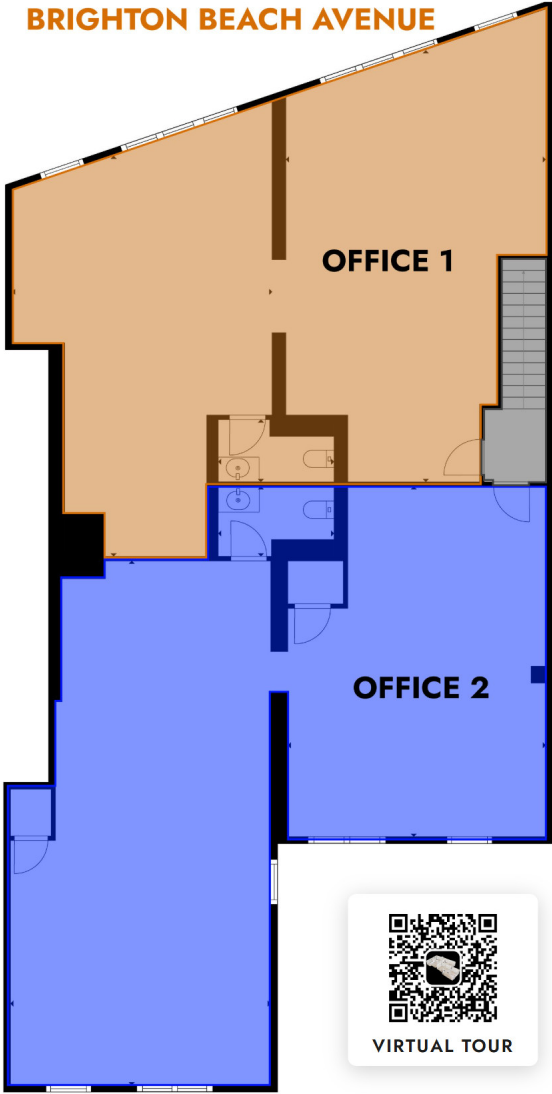
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PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	125 BRIGHTON BEACH AVENUE, BROOKLYN, NY
CROSS STREETS	BRIGHTON 1ST ST & OCEAN PARKWAY
NEIGHBORHOOD	BRIGHTON BEACH
SIZE	1,500 - 3,000 SF TWO OFFICE SUITES ON THE 2ND FLOOR
SUITE FEATURES	OPEN FLOOR PLAN, PRIVATE BATHROOMS, AND INDIVIDUAL HVAC SYSTEMS
IDEAL USES	PROFESSIONAL OFFICE, WELLNESS, EDUCATION
LOCATION	HEART OF BRIGHTON BEACH, ON A BUSY COMMERCIAL CORRIDOR
TRANSIT	B AND Q TRAINS AT BRIGHTON BEACH STATION
SIGNAGE	GREAT SIGNAGE OPPORTUNITY
AVAILABILITY	MOVE-IN READY
RENT	AVAILABLE UPON REQUEST

BRIGHTON BEACH AVENUE



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.

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PROPERTY

INTERIOR PHOTOS



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LOCATION

MARKET MAP & SURROUNDING TENANTS

125 Brighton Beach Avenue sits in the heart of Brighton Beach, on one of South Brooklyn's busiest commercial corridors. The avenue draws heavy foot traffic, with national retailers nearby and a steady flow of shoppers and residents passing the building throughout the day. The B and Q trains stop at Brighton Beach station, giving clients and staff quick transit access to the offices, and the beach and boardwalk are just a few blocks away.



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