

COMMERCIAL
ACQUISITIONS

LEASING BROCHURE

150 WEST END AVENUE

MANHATTAN BEACH · BROOKLYN, NY 11235

COMMERCIAL SUBLEVEL WALK-IN OFFICE SPACE

EXCLUSIVE BROKER

ARSEN ATBASHYAN

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EXECUTIVE SUMMARY

THE SPACE

A **1,300 SF sublevel commercial office** with its own private walk-in street entrance at 150 West End Avenue, a 96-unit elevator co-op building in Manhattan Beach. The space features an open main area with a dividing wall, a private bathroom and kitchenette, and is offered at \$2,700 per month. Blocks from Brighton Beach Avenue's retail corridor and a short walk to the B and Q trains.

Private entrance. The office is accessed directly from the street through its own dedicated entry at the front of the building, giving a tenant independent access & signage visibility.

Ideal for professional use. Well suited for accountant, attorney, insurance or real estate office, therapist, tutoring or learning center, or any professional service looking for a quiet, established residential neighborhood setting.

Easy to reach. Clients and staff can arrive by B or Q train, the B1 or B49 bus, or by car via the Belt Parkway, with residential street parking on West End Avenue and surrounding blocks.



ASKING RENT

\$2,700/MONTH**1,300 SF**

SIZE

IMMEDIATE

AVAILABILITY

SUBLEVEL

PRIVATE WALK-IN ENTRANCE

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PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	150 WEST END AVENUE, BROOKLYN NY 11235
NEIGHBORHOOD	MANHATTAN BEACH
CROSS STREETS	BETWEEN ORIENTAL BLVD & SHORE BOULEVARD
UNIT	LB1
SIZE	1,300 SF
SPACE TYPE	COMMERCIAL OFFICE - SUBLEVEL, WALK-IN
BUILDING	6-STORY ELEVATOR CO-OP, 96 RESIDENTIAL UNITS
ZONING	R6
IDEAL USES	PROFESSIONAL OFFICE, LEARNING CENTER
AVAILABILITY	IMMEDIATE



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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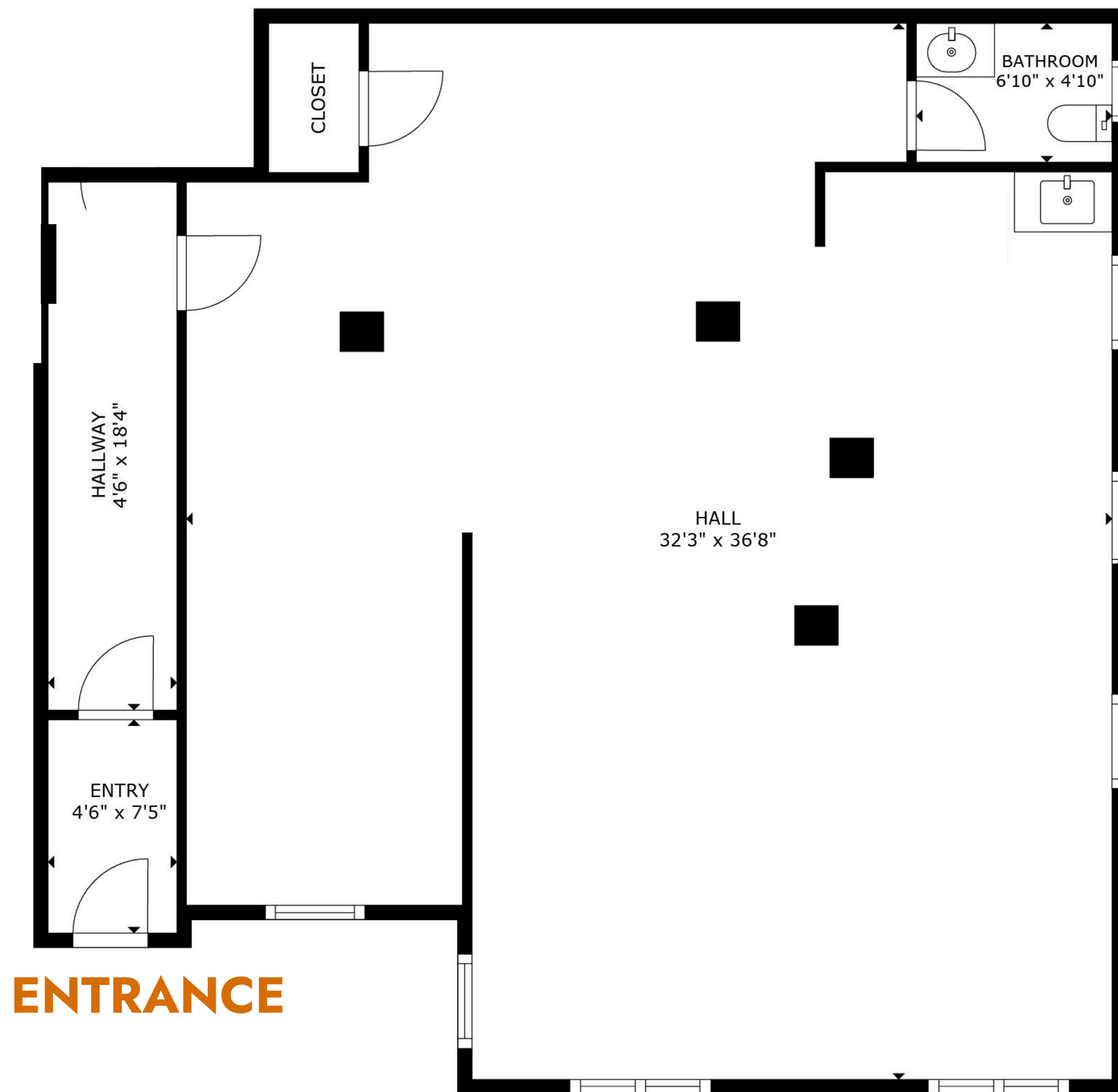
PROPERTY

INTERIOR PHOTOS



PROPERTY

FLOOR PLAN



ENTRANCE

150 WEST END AVENUE

LOCATION

MARKET MAP & SURROUNDING TENANTS

150 West End Avenue sits at the meeting point of Manhattan Beach and Brighton Beach, on West End Avenue between Oriental Boulevard and Shore Boulevard. The site is steps from the Brighton Beach Avenue retail corridor – anchored by TD Bank, Chase, NetCost Market and the B and Q subway station – with the Belt Parkway, Emmons Avenue and Sheepshead Bay minutes to the north. National and regional tenants surround the location.





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