

OFFICE SPACE FOR LEASE

1414 SHEEPSHEAD BAY RD

BROOKLYN, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

PROPERTY DETAILS

LOCATION INFO
SHEEPSHEAD BAY RD & E14 STREET

AVAILABLE SIZE
GROUND FLOOR: 1,771 SF

TOTAL SIZE
14,294 SF

BASE RENT
GROUND FLOOR: \$42 PSF
FULL SERVICE

NEIGHBORHOOD
SHEEPSHEAD BAY

BLOCK & LOT
07459-0062

ZONING
C4-2

- COMMENTS
- OFFICE SPACE IN BRAND NEW BUILDING
 - PRIME LOCATION
 - HEAVY FOOT TRAFFIC
 - CLOSE ACCESS TO BELT PKWY
 - GREAT BRANDING OPPORTUNITY

TRANSPORTATION

B4

Walk Score
97

B36

Transit Score
83

B49

Bike Score
61

B

Q

NEIGHBORHOOD TENANTS

- CHASE BANK

• BANK OF AMERICA

• TASHKENT

• ENTERPRISE

• BAGEL BOY

• COFFEE SPOT
- STARBUCKS

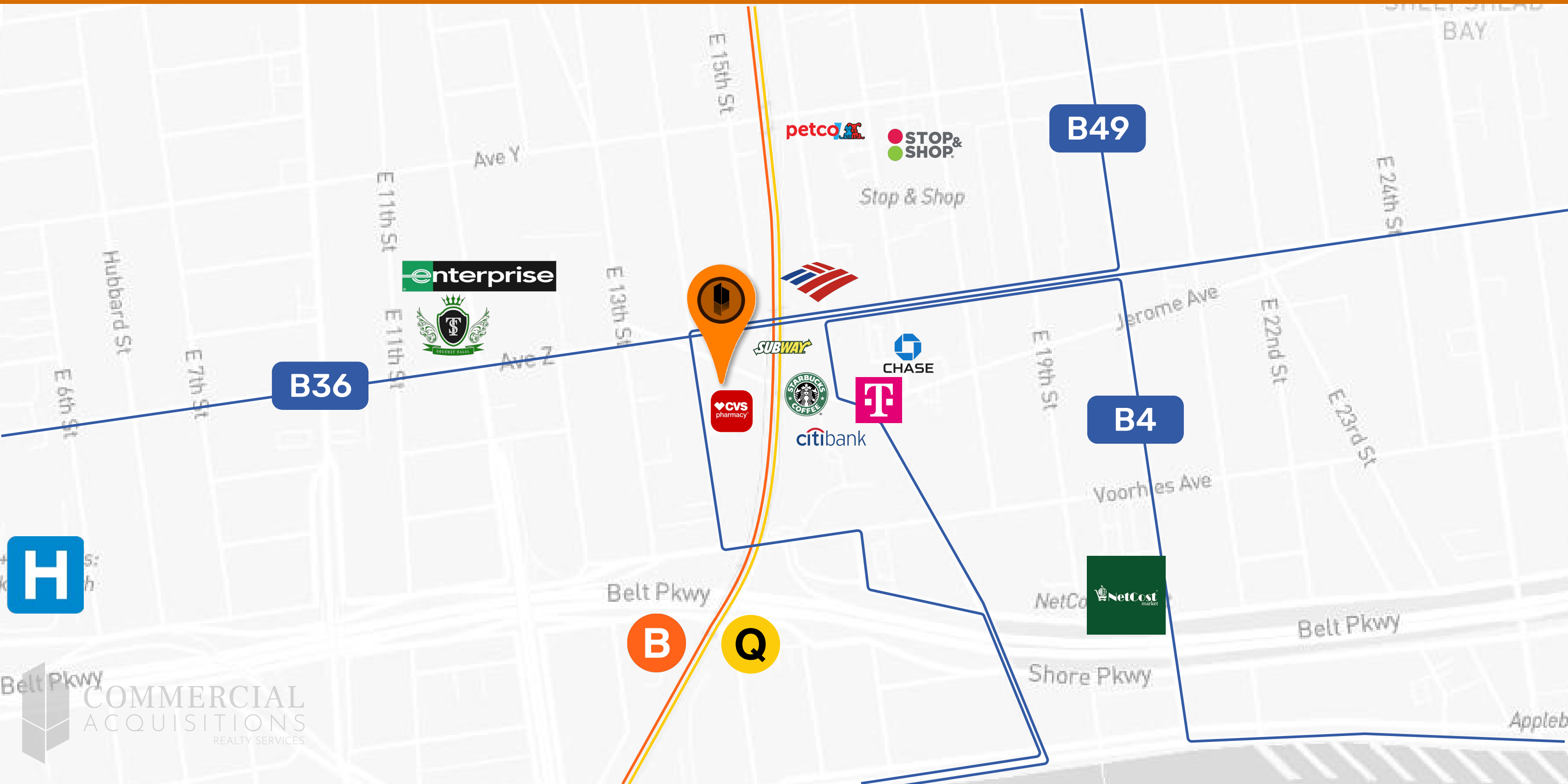
• SUBWAY

• T-MOBILE

• CVS

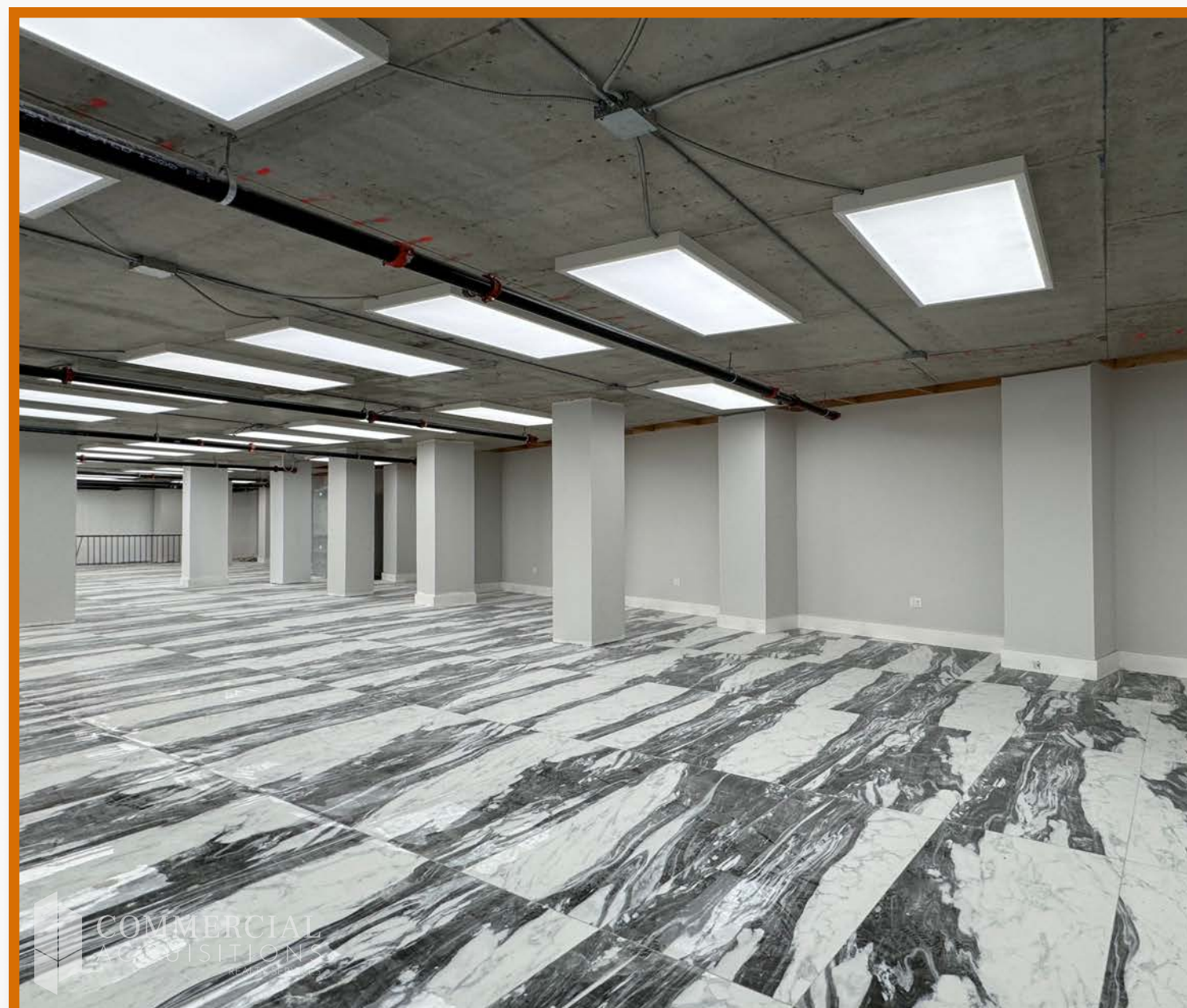
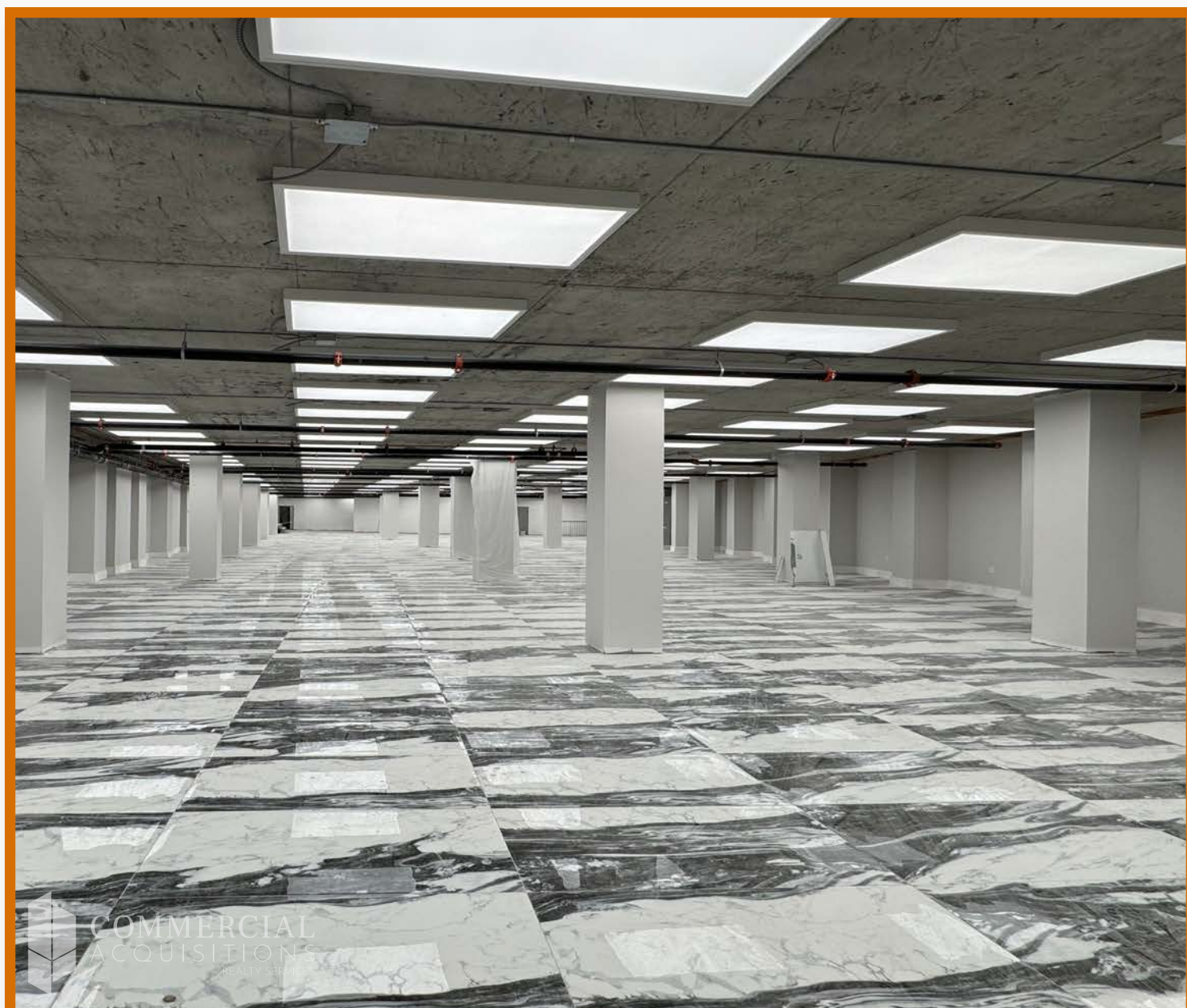
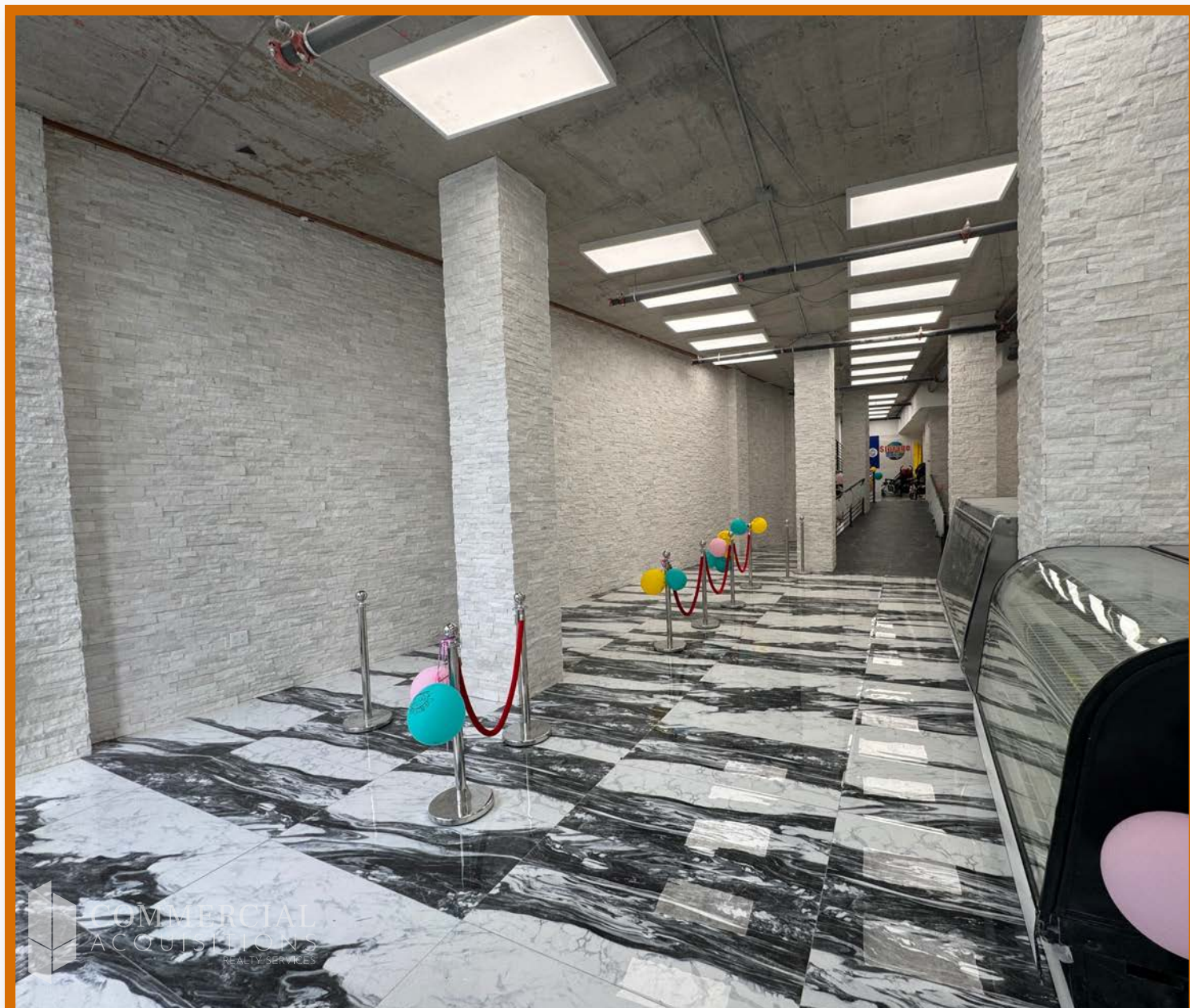
• PETCO

• STOP&SHOP



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Certificate of Occupancy

CO Number: 301575310F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A.	Borough:	Brooklyn	Block Number:	07459	Certificate Type:	Final
	Address:	1414 SHEEPSHEAD BAY ROAD	Lot Number(s):	62	Effective Date:	10/05/2007
	Building Identification Number (BIN):	3204939				
			Building Type:	Altered		

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification:	2-B	Number of stories:	1
	Building Occupancy Group classification:	C	Height in feet:	20
	Multiple Dwelling Law Classification:	None	Number of dwelling units:	0

C.	Fire Protection Equipment:
	Sprinkler system

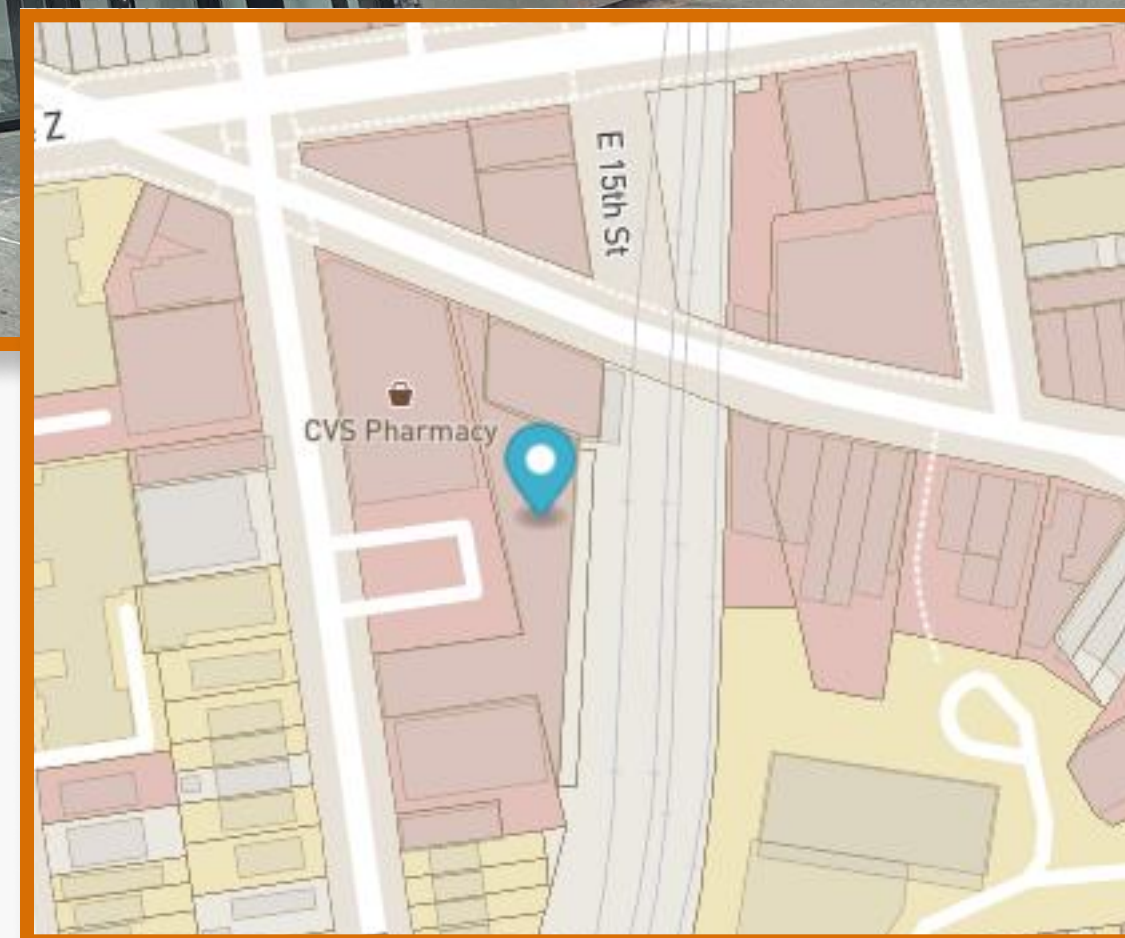
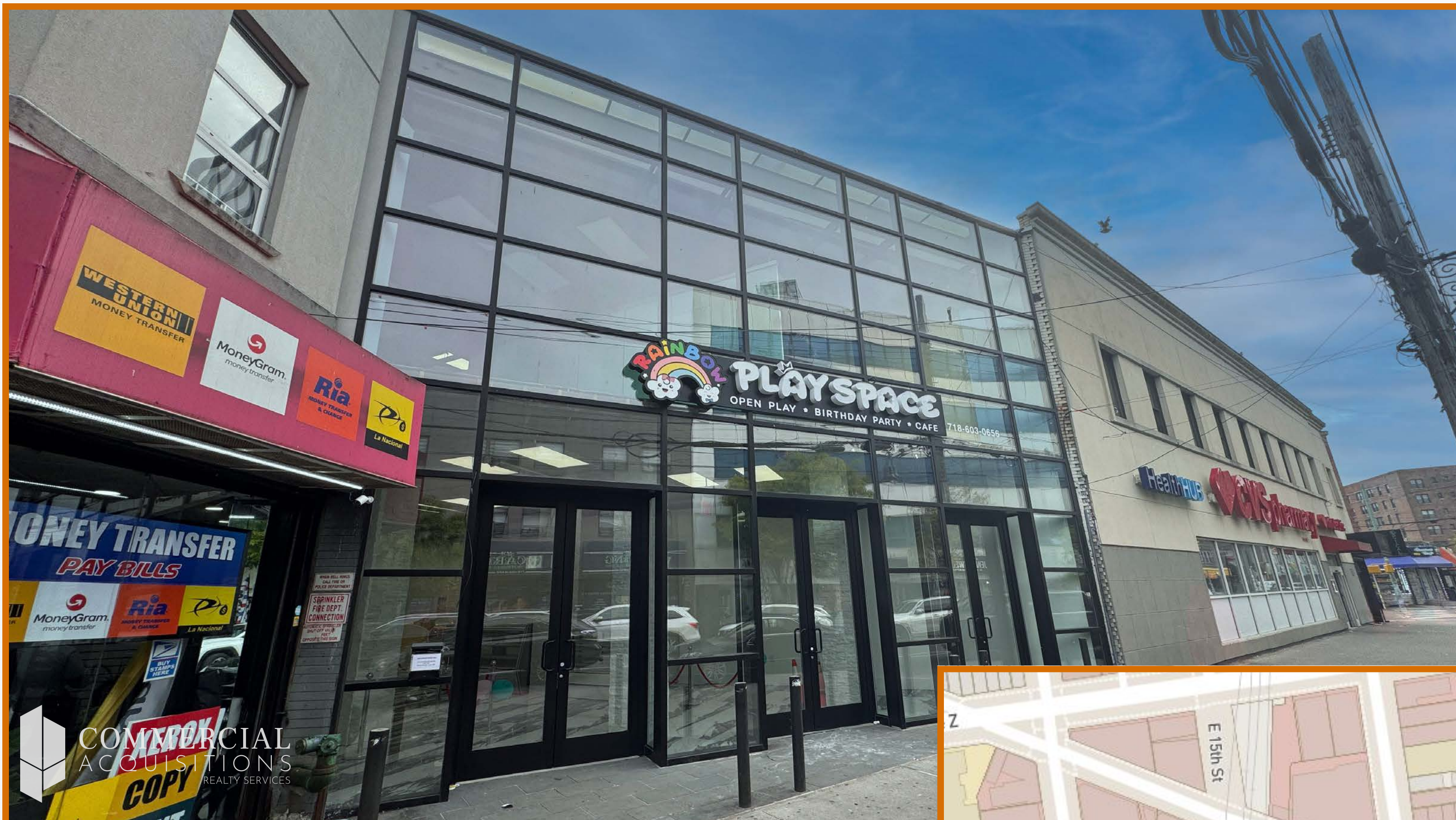
D.	Type and number of open spaces:
	None associated with this filing.

E.	This Certificate is issued with the following legal limitations:
	None

Borough Comments: None

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
001	74	OG		C		6	RETAIL STORE UG36 SUPERMARKET TYP.
END OF SECTION							

1414 SHEEPSHEAD BAY ROAD



CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN

CELL: 917.939.3760

ARSEN@COMMERCIALACQ.COM

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© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

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