

Now Leasing

Prime Office / Medical Space

2044 Ocean Avenue, Brooklyn, New York

**Brown
Harris
Stevens** **Bold
Honest
Smart**



**For Further Information
Contact:**

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Irwin Rachlin

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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.

Property Highlights:



REAL ESTATE TAXES:

Included in base rent
pro rata share increases
over the base year.

AVAILABLE SPACE:

870 SF

OPERATING EXPENSES:

Included in base rent
pro rata share increases
over the base year.

WORKLETTER:

Negotiable

PARKING:

Street parking

COMMENTS:

- Elevatored building
- Walk to subway, bus and shopping
- One block from Kings Highway

UTILITIES:

Metered

RENTAL RATE:

\$33.00 per square foot

OCCUPANCY:

Immediate

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