COMMERCIAL ACQUISITIONS
REALTY SERVICES



OFFICE SPACE FOR LEASE

421 OCEAN PARKWAY

KENSINGTON, BROOKLYN · 11218

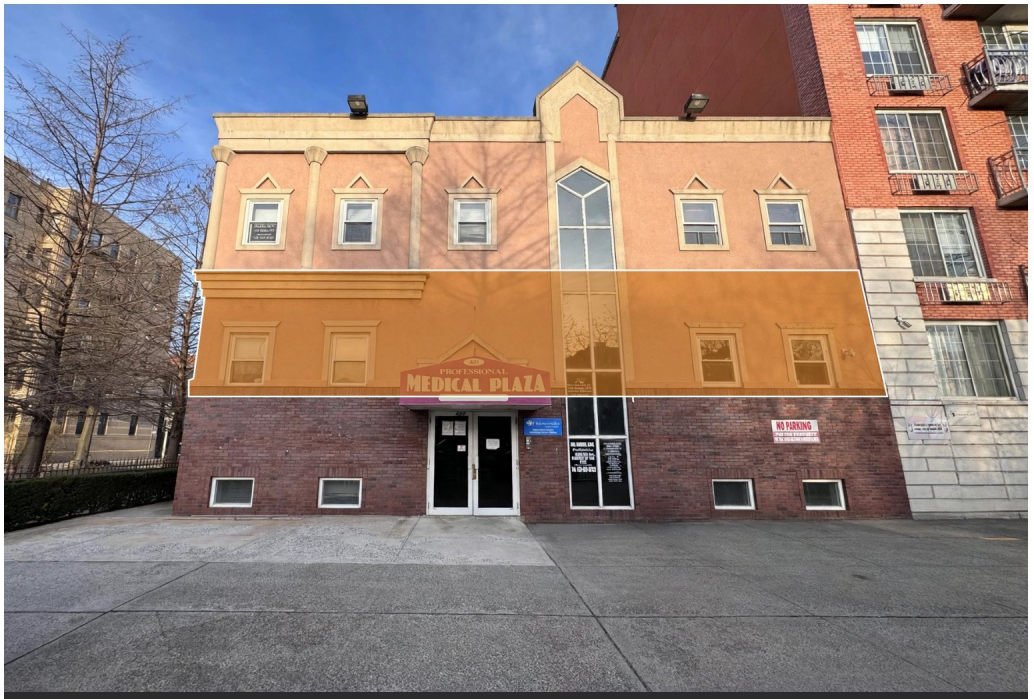
LEASING BROCHURE

EXCLUSIVE BROKER
ARSEN ATBASHYAN
917-939-3760
arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	421 Ocean Parkway, Brooklyn, NY 11218
NEIGHBORHOOD	Kensington
CROSS STREETS	Corner of Ocean Parkway & Cortelyou Road
SIZE	4,250 SF
BUILDING	3-story elevator medical building, ADA compliant, Central HVAC
LAYOUT	Waiting room, reception, offices, treatment rooms, pantry, & 3 bathrooms
PARKING	Available for additional fee



ASKING RENT

$45 PSF MODIFIED GROSS

4,250 SF
SIZE

ADA COMPLIANT
ELEVATOR BUILDING

MEDICAL OFFICE
TURNKEY

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LEGAL DISCLAIMER

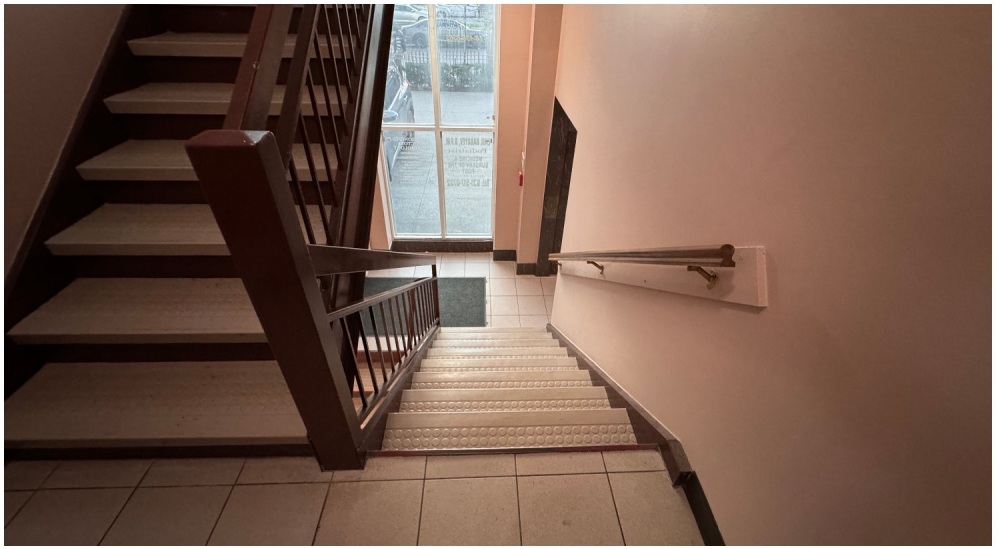
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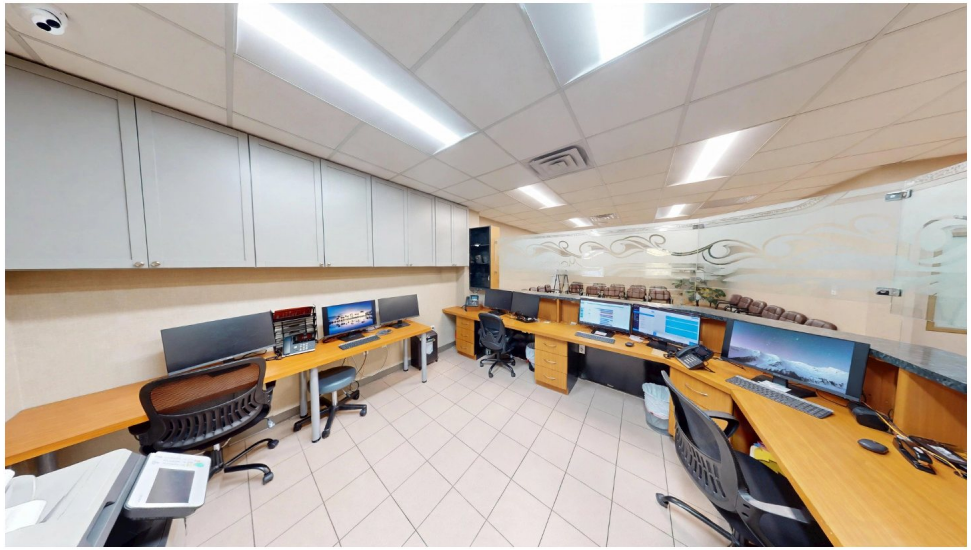
PROPERTY

INTERIOR PHOTOS









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PROPERTY

FLOOR PLAN - 4,250 SF



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LOCATION

MARKET MAP & SURROUNDING TENANTS

Located at the corner of Ocean Parkway & Cortelyou Road in Kensington. The building's tenants are the Maimonides Medical Center and practices such as gastroenterology, cardiology, internal medicine and general surgery. Minutes away from the Prospect Expressway.



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CERTIFICATE OF OCCUPANCY

NYC Buildings

Certificate of Occupancy

CO Number: 301165600F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	20	OG	E		4	MEDICAL OFFICE
001	20	100	E		4	MEDICAL OFFICE
002	20	100	E		4	MEDICAL OFFICE
003		100	J-2	3	2	THREE FAMILY TOTAL: THREE (3) FAMILY DWELLING AND MEDICAL OFFICES

END OF SECTION

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