

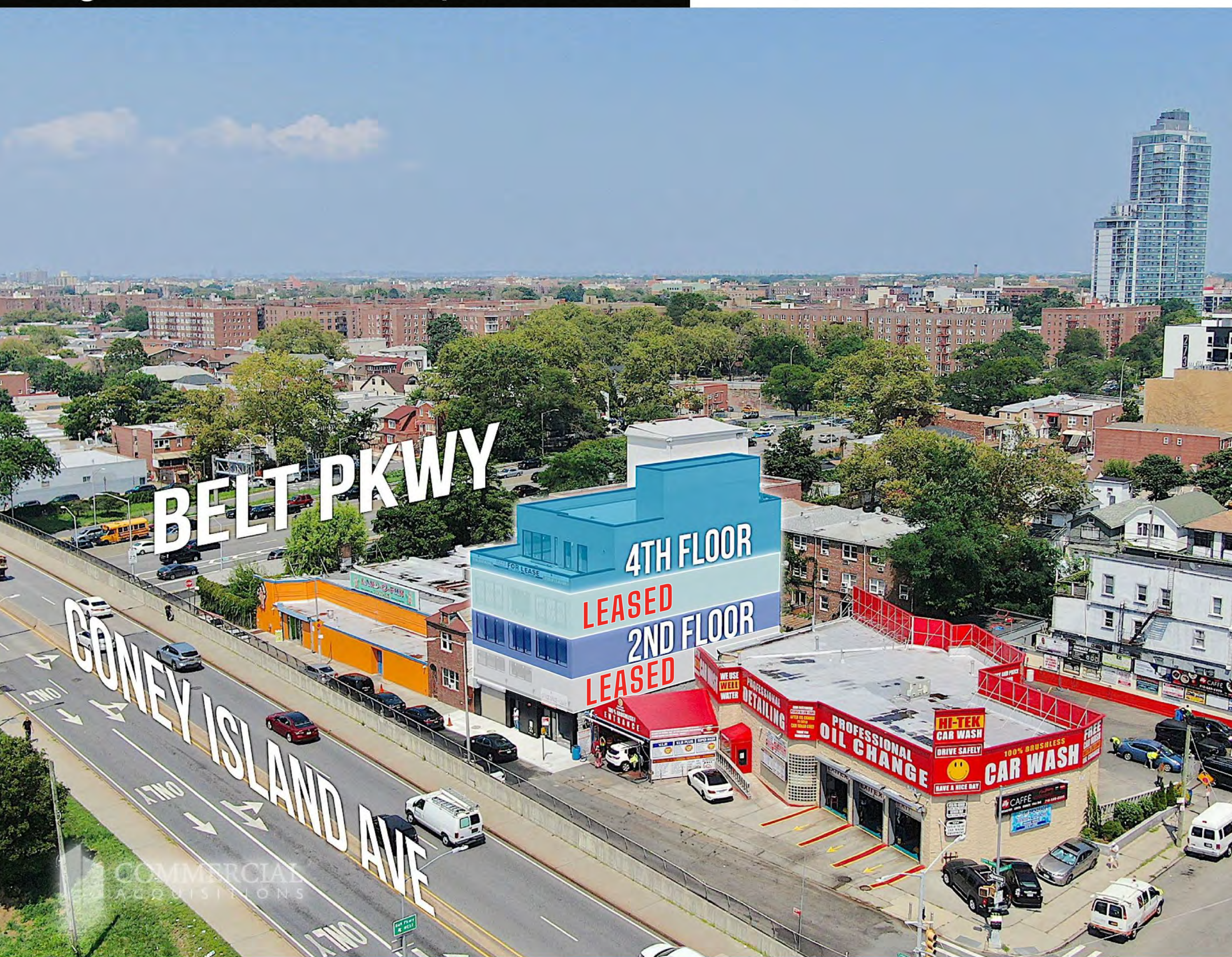
NEW OFFICE BUILDING FOR LEASE

2971 CONEY ISLAND AVE

Brighton Beach Brooklyn, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

DETAILS

LOCATION INFO

Btw Shore Pkwy & Banner Ave

SIZE

2nd Fl 2,728 SF
4th Fl 2,172 SF (with terrace)
Total Available: 4,900 SF

BLOCK & LOT

08761-0006

PRICE:

* 2nd floor \$35 PSF
* 4th floor \$38 PSF

NEIGHBORHOOD

Brighton Beach

ZONING

C8-1

OVERVIEW

- Delivered as a Vanilla Box
- Elevator Building
- Onsite Parking Available
- Strategic location off of Belt Pkwy

TRANSPORTATION

B4 B68 B Q

Walk Score
94

Transit Score
87

Bike Score
63

NEIGHBORING TENANTS

- | | |
|-------------|--------------|
| - Dunkin' | - Car Wash |
| - Exxon | - BP |
| - TD Bank | - Walgreens |
| - Starbucks | - Chase Bank |



2971 CONEY ISLAND AVE

2ND FLOOR



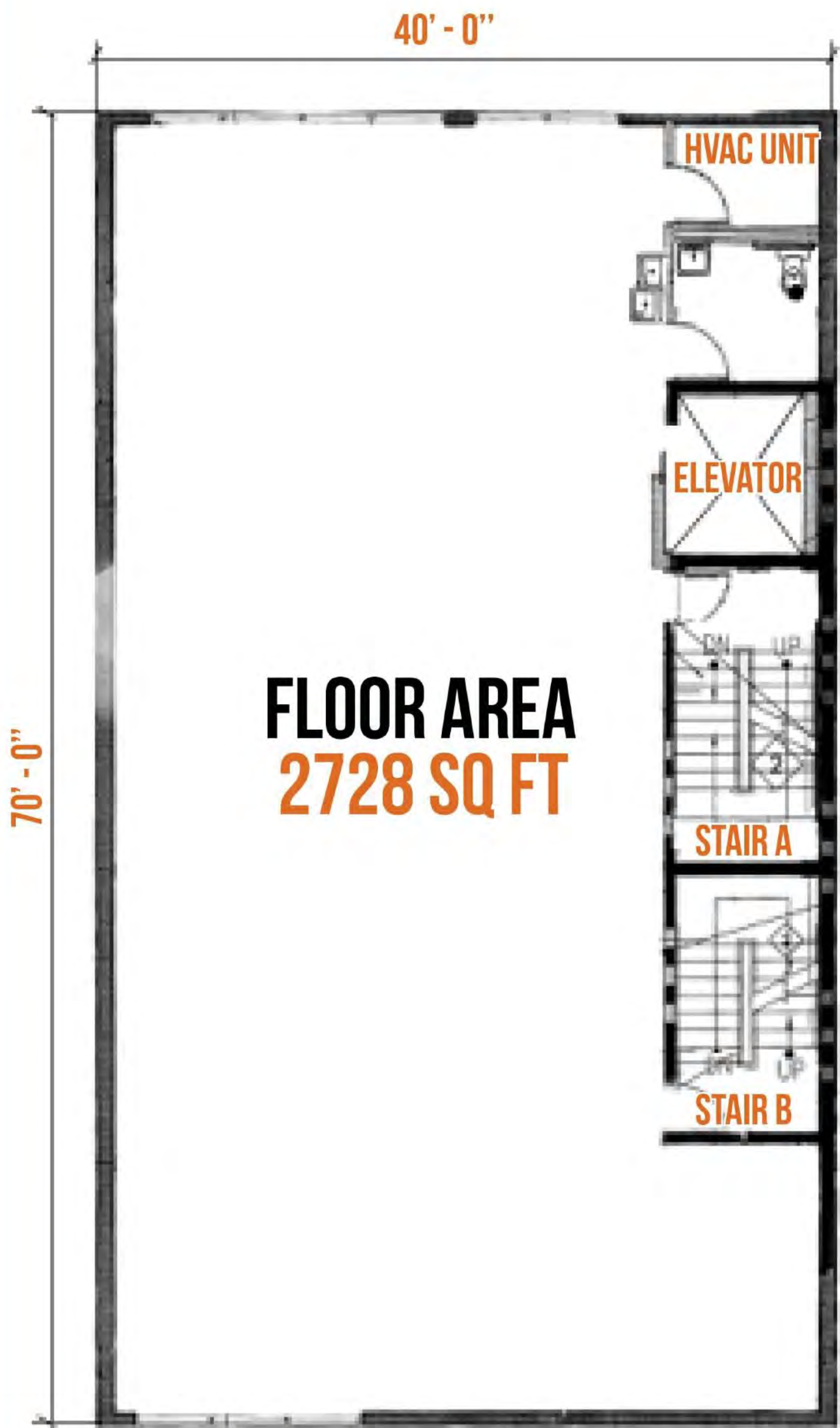
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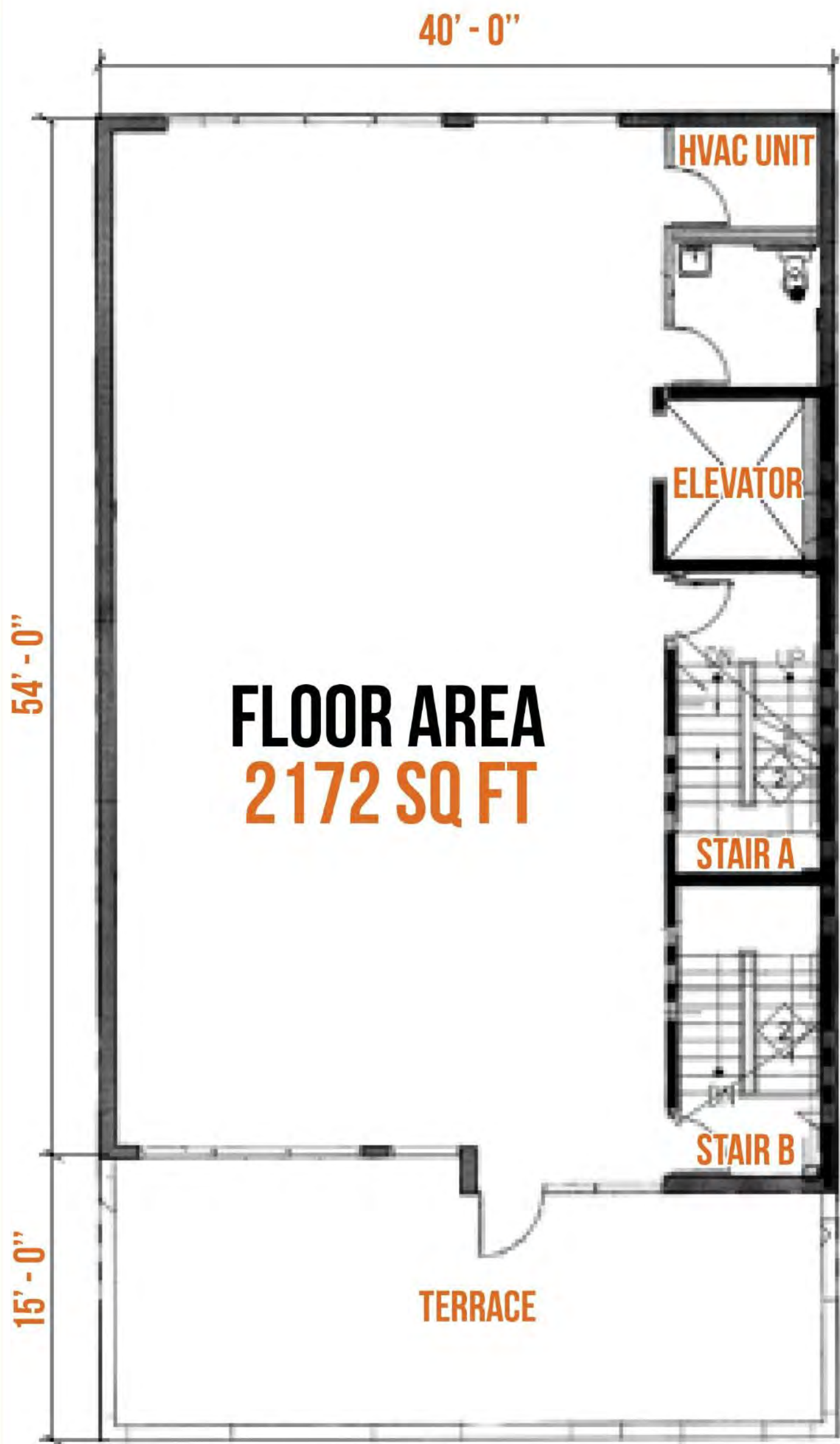
4TH FLOOR



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2ND FLOOR

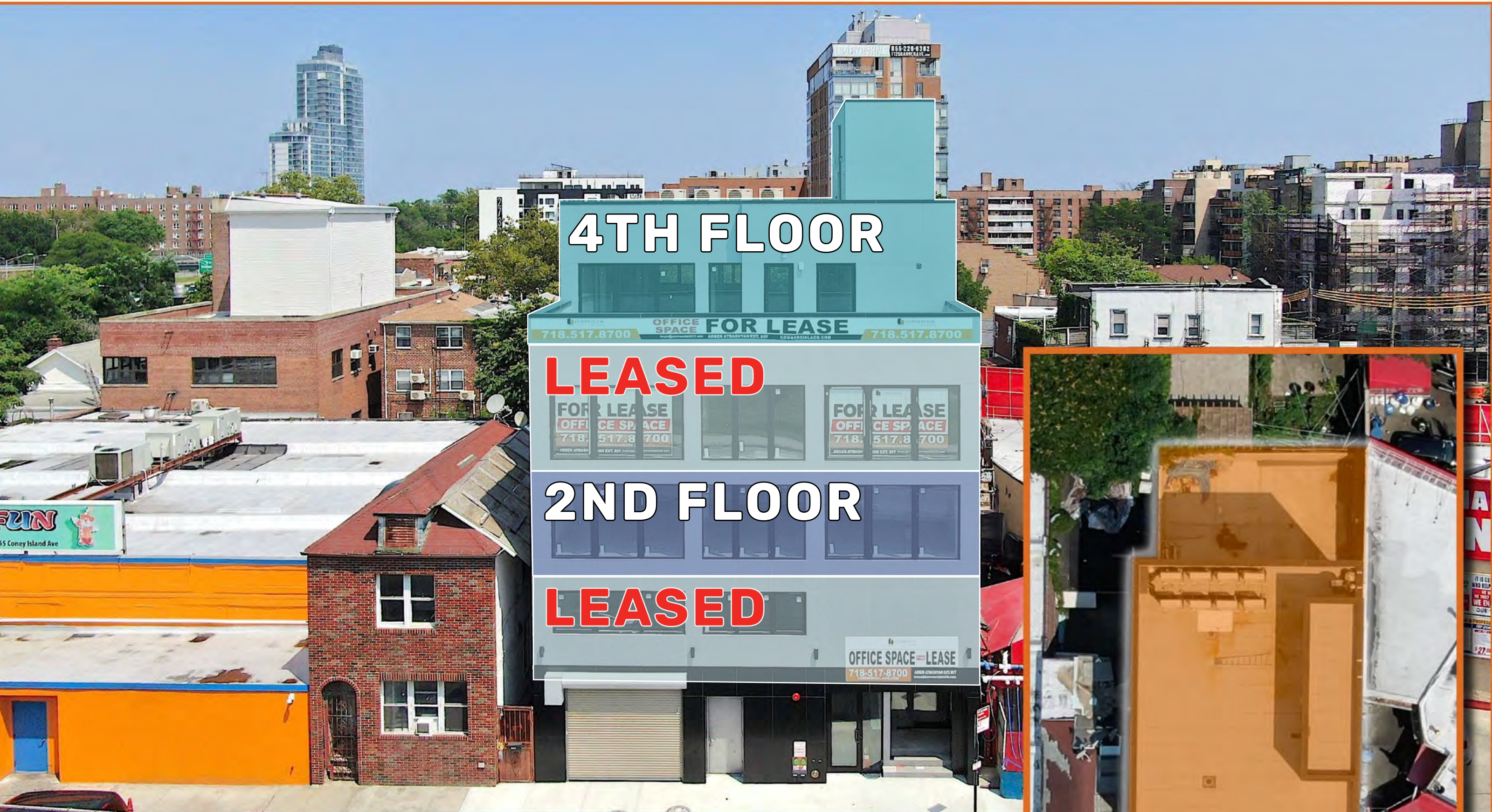


4TH FLOOR

2971 CONEY ISLAND



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CONTACT EXCLUSIVE BROKER

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

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