COMMERCIAL ACQUISITIONS
REALTY SERVICES



OFFICE FOR LEASE

3140 CONEY ISLAND AVENUE

BRIGHTON BEACH · 11235

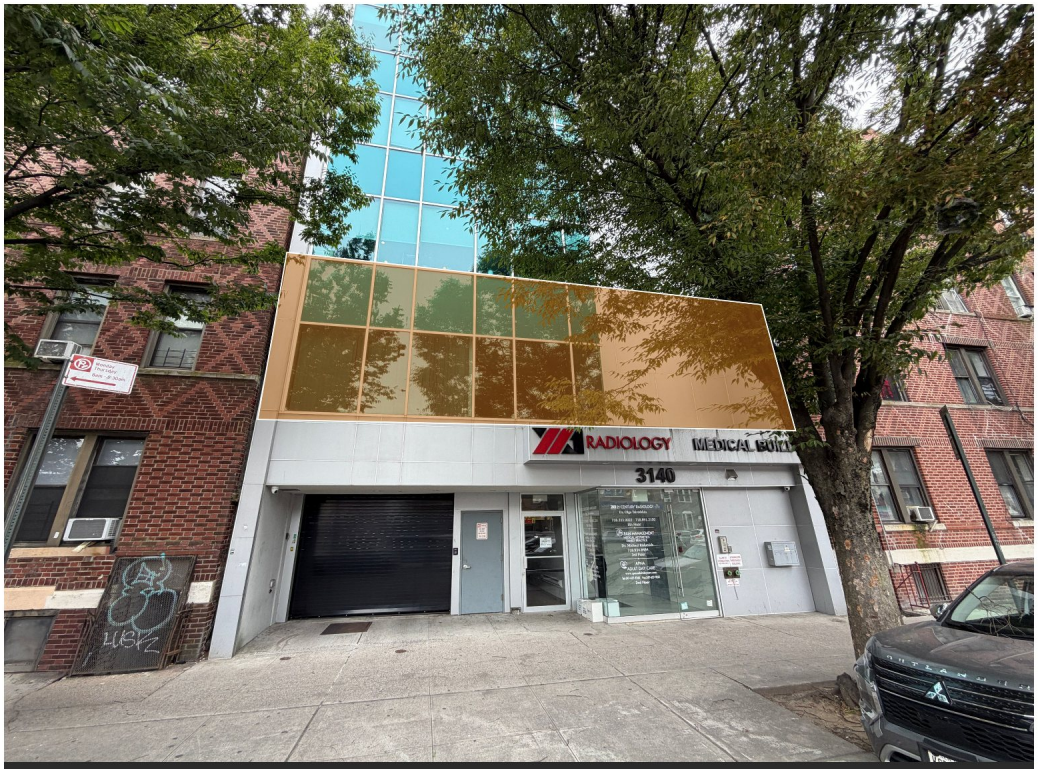
LEASING BROCHURE

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

EXECUTIVE SUMMARY

THE SPACE

SIZE	2,350 SF
LAYOUT	Open area with private offices
BUILDING	Elevator building constructed in 2016, ADA compliant
FRONTAGE	Over 40′ on Coney Island Avenue
IDEAL USES	Medical & physical therapy
PARKING AVAILABLE	For Additional Fee
ACCESS	Direct route by car along Coney Island Avenue, close to Belt Parkway
AVAILABILITY	Available for immediate occupancy



ASKING RENT

UPON REQUEST

2,350 SF
SIZE

DIRECT ELEVATOR ACCESS
FULL FLOOR OCCUPANCY

IMMEDIATE
AVAILABILITY

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PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	3140 CONEY ISLAND AVENUE, BROOKLYN, NY 11235
NEIGHBORHOOD	BRIGHTON BEACH
CROSS STREETS	BETWEEN OCEAN VIEW AVENUE & BRIGHTON 10TH STREET
SPACE TYPE	FULL FLOOR, SECOND LEVEL OFFICE
OFFICE FEATURES	LOTS OF NATURAL LIGHT, HVAC SYSTEM
ZONING	R6







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PROPERTY

INTERIOR PHOTOS









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INTERIOR PHOTOS













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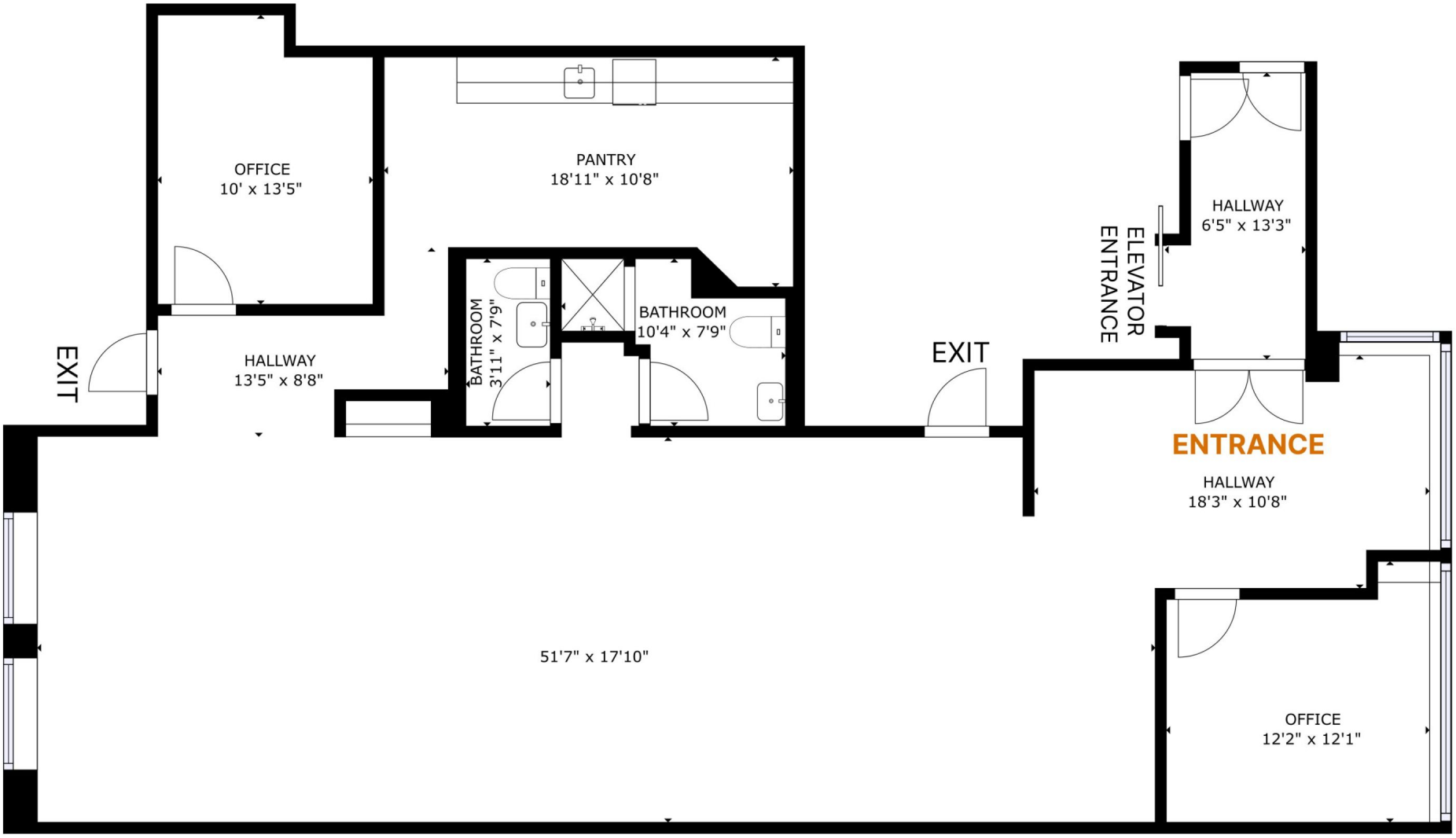
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PROPERTY

FLOOR PLAN



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LOCATION

MARKET MAP & SURROUNDING TENANTS

3140 Coney Island Avenue sits in Brighton Beach, on Coney Island Avenue between Ocean View Avenue and Brighton 10th Street. The office fronts one of South Brooklyn's long commercial avenues, in an established residential neighborhood with a steady local base of clients and patients. Coney Island Avenue gives staff and visitors arriving by car a direct route through South Brooklyn to the surrounding neighborhoods.



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CERTIFICATE OF OCCUPANCY

NYC Buildings

Certificate of Occupancy

CO Number: 320180601F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 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		40	U			UTILITY ROOM
OS P						OUTDOOR ACCESSORY OFF-STREET PARKING FOR 3-CARS.
001 001		40	U			STREET LOBBY, UTILITY ROOMS
002	26	100	B		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY.
003	26	100	B		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY.
004	26	100	B		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY.
005	26	100	B		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY.
ZONING EXHIBIT I CRFN 2011000166606 CRFN DOC ID: 2011042700556002 ZONING EXHIBIT III CRFN 2011000166605 CRFN DOC ID: 2011042700556001						
END OF SECTION						

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