



OFFICE FOR LEASE

626 SHEEPSHEAD BAY ROAD

CONEY ISLAND · BROOKLYN NY 11224

LEASING BROCHURE

EXCLUSIVE BROKER
ARSEN ATBASHYAN

917-939-3760

arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	626 Sheepshead Bay Road, Brooklyn, NY 11224
NEIGHBORHOOD	Coney Island
CROSS STREETS	Between West 8th Street & West 6th Street
BUILDING	New Construction, ADA Compliant
SIZE	1,200 SF
FLOOR	3rd Floor



ASKING RENT

\$4,500/MONTH

1,200 SF

SIZE

ADA COMPLIANT

ACCESSIBLE BUILDING

NEW CONSTRUCTION

NEWLY BUILT IN 2018

PARKING AVAILABLE

FOR ADDITIONAL COST

PROPERTY

INTERIOR PHOTOS



LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

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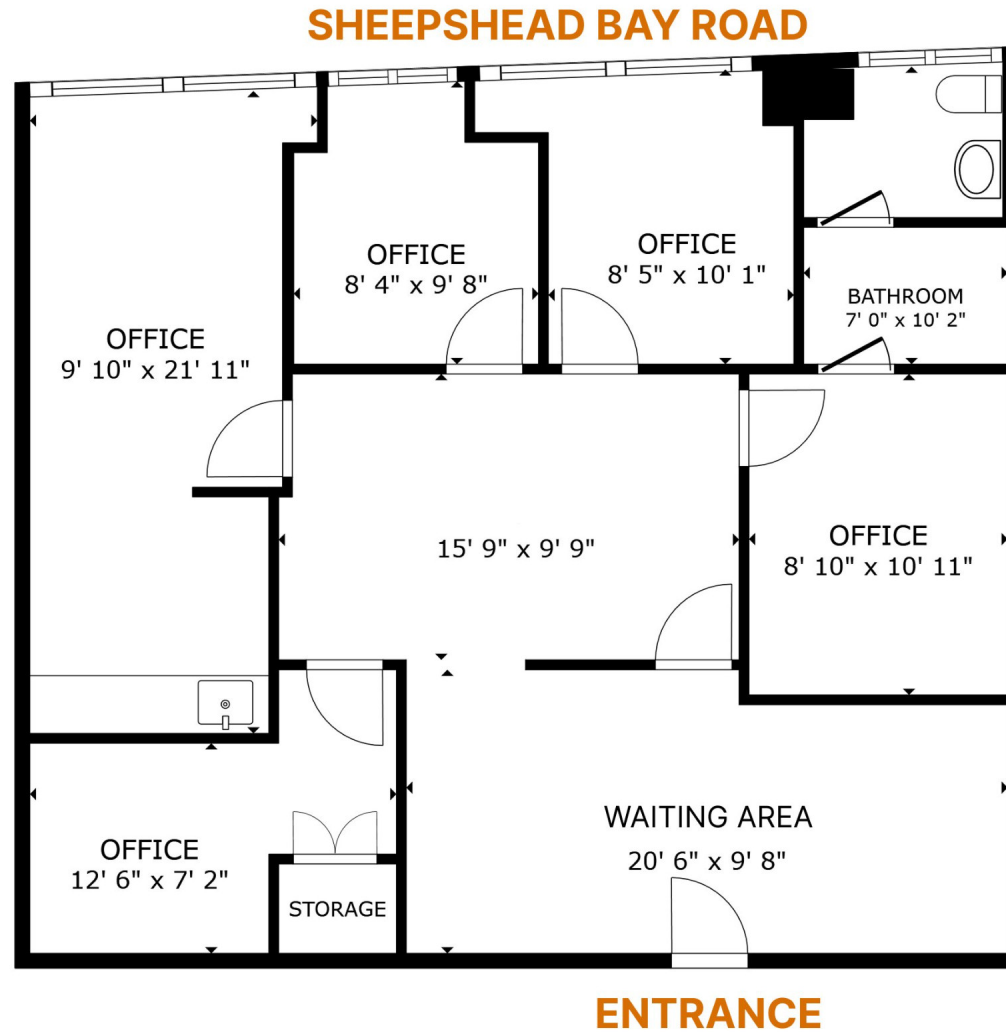
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PROPERTY

FLOOR PLAN

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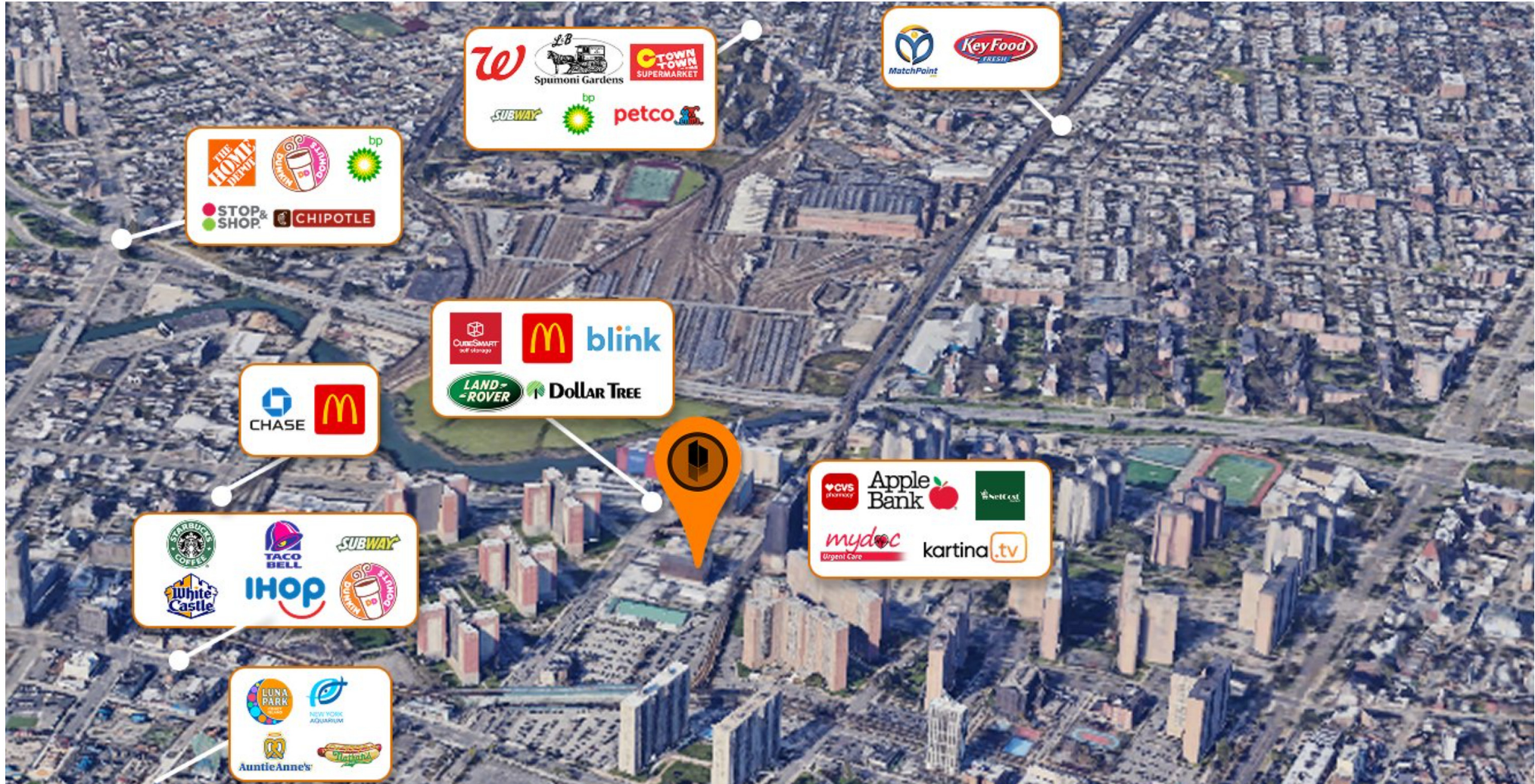
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LOCATION

MARKET MAP & SURROUNDING TENANTS

This 1,200 SF third-floor office at 626 Sheepshead Bay Road is in a newly constructed building between West 6th and West 8th Streets in Coney Island. The space suits a professional tenant looking for a modern office in one of South Brooklyn's most densely populated neighborhoods, with a steady local population and an easy-to-find address for clients and staff.



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