



EXCLUSIVE OFFERING

2467 OCEAN AVENUE

BROOKLYN, NY 11229

SHEEPSHEAD BAY

OFFICE FOR LEASE



COMMERCIAL
ACQUISITIONS



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EXCLUSIVE BROKER

VADIM ATBASHYAN

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PROPERTY INFORMATION

Recently renovated offices for lease available on the first floor and lower level. The lower level is wheelchair-accessible and has windows. All utilities are included, providing predictable occupancy costs for tenants. Positioned along the Ocean Avenue Brooklyn corridor with strong accessibility and surrounding residential density.



2467 OCEAN AVENUE

OCEAN AVENUE BTW AVENUE T & AVENUE U

BLOCK & LOT7201-0049

ZONINGR4

SIZEFIRST FLOOR: 1,000 SF
LOWER LEVEL: 1,000 SF

ASKINGFIRST FLOOR: \$3,000/M
LOWER LEVEL: \$2,500/M

UTILITIESALL UTILITIES INCLUDED

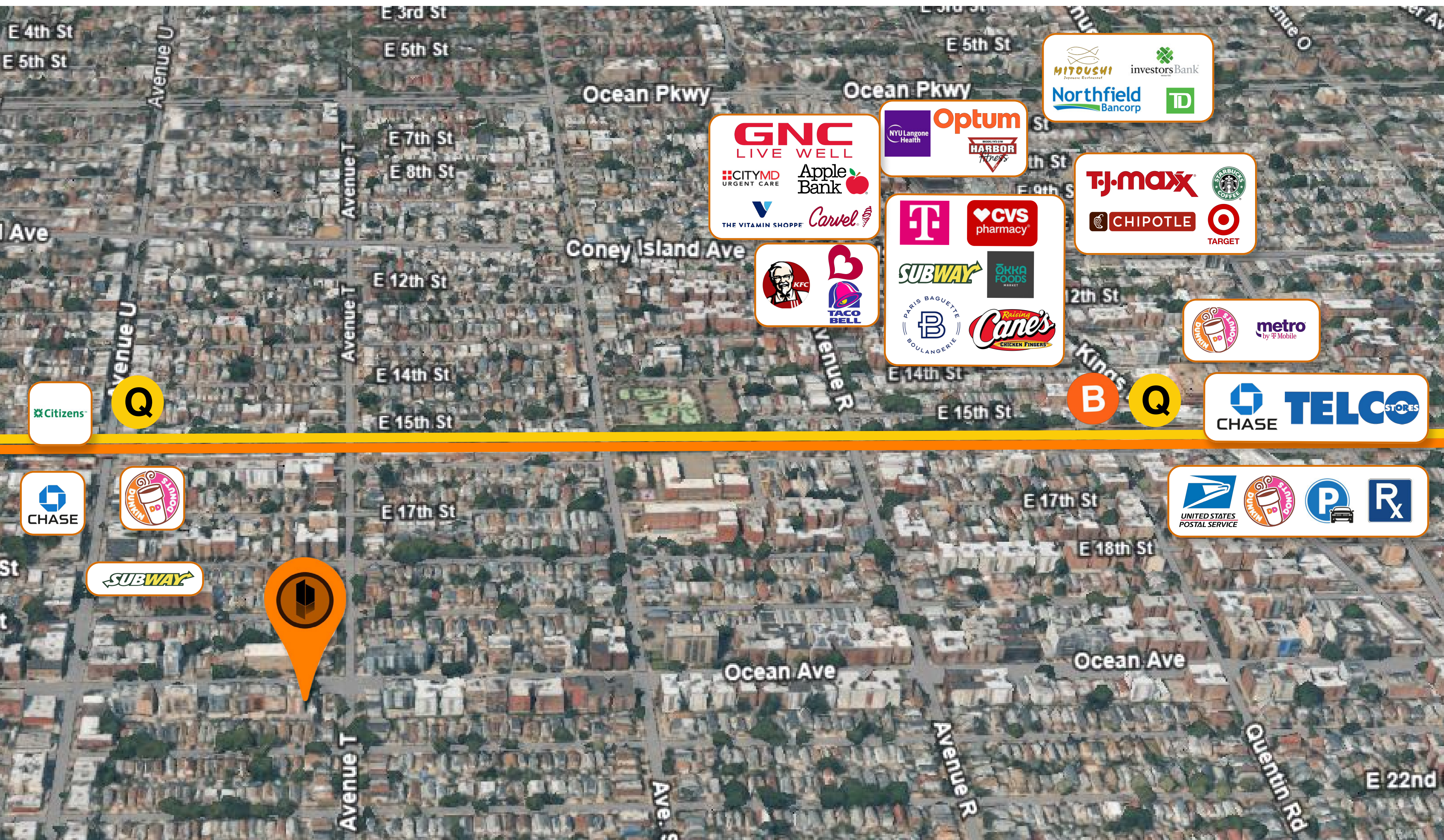


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MARKET MAP & LOCATION ANALYSIS

The property sits just minutes from the Kings Highway B/Q subway station and the Kings Highway retail corridor, offering exceptional transit access and strong surrounding residential density. The immediate area is served by a mix of national retailers, local businesses, and neighborhood services.



TENANT LIST

FOOD & BEVERAGE		PHARMACY / HEALTH & WELLNESS	BANKING / FINANCIAL
RAISING CANE'S	STARBUCKS	CVS PHARMACY	CHASE
CHIPOTLE	DUNKIN'	THE VITAMIN SHOPPE	TD BANK
SUBWAY	PARIS BAGUETTE	GNC	APPLE BANK
KFC	CARVEL	MEDICAL / URGENT CARE	INVESTORS BANK
TACO BELL	MITOUSHI	CITYMD URGENT CARE	NORTHFIELD BANCORP
		NYU LANGONE HEALTH	
		OPTUM	

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PROPERTY PHOTOS - LOWER LEVEL

1,000 SQUARE FEET



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PROPERTY PHOTOS - FIRST FLOOR

1,000 SQUARE FEET



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CERTIFICATE OF OCCUPANCY

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL	6	OG		E		4	MEDICAL OFFICE
001	10	40		E		4	MEDICAL OFFICE
002		40	6	J-3	2	2	TWO (2) APARTMENTS
END OF SECTION							

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