

2ND FLOOR: 550 SF - 20,277 SF AVAILABLE

2ND FLOOR OFFICES FOR LEASE

532 NEPTUNE AVENUE

CONEY ISLAND · BROOKLYN NY 11224

LEASING BROCHURE

**EXCLUSIVE BROKER
ARSEN ATBASHYAN**

917-939-3760

arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	532 Neptune Avenue, Brooklyn, NY 11224
NEIGHBORHOOD	Coney Island
CROSS STREETS	Neptune Avenue between West 6th Street and West 5th Street
BUILDING:	Newly constructed, ADA Compliant
SIZE	550 SF to 20,277 SF of second-floor office space
BUILDING	499 Residential Units Above
POPULATION	More than 500,000 residents within a 3-mile radius
VISITORS	Coney Island draws more than 5 million visitors a year
TRAFFIC	18,600 average daily traffic on Neptune Avenue



550–20,277 SF

SIZE

BUILT TO SUIT AVAILABLE

UNITS CAN BE COMBINED

ADA COMPLIANT

NEWLY CONSTRUCTED BUILDING

120' FRONTAGE

GREAT EXPOSURE

HIGH TRAFFIC

RETAIL CORRIDOR



LEGAL DISCLAIMER

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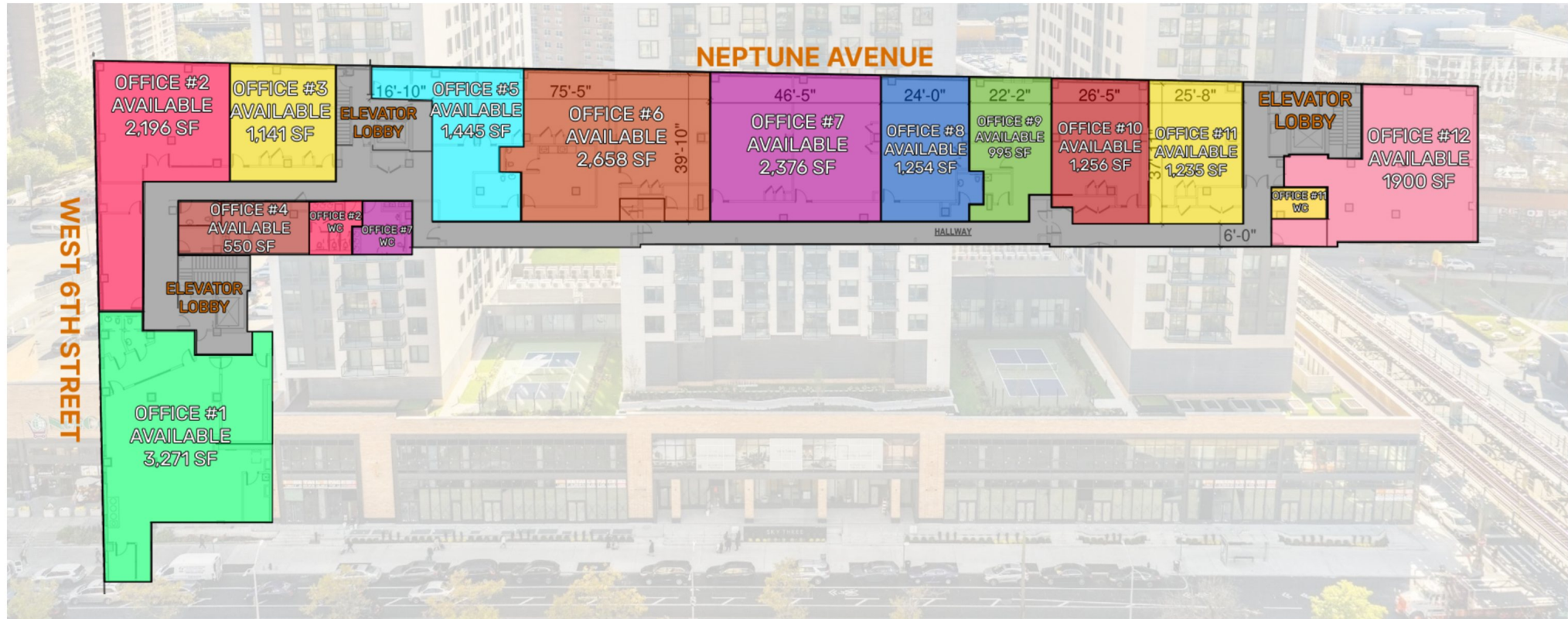
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AVAILABILITY

THE FLOOR



1 OFFICE 1	3,271 SF	4 OFFICE 4	550 SF	7 OFFICE 7	2,376 SF	10 OFFICE 10	1,256 SF
2 OFFICE 2	2,196 SF	5 OFFICE 5	1,445 SF	8 OFFICE 8	1,254 SF	11 OFFICE 11	1,235 SF
3 OFFICE 3	1,141 SF	6 OFFICE 6	2,658 SF	9 OFFICE 9	995 SF	12 OFFICE 12	1,900 SF

OFFICES AVAILABLE 550 – 20,277 SF

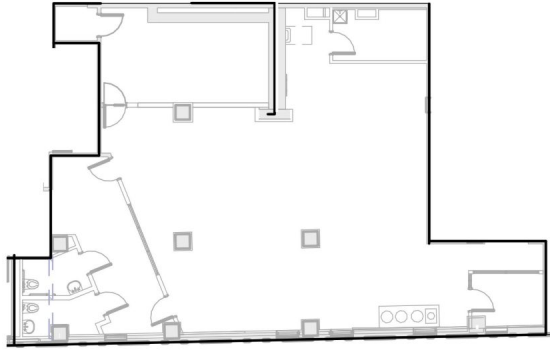
OFFICES BUILT TO SUIT, CAN BE COMBINED

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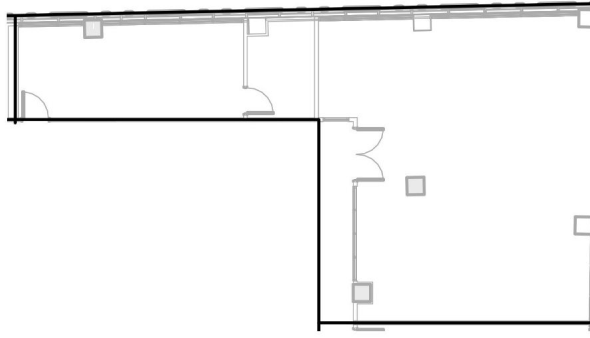
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AVAILABILITY

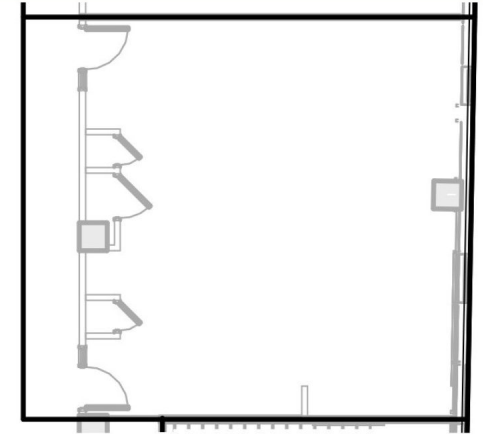
OFFICE SUITES



1 OFFICE 1
3,271 SF



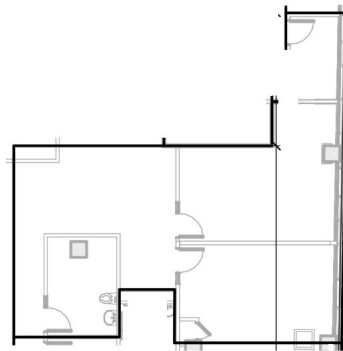
2 OFFICE 2
2,196 SF



3 OFFICE 3
1,141 SF



4 OFFICE 4
550 SF



5 OFFICE 5
1,445 SF



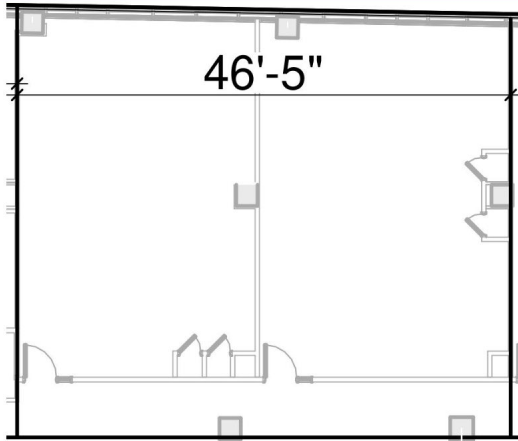
6 OFFICE 6
2,658 SF

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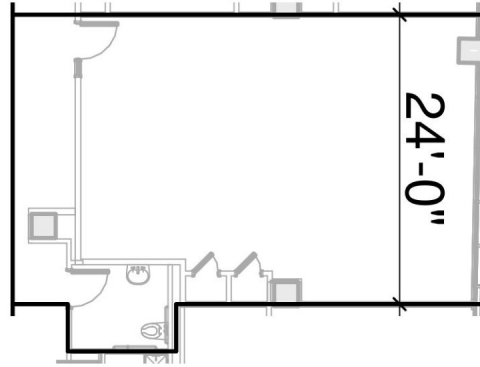
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AVAILABILITY

OFFICE SUITES



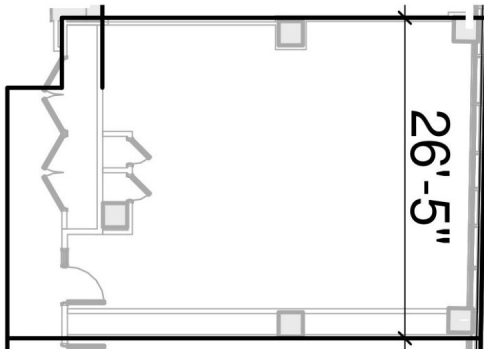
7 OFFICE 7
2,376 SF



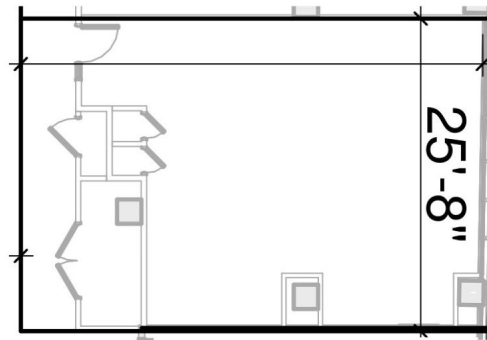
8 OFFICE 8
1,254 SF



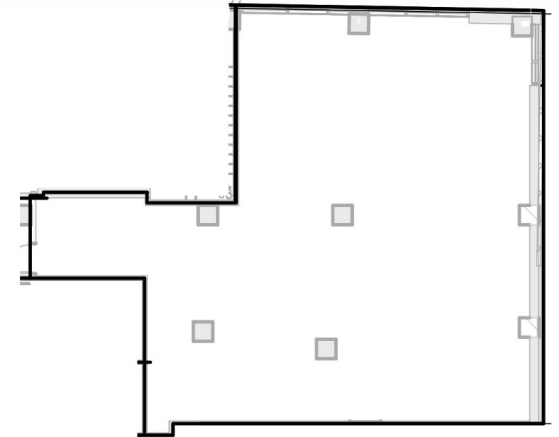
9 OFFICE 9
995 SF



10 OFFICE 10
1,256 SF



11 OFFICE 11
1,235 SF



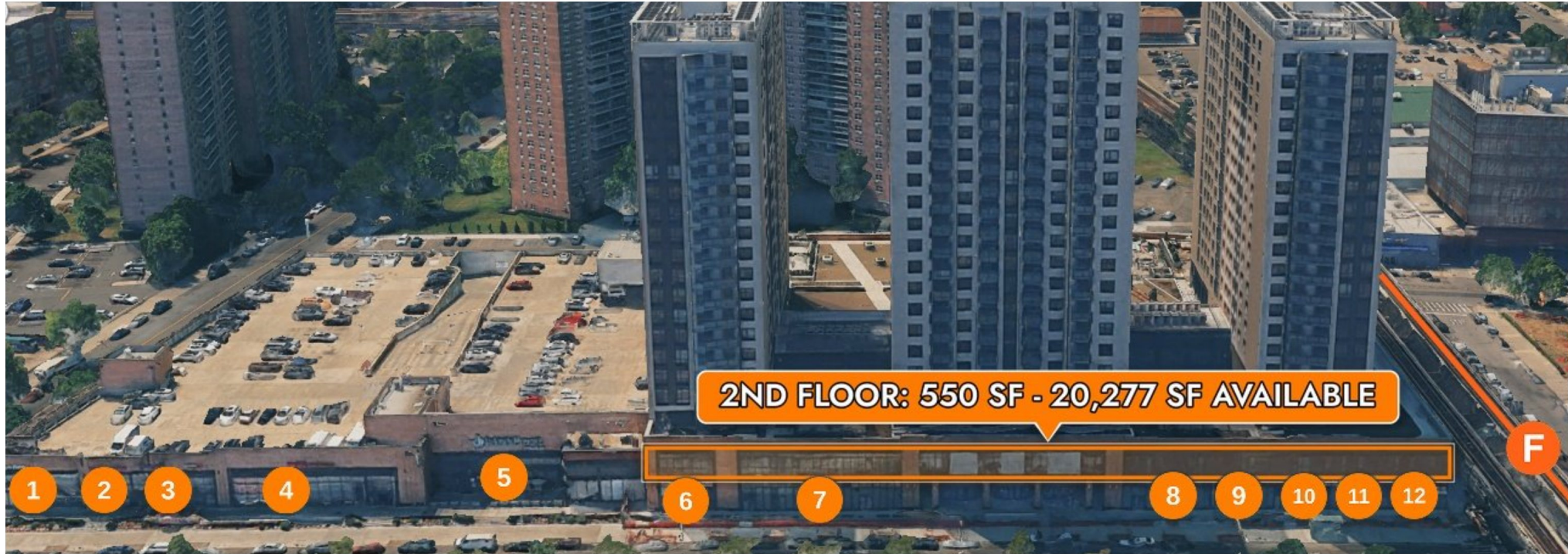
12 OFFICE 12
1,900 SF

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LOCATION

NEARBY TENANTS



1		APPLE BANK	5		NETCOST	9		SUSHI BAR
2		SAHARA TURKISH GRILL	6		MEDICAL OFFICE	10		CABARET RESTUARANT
3		KARTINA TV	7		PLANET FITNESS	11		MED SPA
4		CVS PHARMACY	8		CAFE	12		OPTICAL STORE

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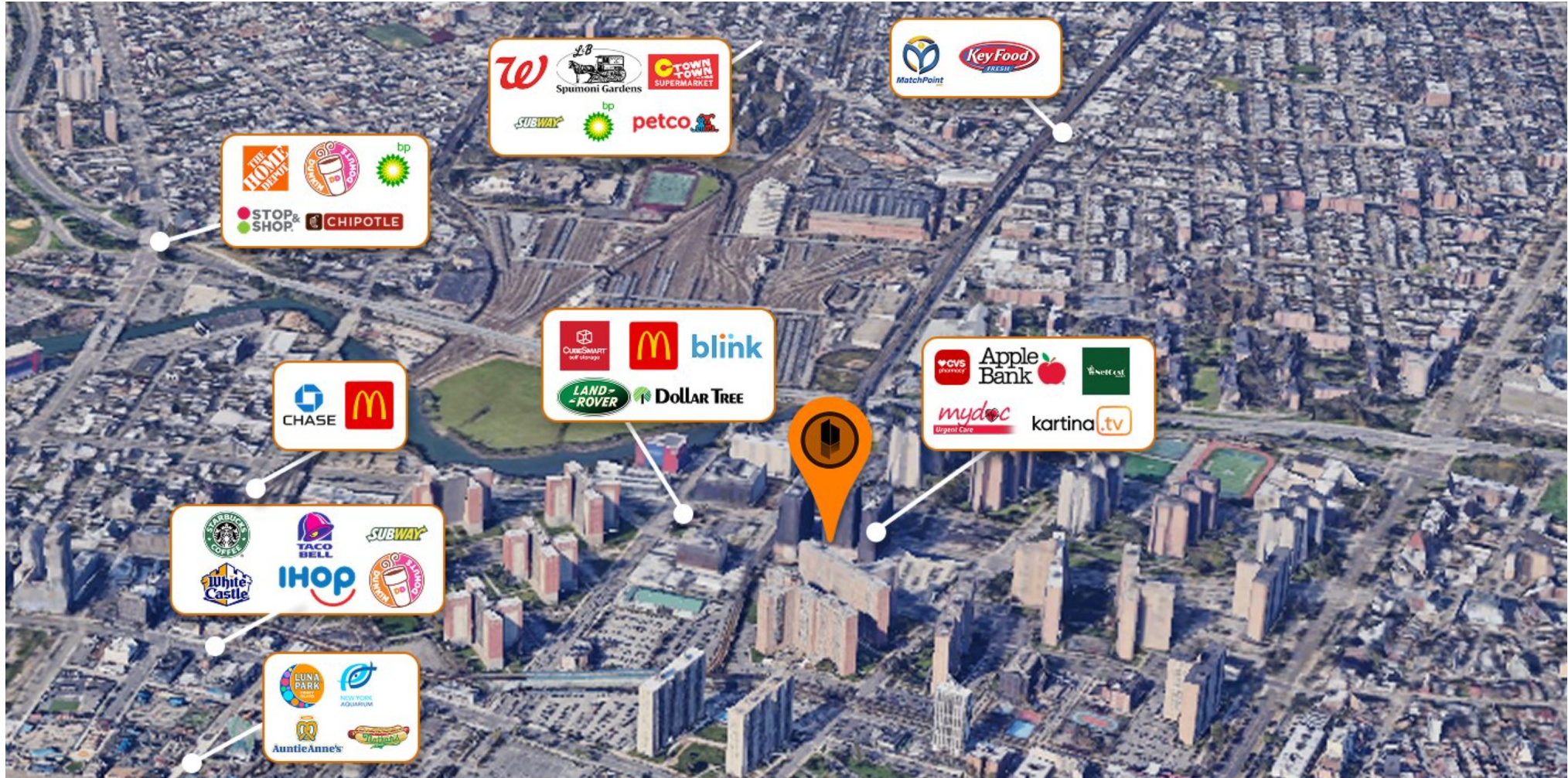
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MARKET MAP & SURROUNDING TENANTS

532 Neptune Avenue sits on the block between West 6th Street and West 5th Street in Coney Island, Brooklyn. Neptune Avenue is a heavy traffic commercial corridor with average daily traffic of 18,600, and the surrounding area holds more than 500,000 residents within a 3-mile radius. Coney Island draws over 5 million visitors each year. The location benefits from both a dense residential population and a large visitor base, giving tenants strong exposure.



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