COMMERCIAL
ACQUISITIONS

LEASING BROCHURE

3065 BRIGHTON 6TH STREET

BRIGHTON BEACH · BROOKLYN, NY 11235

RETAIL SPACE FOR LEASE

EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

A 2,500 SF ground-floor space in a brand-new building at 3065 Brighton 6th Street, between Brighton Beach Avenue and Ocean View Avenue in Brighton Beach, Brooklyn. The space has a long, open floor plate that runs from a glass storefront at the street to rear windows at the back. It has new finishes throughout. It is offered at $55 PSF, and the landlord will consider build-to-suit.

Street-level presence. The space has 25 feet of frontage with a full glass storefront, double entry doors, and an excellent signage opportunity on a busy block. Everything inside is new construction: tile floors, finished ceilings with recessed LED lighting, freshly finished walls, HVAC, and a full fire alarm and sprinkler system.

Flexible for almost any use. All uses will be considered. The open layout suits a medical or dental office, urgent care, pharmacy, bank, fitness or martial arts studio, showroom, professional office, or any retailer that needs depth and a clean, modern space. The building is surrounded by established businesses in one of Brighton Beach's busiest pedestrian areas.

Easy to reach. The B and Q trains at the Brighton Beach station are a short walk away. Nearby bus lines run along Brighton Beach Avenue and Coney Island Avenue, and drivers can reach the space from the Belt Parkway via Ocean Parkway or Coney Island Avenue.



ASKING RENT

$55 PSF

2,500 SF	25′ FRONTAGE	ANY USE
GROUND FLOOR	GLASS STOREFRONT	BUILT TO SUIT AVAILABLE

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PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	3065 BRIGHTON 6TH STREET
NEIGHBORHOOD	BRIGHTON BEACH
CROSS STREETS	BTW BRIGHTON BEACH AVE & OCEAN VIEW AVENUE
SIZE	2,500 SF
SPACE TYPE	GROUND FLOOR RETAIL/OFFICE
FRONTAGE	25’ STOREFRONT
ZONING	C1-2, R6, OP
ASKING RENT	$55 PSF
IDEAL USES	ANY USE: RETAIL, MEDICAL, OFFICE, FITNESS
AVAILABILITY	IMMEDIATE





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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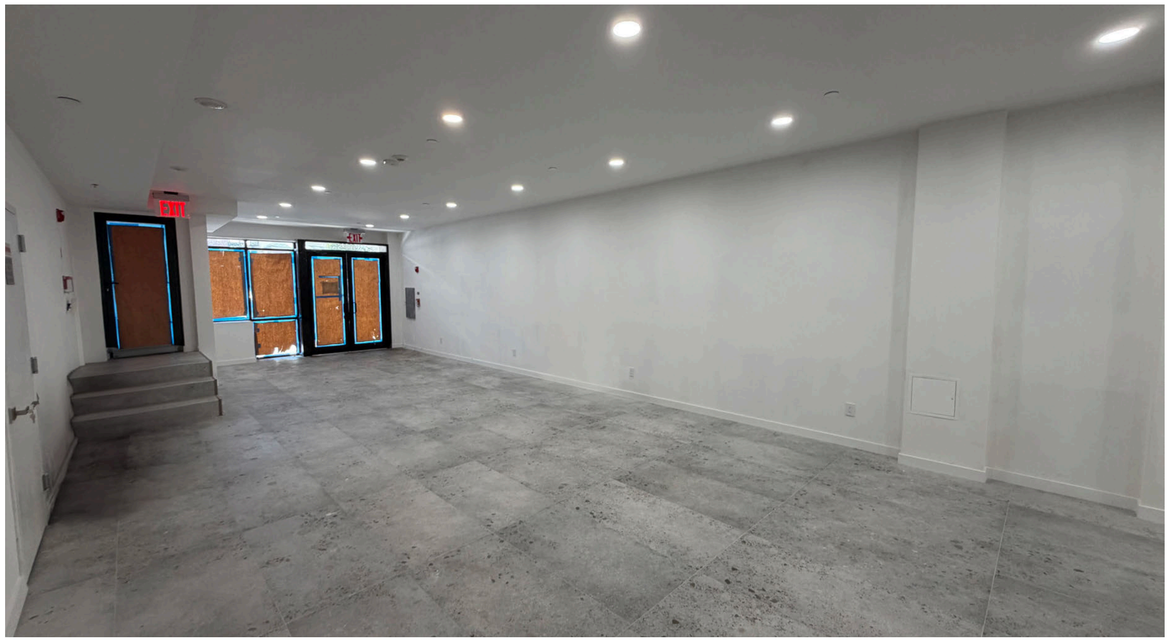
PROPERTY

INTERIOR PHOTOS









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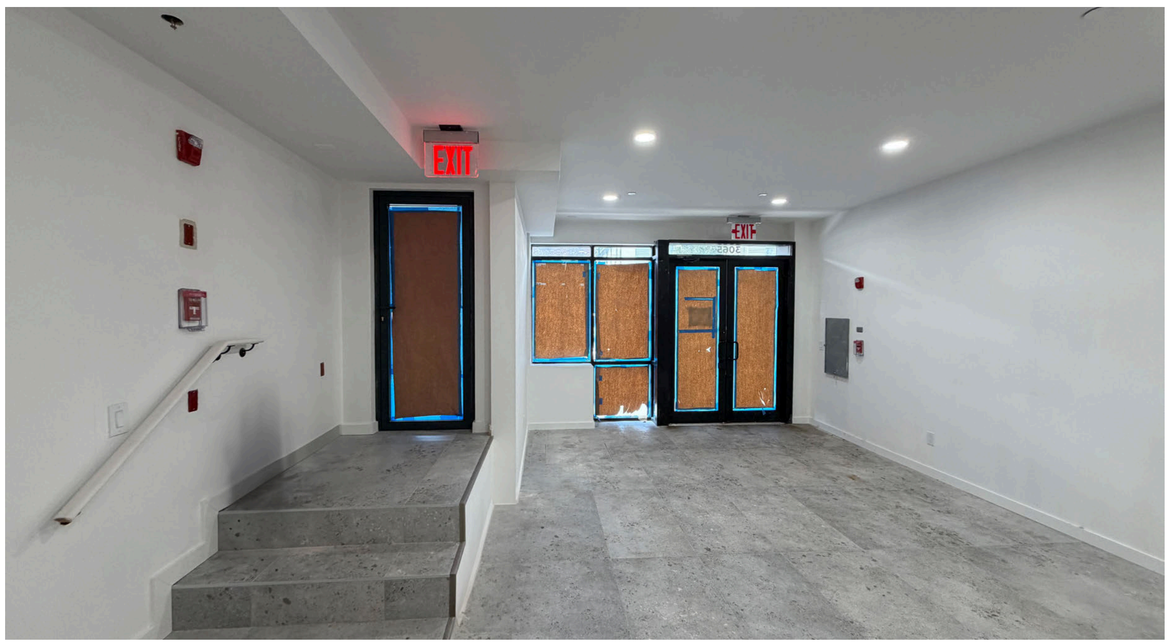
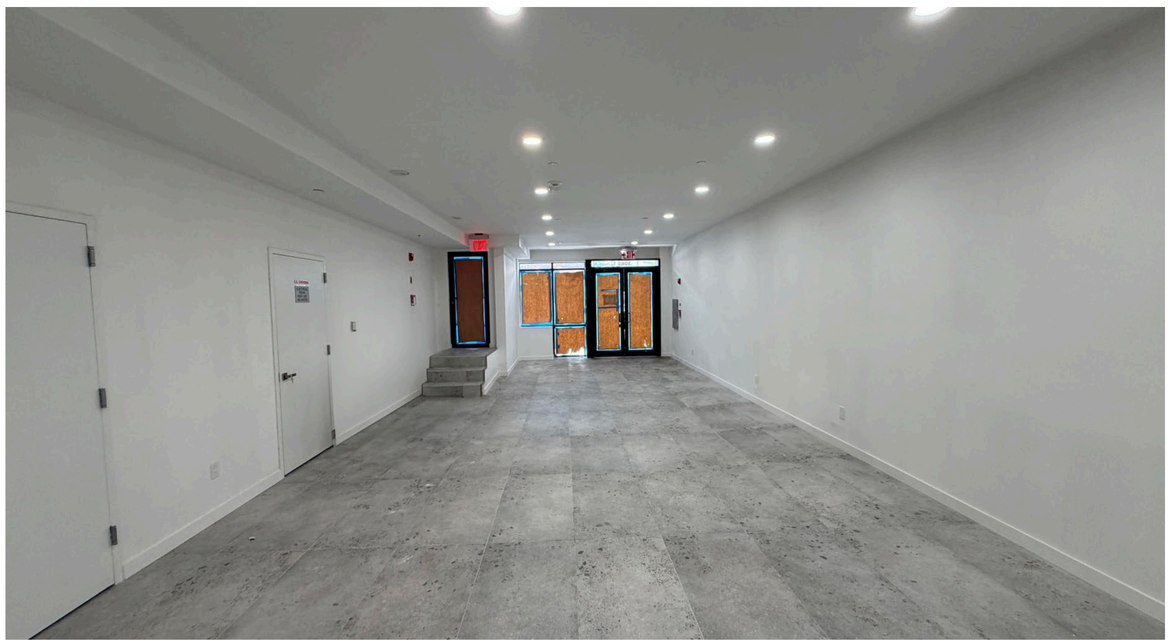
INTERIOR PHOTOS









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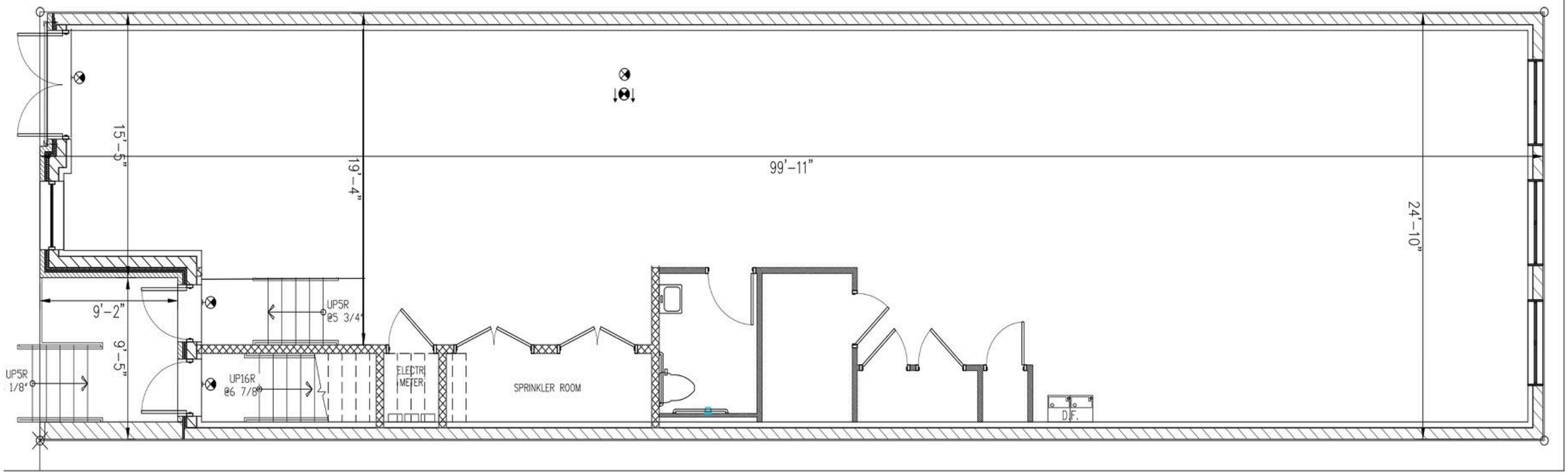
PROPERTY

FLOOR PLAN - 2,500 SF

BRIGHTON 6TH STREET



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LOCATION

MARKET MAP & SURROUNDING TENANTS

The space sits in the heart of Brighton Beach, on Brighton 6th Street between Brighton Beach Avenue and Ocean View Avenue, just off the Brighton Beach Avenue retail corridor. Steps from the Brighton Beach B and Q station and a short walk from the Ocean Parkway Q station. Ocean Parkway and Coney Island Avenue give direct access to Coney Island and the Belt Parkway.



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REALTY SERVICES

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Cell: 917-939-3760 · Office: 718-517-8700 · arsen@commercialacq.com

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