

OFFICE SPACE FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



2620 E 18TH ST, BROOKLYN, NY 11235

Corner Of Ave Z & East 18th St

ASKING PRICE \$4,000/M	SIZE 1,300 SF	BLOCK & LOT 07462-007	ZONING C4-2 / R6	FLOOR 2ND FL
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- Highlights:
- Corner Building
- Prime Sheepshead Bay Location
- Close To Public Transportation
- 17,000 Avg Daily Traffic
- 2 Stories
- Surrounded By Major Businesses

PROPERTY OVERVIEW

Office space for lease at 2620 E 18th St, situated in a corner building in prime Sheepshead Bay. The space is located on the 2nd floor, offering a practical layout suitable for professional or service-oriented use. The corner positioning provides strong visibility and easy accessibility within a well-established commercial and residential neighborhood.

The layout allows for efficient workspace configuration with potential for private offices, open areas, and client-facing operations. Surrounded by a dense residential population and active retail corridors, the location supports consistent business activity and long-term tenant stability.

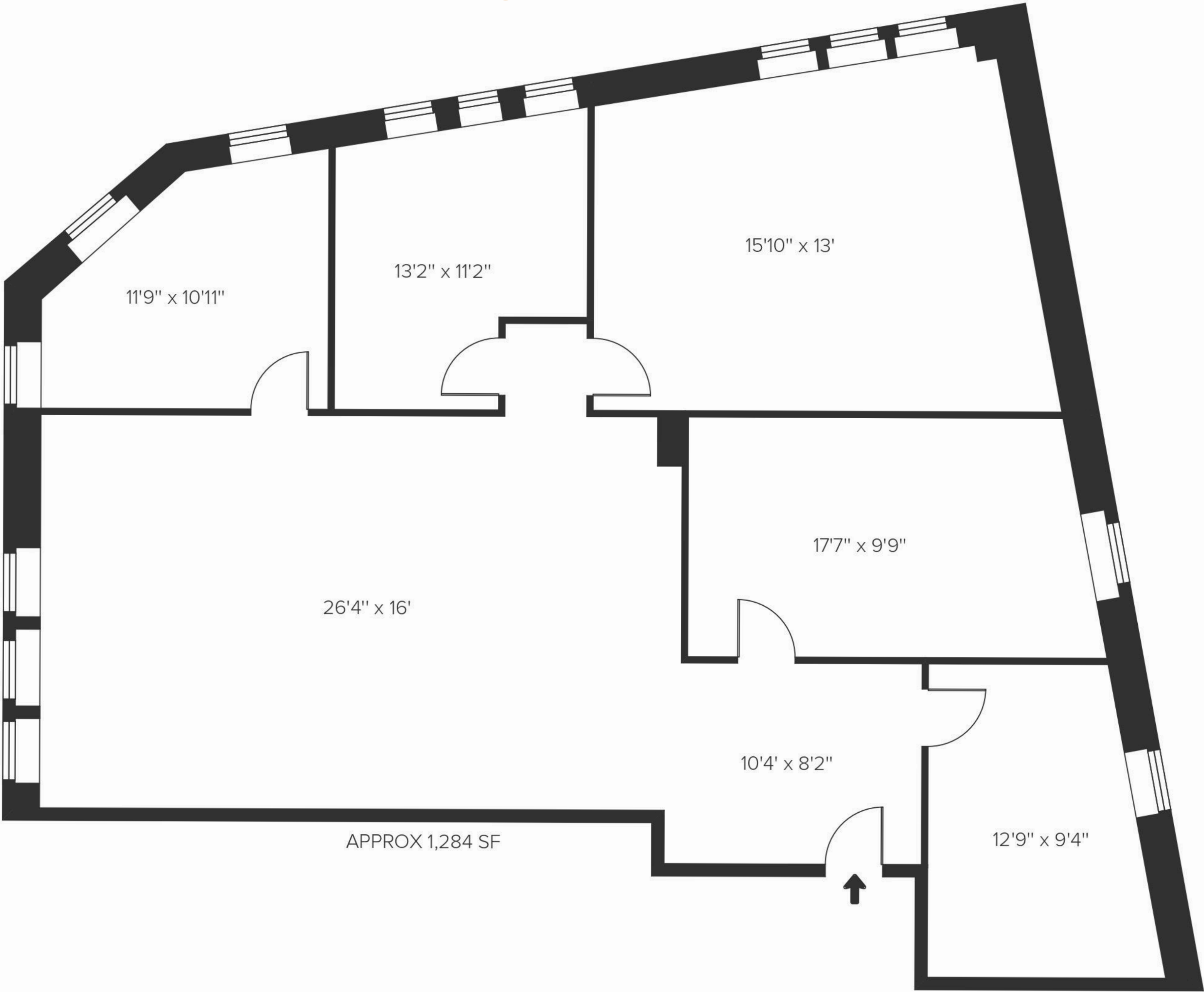
EXCLUSIVE BROKER
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JEROME AVE

E 18TH ST



AREA MAP



TRANSIT ACCESS

SUBWAY **Q, B** - Lines

BUS **B49, B36**

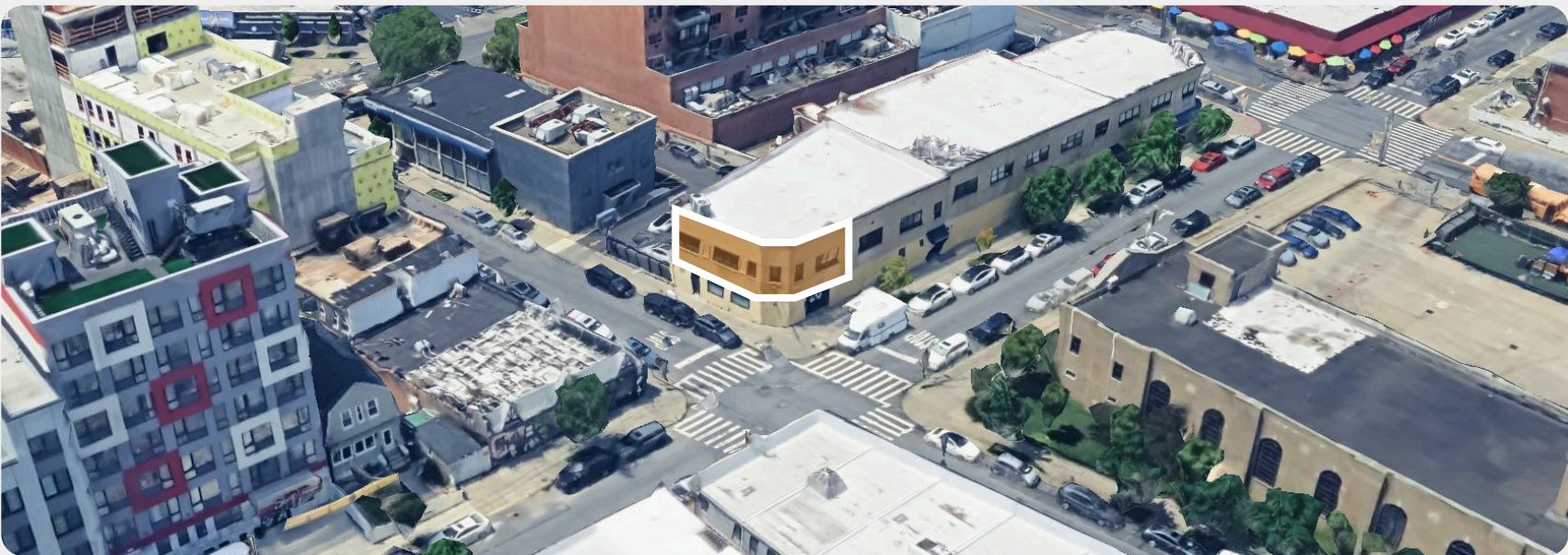
CAR Close access to Belt PKWY

TENANTS & AMENITIES ANALYSIS

Surrounded by grocery stores, major banks like Chase Bank and Citi Bank, popular retailers including Starbucks, Dunkin', and Subway, as well as a nearby BP gas station.

TRAFFIC ANALYSIS

Foot Traffic:
~17,000 pedestrians/day
Traffic Type:
50% local residents
35% commuters
15% destination traffic



BROKER OPINION OF VALUE

The location at 2620 East 18th Street in Sheepshead Bay is well-suited for commercial office use, supported by strong local density and steady daily traffic. Office spaces in this area typically appeal to medical, professional, and service-based tenants, providing stable leasing demand. Overall, the asset offers consistent occupancy potential with moderate rental growth as the neighborhood continues to evolve.

EXCLUSIVE LISTING BROKER

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HOW TO PROCEED

- 1 Schedule A Tour**
Contact broker directly to arrange a private showing of the space.
- 2 Review Lease Terms**
Discuss pricing, lease structure, build-out options, and tenant requirements.
- 3 Submit Application**
Provide a Letter of Intent (LOI) outlining terms along with financials and business details.
- 4 Lease Negotiation**
Finalize lease terms, concessions, and any work to be completed by landlord or tenant.
- 5 Lease Signing & Occupancy**
Execute lease agreement and proceed with move-in or build-out period.

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.