

OFFICE SPACE FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



**225 BRIGHTON BEACH AVE
BROOKLYN, NY 11235**

**RENTAL RATE
\$3,700/Month**

**SIZE
950 SF**

**FLOOR
2ND FLOOR - REAR OFFICE**

**BLOCK & LOT
8670-0044**

**ZONING
R6 · C1-2 · OP**

**CROSS STREETS
BRIGHTON BEACH AVENUE BTW
BRIGHTON 1ST ST & BRIGHTON 1ST PL**

**AREA
BRIGHTON BEACH**

PROPERTY HIGHLIGHTS

- ✓ Open Layout with 2 Private Offices
- ✓ Located in a high-traffic area
- ✓ Premier Transit, Steps from Trains & Bus Lines
- ✓ Surrounded by major businesses
- ✓ Quick Access to Belt Parkway
- ✓ Ideal for medical, wellness, and professional tenants

PROPERTY OVERVIEW

Move-in-ready ±950 SF second-floor rear office in the heart of Brighton Beach, featuring a bright main open area with a built-in kitchenette and two private offices with windows. Finished throughout, this flexible layout is ideal for medical, professional, or administrative use. It sits directly on Brighton Beach Avenue, steps from public transportation.

CONTACT INFORMATION

EXCLUSIVE BROKER

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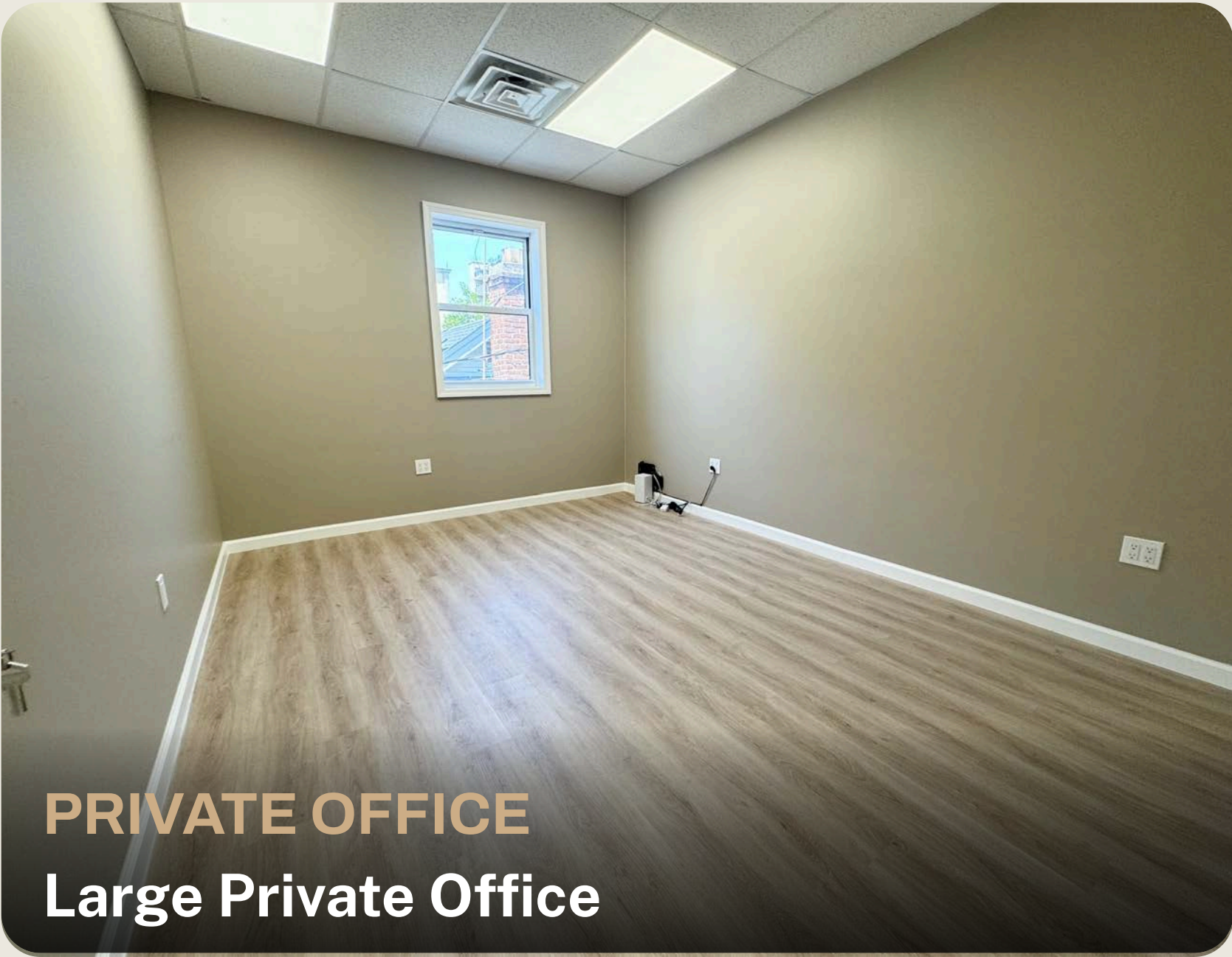
2500 Coney Island Avenue,
2nd Fl, Brooklyn NY 11223

718-517-8700

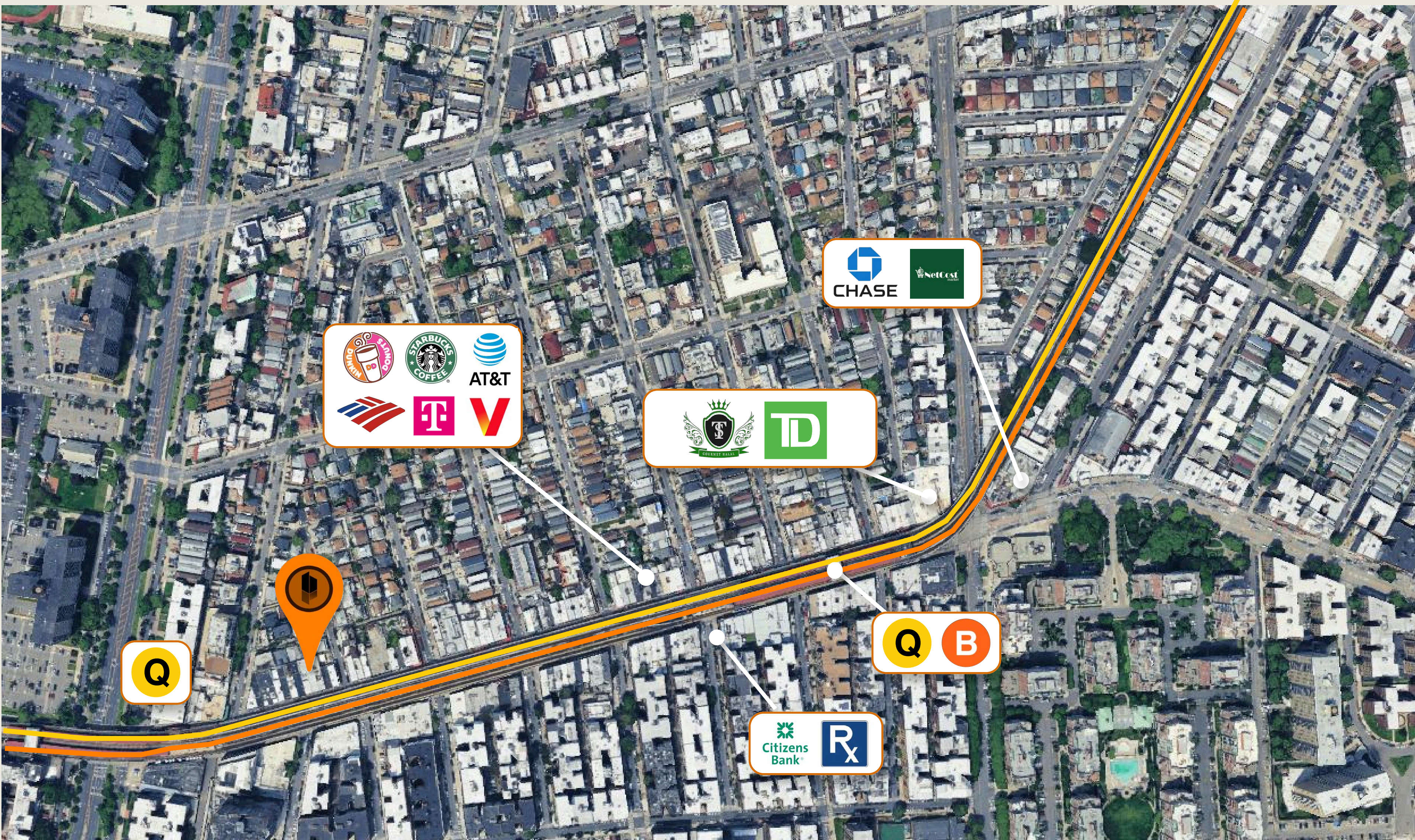
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AREA MAP



TRANSIT ACCESS

SUBWAY



BUS



CAR

Close access to Ocean Pkwy & Belt Pkwy

EXCLUSIVE LISTING BROKER

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LOCATION ANALYSIS

Located in Brighton Beach, a bustling commercial corridor lined with grocery stores, specialty markets, and everyday service businesses catering to a loyal, established residential base.