

OFFICE SPACE FOR LEASE



5322 AVENUE N, BROOKLYN, NY 11234



PROPERTY DETAILS

LOCATION INFO

AVE N BTW.
E 53RD ST/E 54TH ST

NEIGHBORHOOD

OLD MILL BASIN

BLOCK & LOT

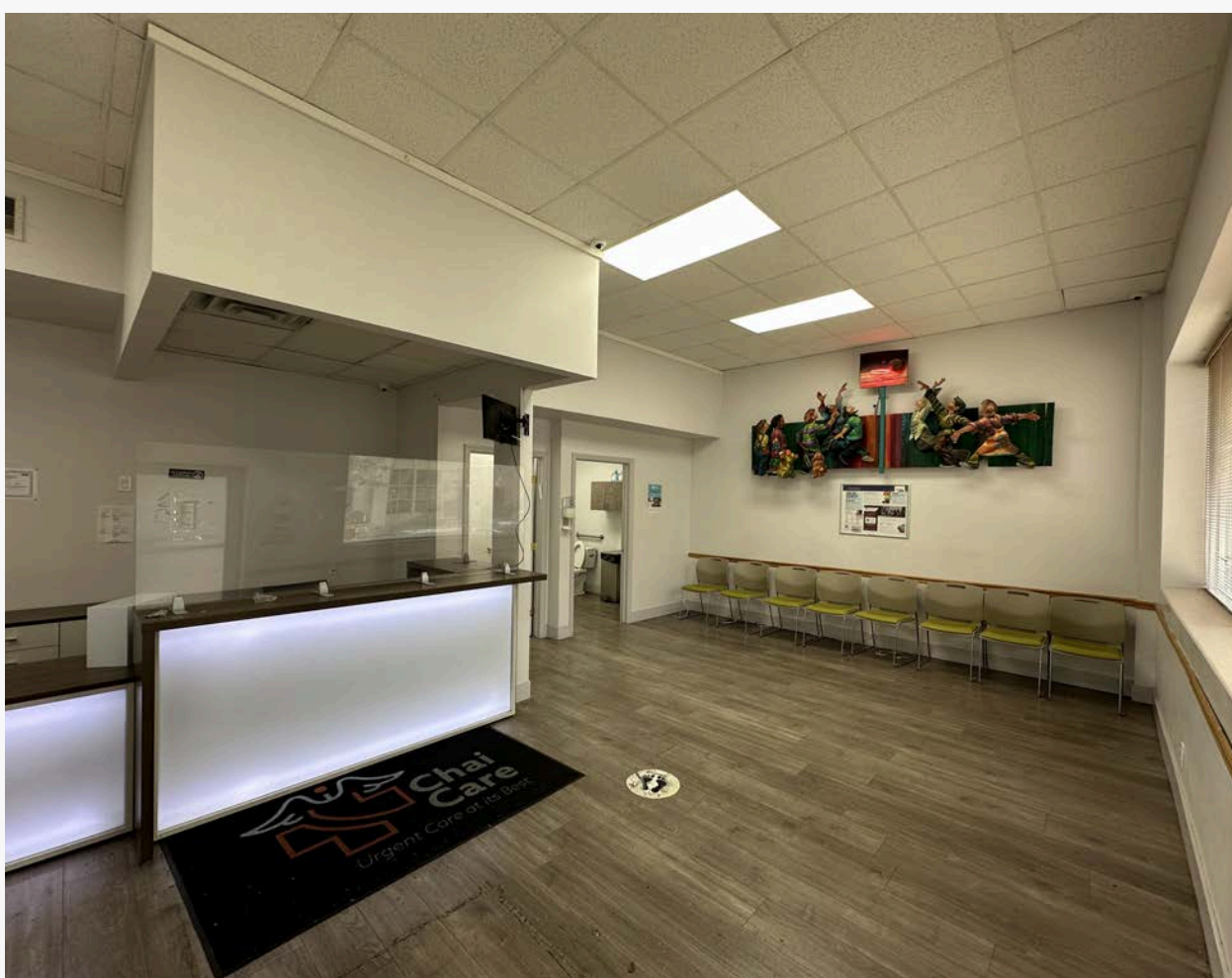
07898-0049

ZONING

R3-2, C2-2

SIZE

TOTAL - **4,765 SF**
2ND FL OFFICE 1 - **2,947 SF**
2ND FL OFFICE 2 - **1,818 SF**



ASKING PRICE

\$40 PSF

MODIFIED GROSS LEASE

CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**



COMMERCIAL
ACQUISITIONS
INC.



LOCATION OVERVIEW



5322 AVENUE N, BROOKLYN,
NY 11234

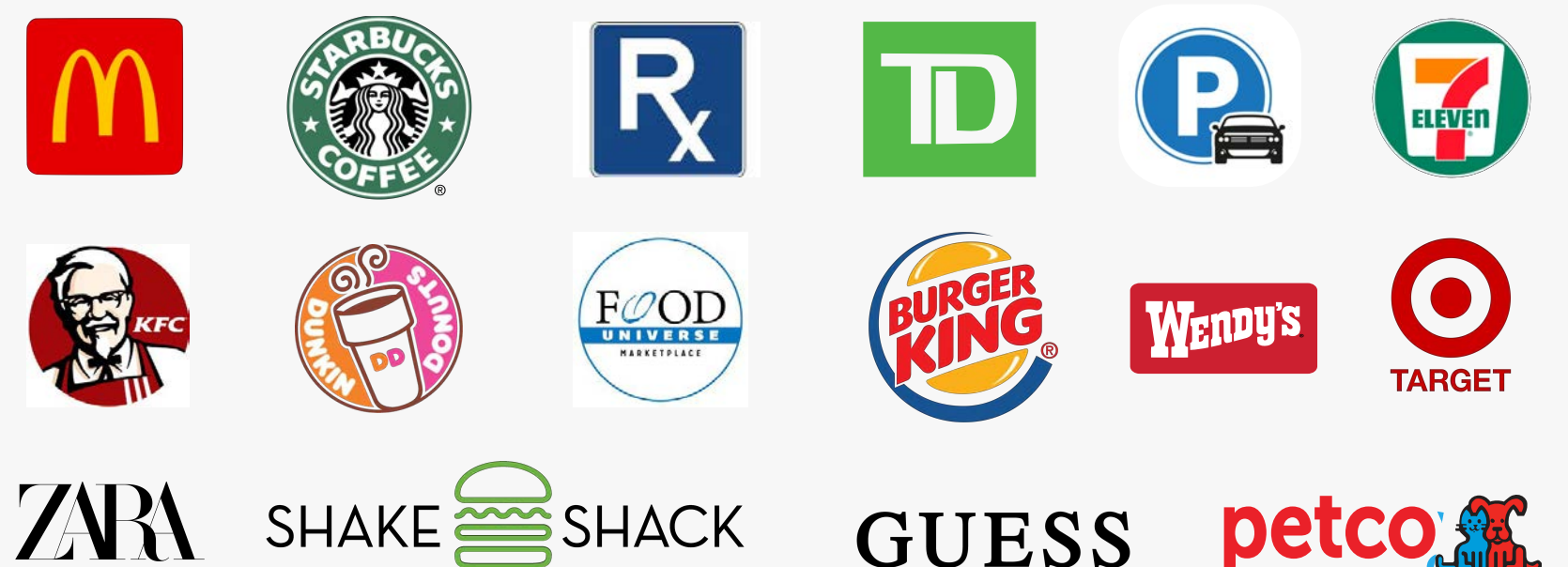
PROPERTY COMMENTS

- 40' FRONTAGE ON AVE N
- GREAT BRANDING OPPORTUNITY
- FULLY BUILT OUT OFFICE SPACE
- ANY OFFICE USES CONSIDERED
- UNITS CAN BE COMBINED
- SURROUNDED BY MAJOR BUSINESSES



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



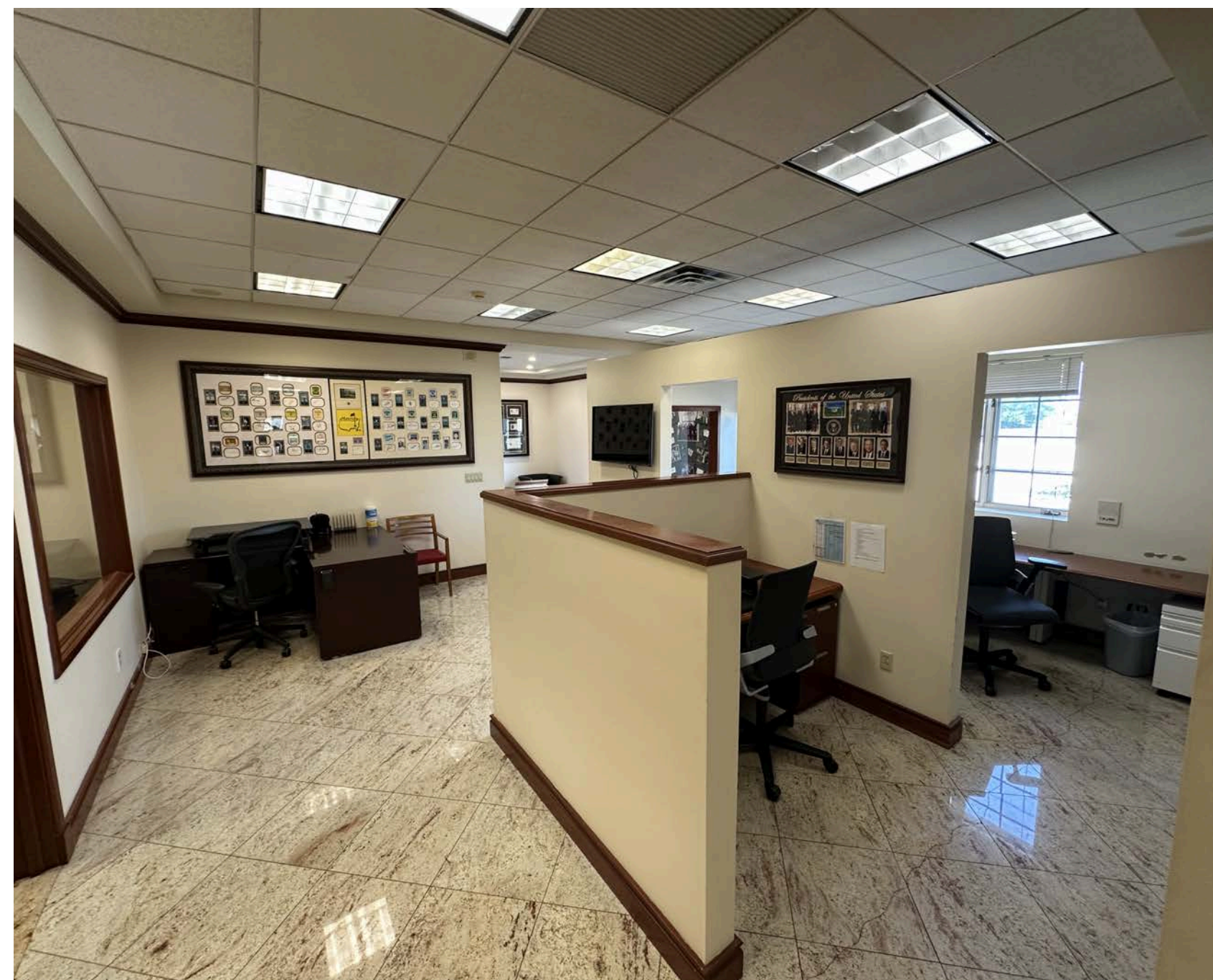
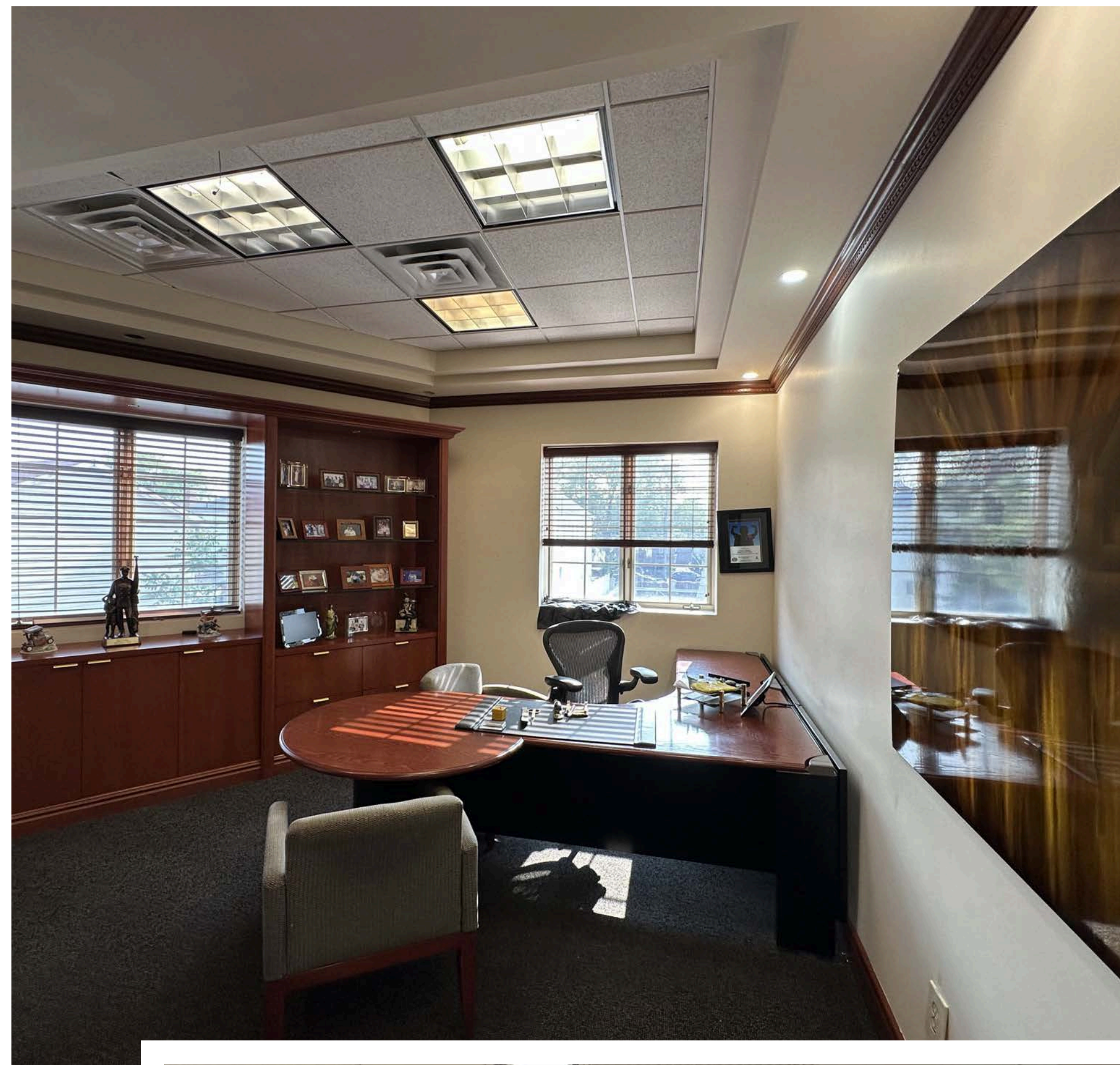
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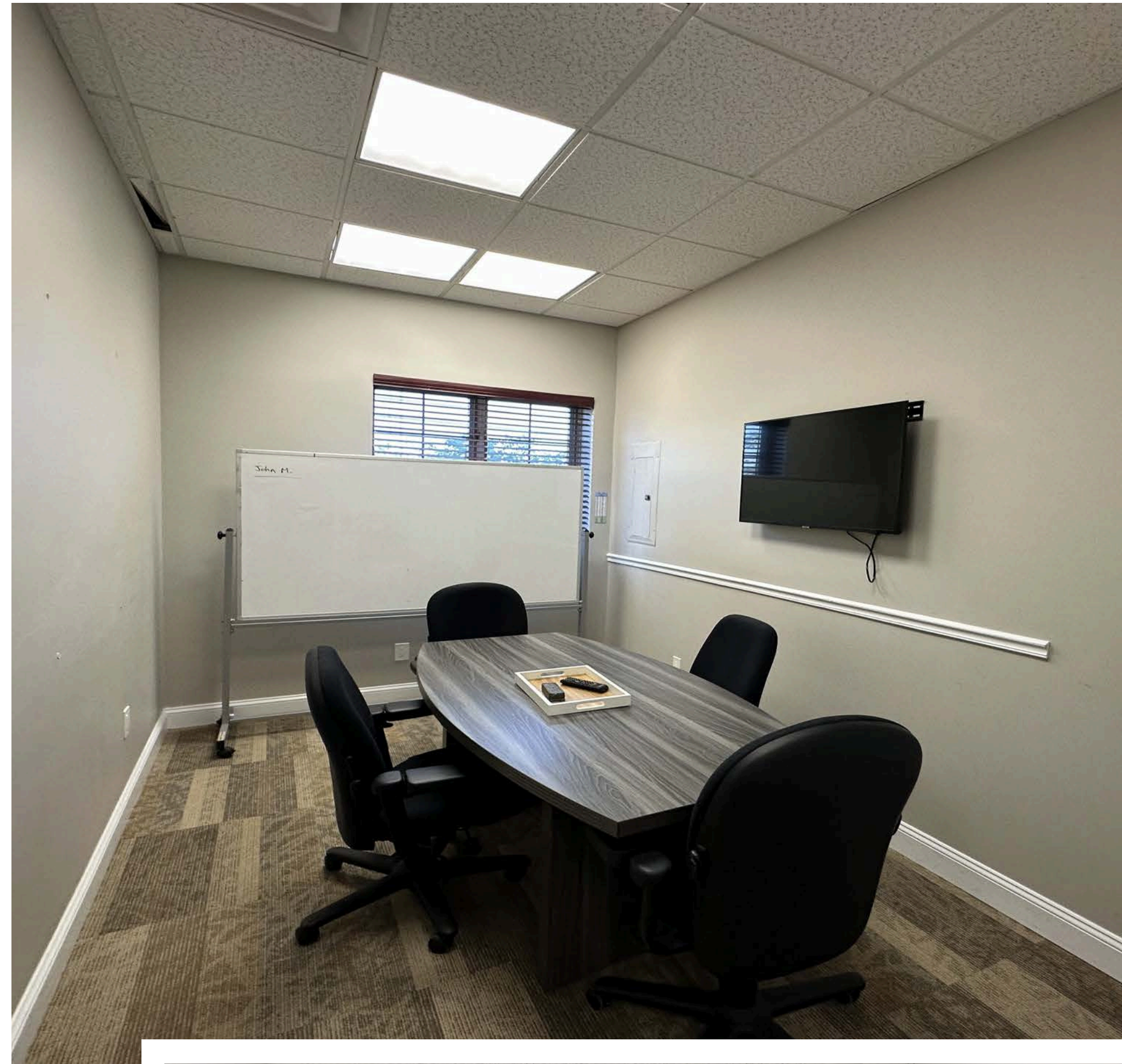
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2ND FLOOR OFFICE 1



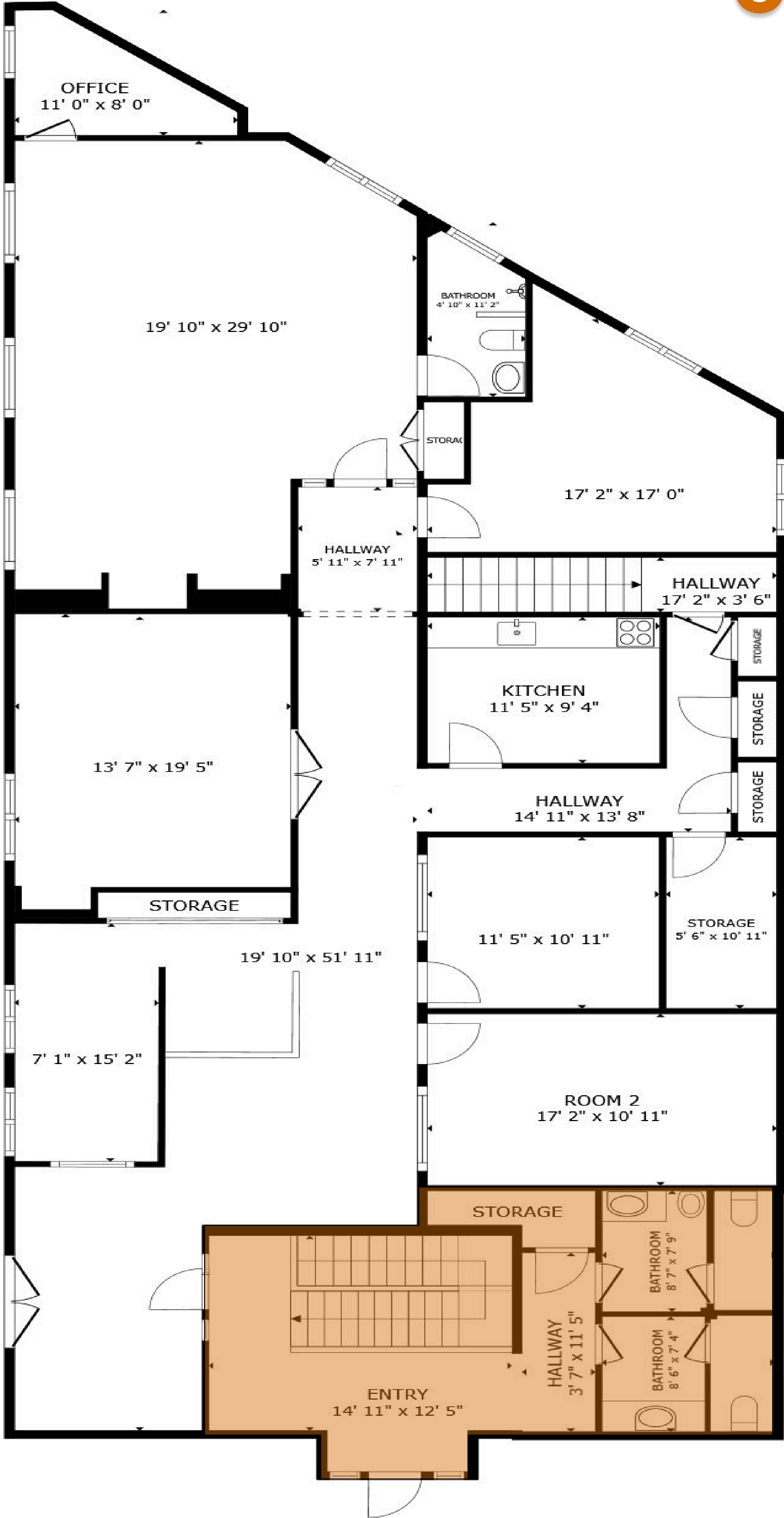
2,947 SF

2ND FLOOR OFFICE 2



1,818 SF

E 54TH ST



AVE N



E 54TH ST

AVE N