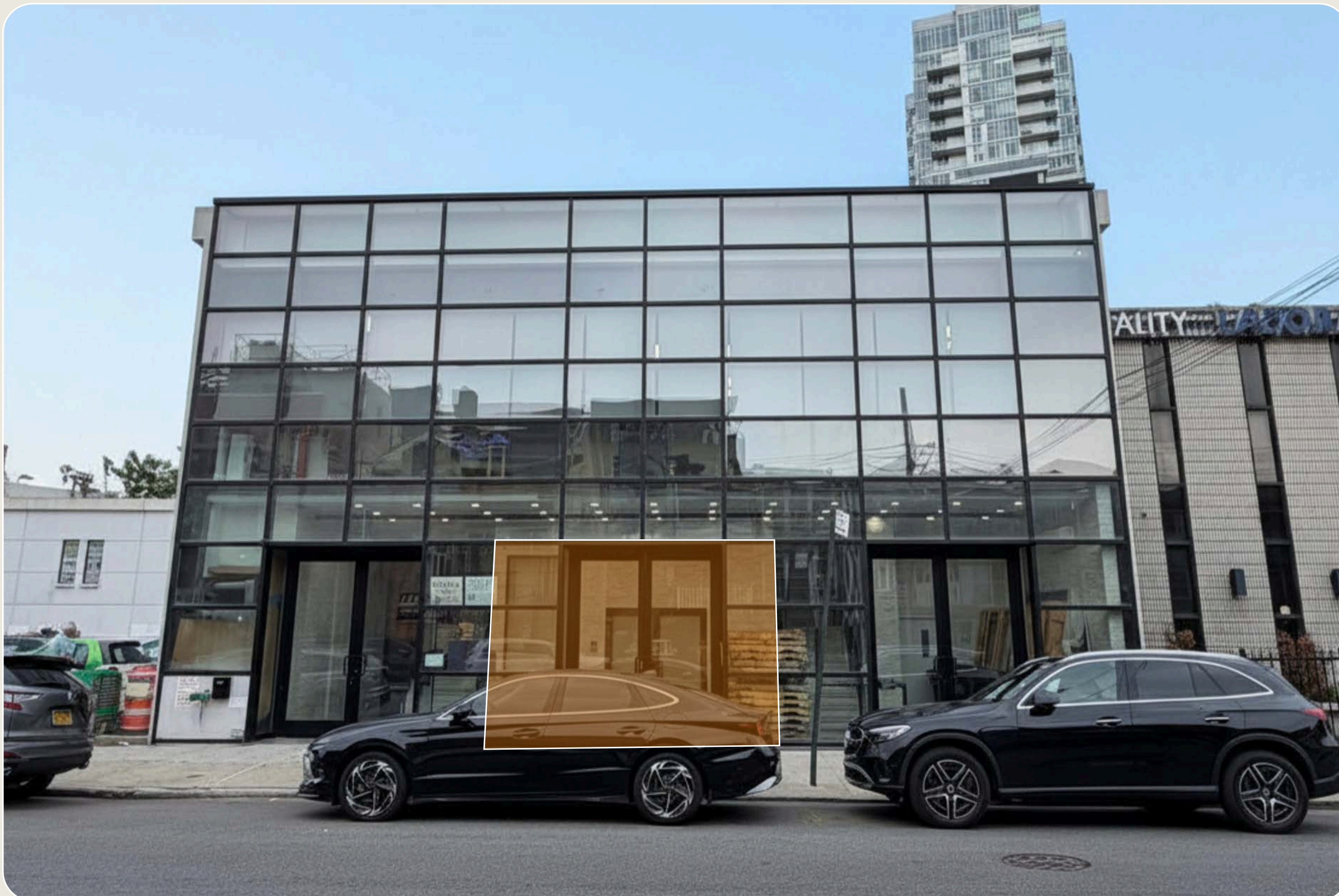


SPACE FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



2645 E 14TH STREET

BROOKLYN, NY 11235

RENTAL RATE (Utilities Included)

\$15,000/Month

SIZE

4,600 SF (DIVISIBLE)

FLOOR

GROUND FLOOR

BLOCK & LOT

7459-0062

ZONING

C4-2 · R6

WALK / TRANSIT SCORE

EXCEPTIONAL

CROSS STREETS

BTW SHEEPSHEAD BAY RD & VOORHIES AVE

AREA

SHEEPSHEAD BAY



IMMERSIVE 3D VIRTUAL TOUR

Navigate The Full Space In An Immersive &
Detailed 3D Matterport Tour.

[CLICK HERE](#)



PROPERTY HIGHLIGHTS

- ✓ Prime Sheepshead Bay Location
- ✓ Space Is Divisible, Built To Suit
- ✓ Premier Transit Corner, Steps from Trains & Bus Lines
- ✓ 13' Ceilings
- ✓ Quick Access to Belt Parkway
- ✓ Ideal for medical, dental, wellness, professional tenants

PROPERTY OVERVIEW

A spacious $\pm 4,600$ SF open-layout space in the heart of Brooklyn, offering a flexible floor plan with several enclosed offices already in place. Built to suit, the space can be tailored to your needs and is ideally suited for a fitness studio, professional offices, or a range of other uses. Situated in prime Sheepshead Bay, the location offers accessibility to public transit and the belt parkway.

CONTACT INFORMATION

EXCLUSIVE BROKER

ARSEN ATBASHYAN

917.939.3760

Arsen@commercialacq.com

Commercial Acquisitions Inc.

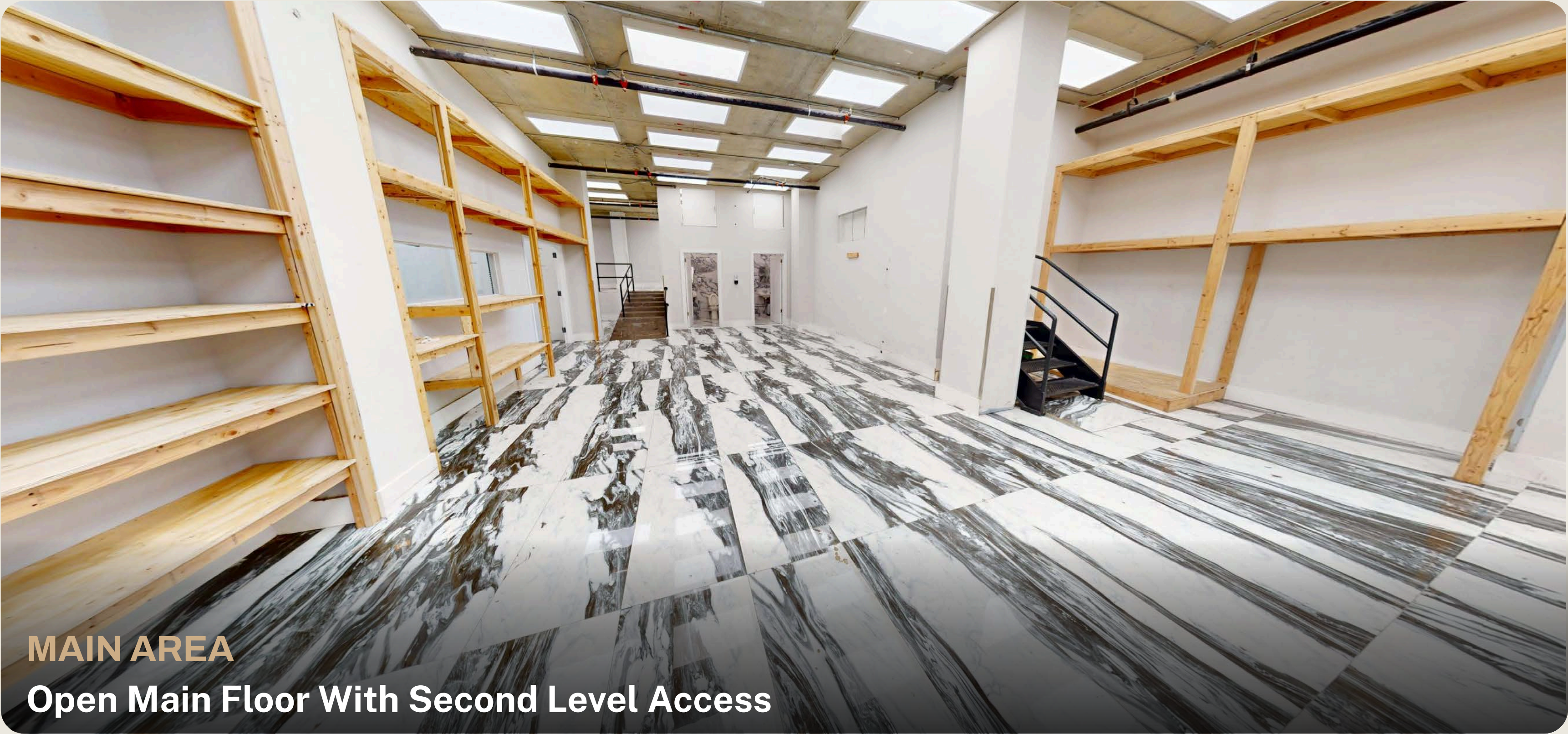
2500 Coney Island Avenue,
2nd Fl, Brooklyn NY 11223

718-517-8700

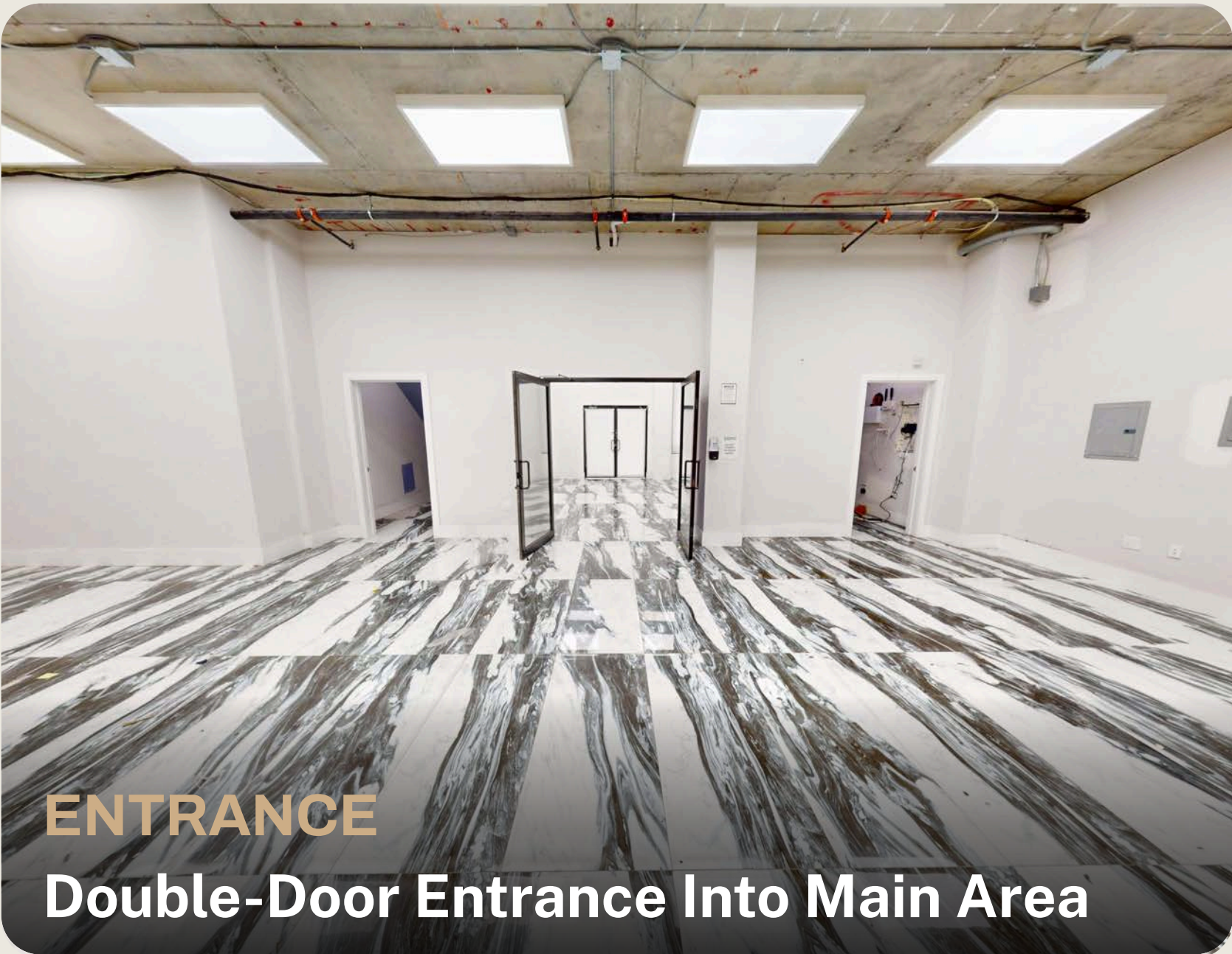
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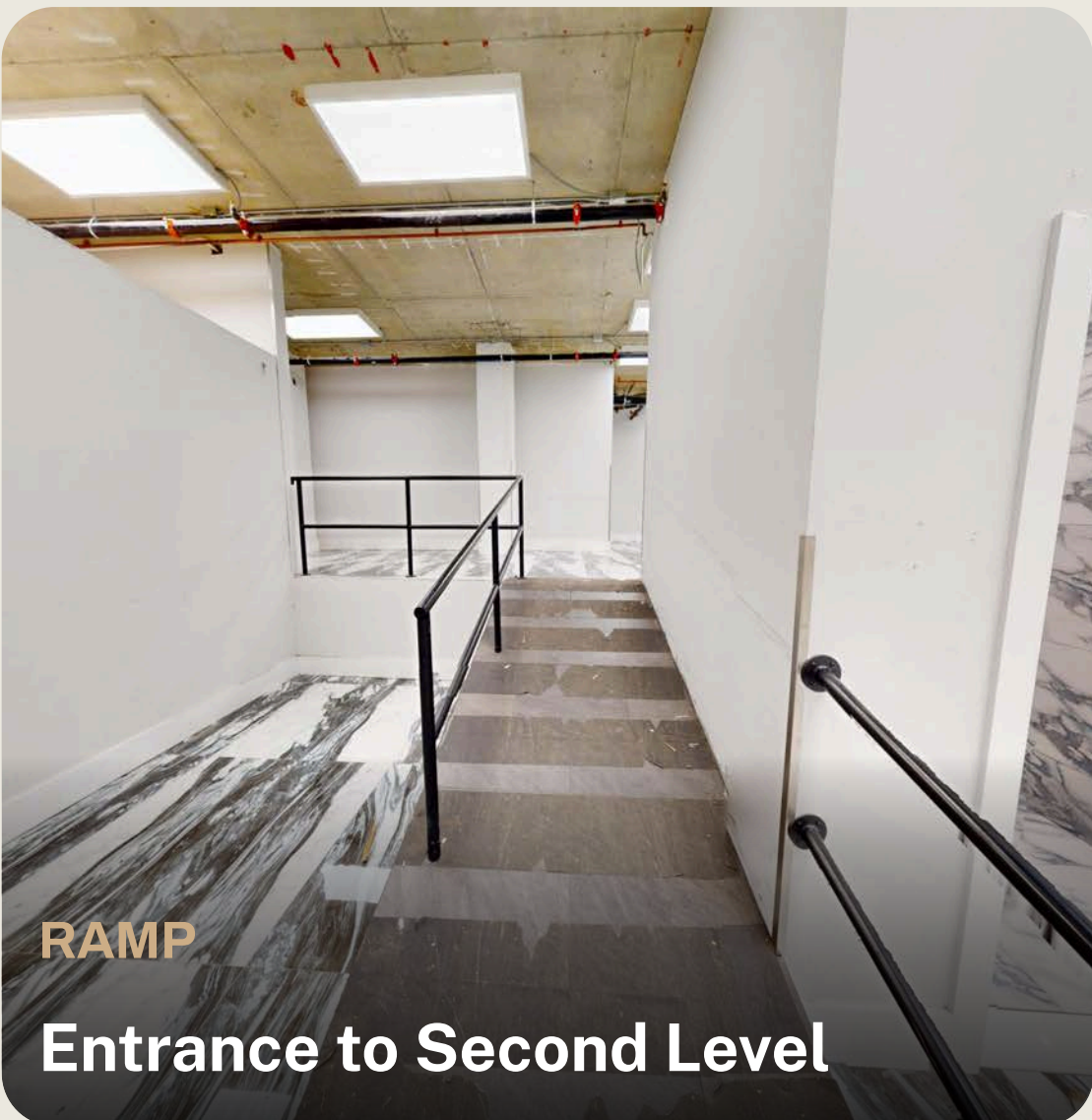
MAIN AREA
Open Main Floor With Second Level Access



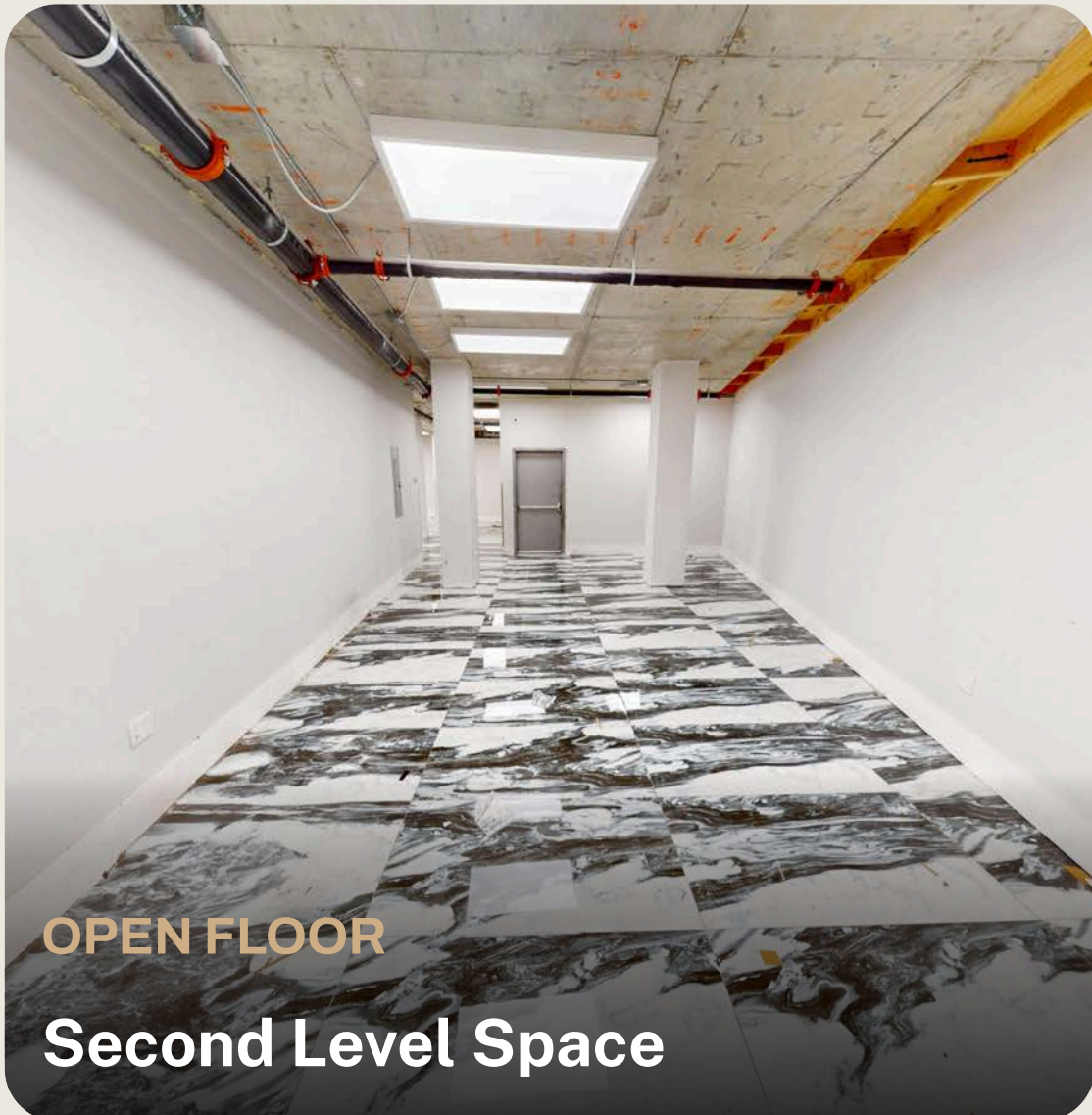
ENTRANCE
Double-Door Entrance Into Main Area



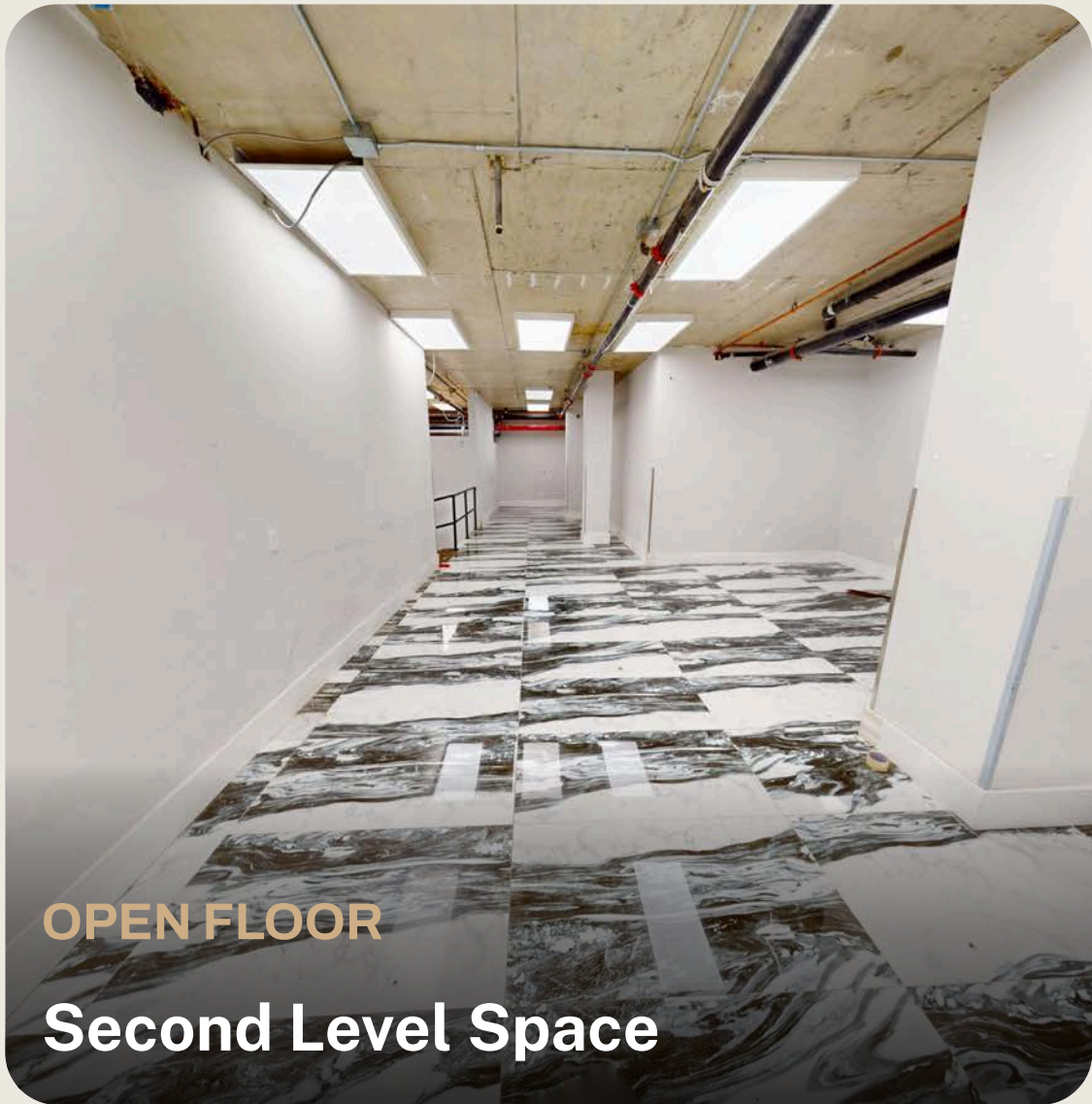
RECEPTION AREA
Front-of-house reception space



RAMP
Entrance to Second Level



OPEN FLOOR
Second Level Space



OPEN FLOOR
Second Level Space



IMMERSIVE 3D VIRTUAL TOUR

CLICK HERE



FLOOR PLAN

Commercial Acquisitions Inc.

TOTAL SF
**±4,600
(DIVISIBLE)**

ACCESS
**RAMP TO SECOND
LEVEL**

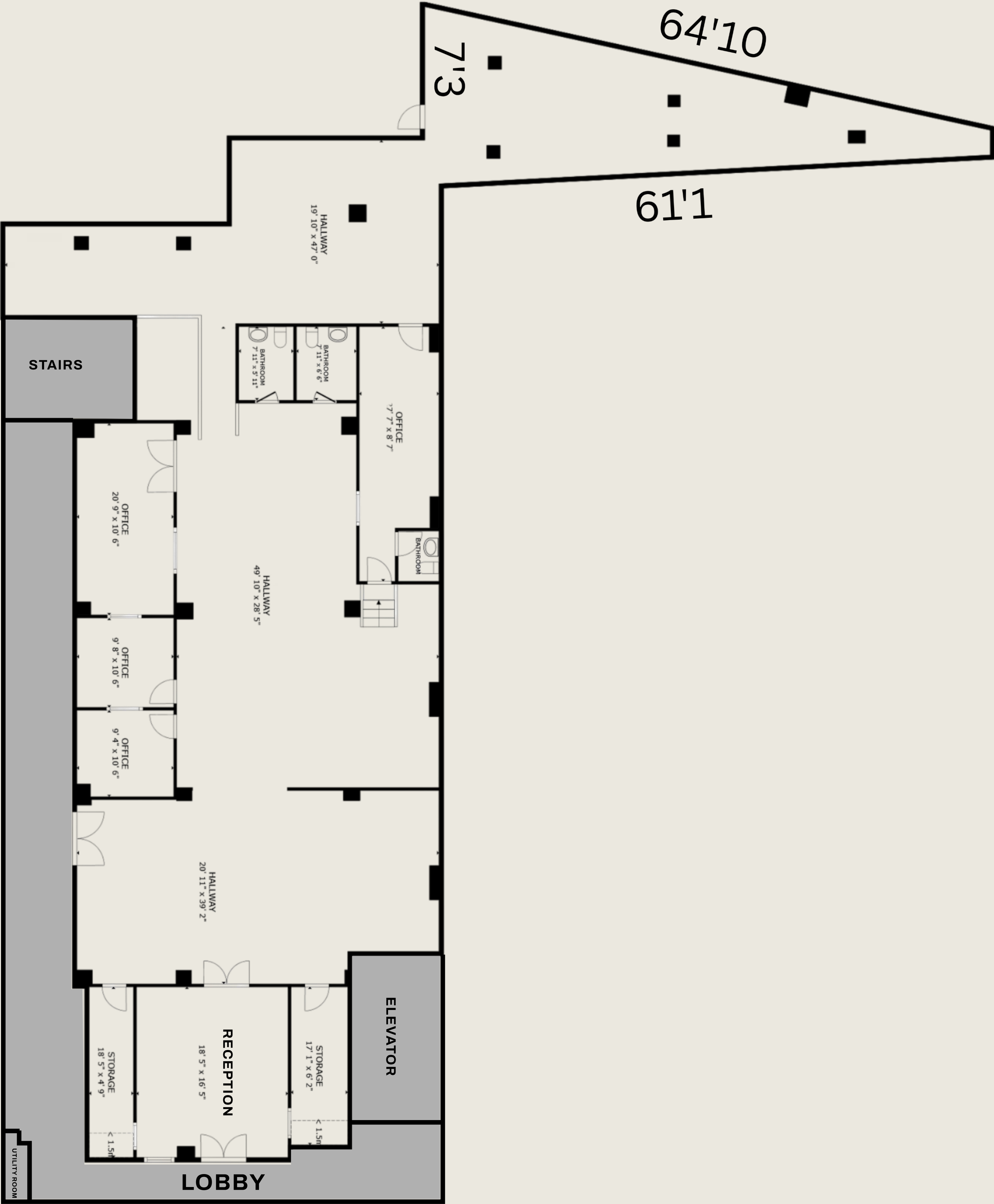
MAIN ROOM
**OPEN LAYOUT,
BUILT TO SUIT**

CEILINGS
13' HEIGHT

**IMMERSIVE 3D
VIRTUAL TOUR**



CLICK HERE



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.

BY THE NUMBERS

97
/ 100

WALK SCORE
WALKER'S PARADISE

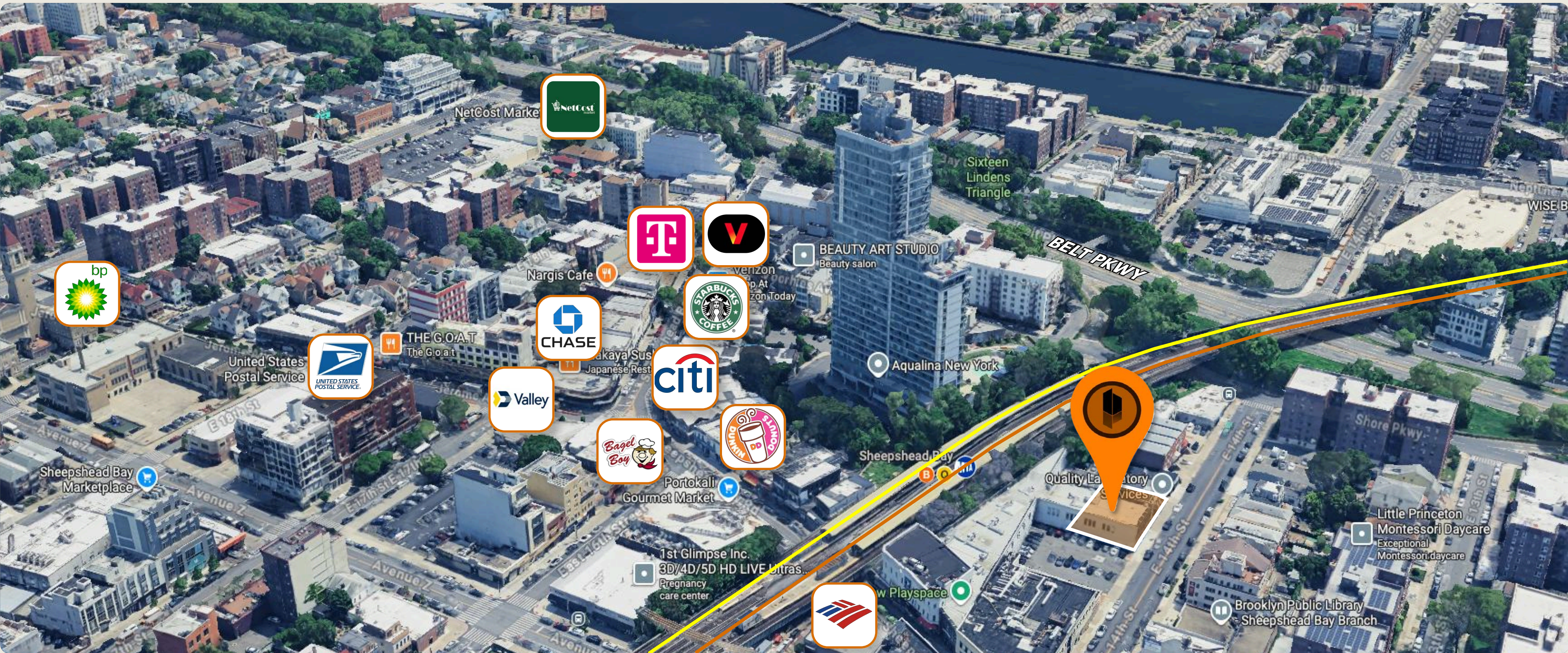
83
/ 100

TRANSIT SCORE
RIDER'S PARADISE

4

SUBWAY STATIONS
B · F · N · Q LINES

AREA MAP



TRANSIT ACCESS

SUBWAY

B F N Q

BUS

B4 B36 B49 BM3

CAR Close access to Belt Parkway

LOCATION ANALYSIS

Surrounded by a strong mix of neighborhood retail and service businesses, including Starbucks, Dunkin', Chase Bank, along with numerous salons, restaurants, and convenience stores driving steady daily traffic.

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CERTIFICATE OF OCCUPANCY

Commercial Acquisitions Inc.



Certificate of Occupancy

CO Number: 301575310F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Brooklyn	Block Number: 07459	Certificate Type: Final
	Address: 1414 SHEEPSHEAD BAY ROAD	Lot Number(s): 62	Effective Date: 10/05/2007
	Building Identification Number (BIN): 3204939	Building Type: Altered	
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 2-B	Number of stories: 1	
	Building Occupancy Group classification: C	Height in feet: 20	
	Multiple Dwelling Law Classification: None	Number of dwelling units: 0	
C.	Fire Protection Equipment: Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
001	74	OG		C		6	RETAIL STORE UG36 SUPERMARKET TYP.
END OF SECTION							

EXCLUSIVE LISTING BROKER

Arsen Atbashyan

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917-939-3760

Arsen@commercialacq.com

Office: 718-517-8700 / commercialacq.com