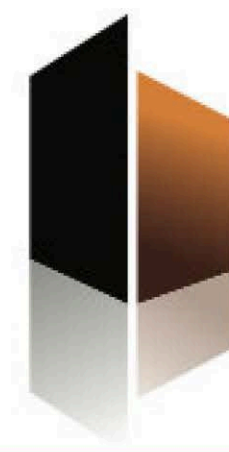


OFFICE SPACE FOR LEASE

6701 BAY PARKWAY

BROOKLYN, NY 11204



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

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

PROPERTY DETAILS

LOCATION INFO
BAY PARKWAY & WEST 9TH STREET

BLOCK & LOT
06576-0010

AVAILABLE SIZE
1,860 SF

BASE RENT
\$40 PSF NN

NEIGHBORHOOD
BENSONHURST

ZONING
C4-2A

- COMMENTS**
- 4TH FLOOR OFFICE
 - LOTS OF WINDOWS
 - HANDICAP ACCESSIBLE
 - CENTRAL HVAC
 - STEPS FROM SUBWAY STATION
 - BUILT TO SUIT AVAILABLE

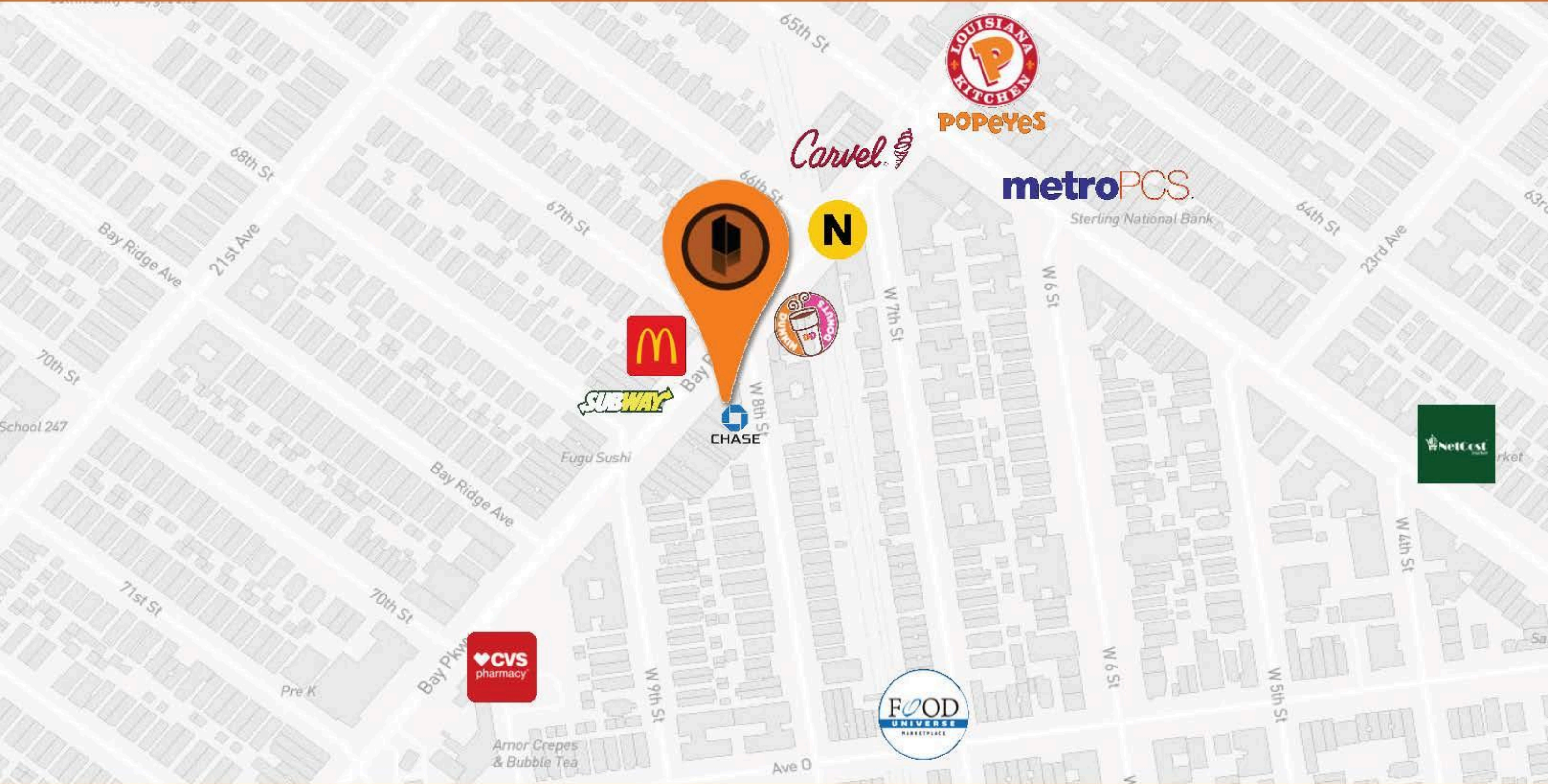
TRANSPORTATION

B6 **B82**
D **F** **N**

Walk Score **93**
Transit Score **91**
Bike Score **59**

NEIGHBORHOOD TENANTS

- | | |
|--------------|-------------|
| • CHASE BANK | • T-MOBILE |
| • APPLE BANK | • WALGREENS |
| • CITI BANK | • PHARMACY |
| • DUNKIN | • MEDICAL |
| • STARBUCKS | OFFICES |



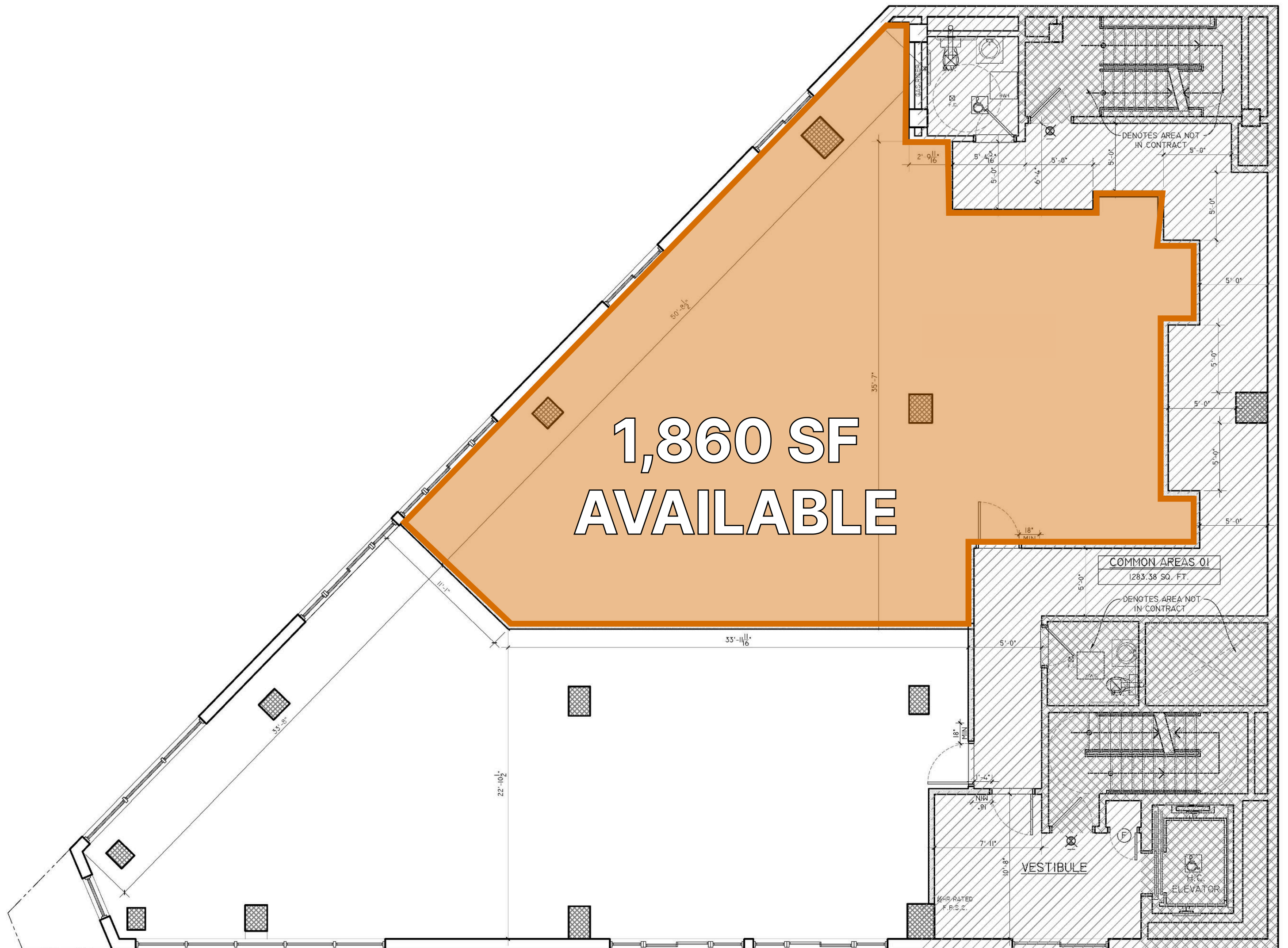
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6701 BAY PARKWAY



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6701 BAY PARKWAY



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Certificate of Occupancy

CO Number: 301952590F

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

Address: 6701 BAY PARKWAY

Building Identification Number (BIN): 3173207

Block Number: 06576

Lot Number(s): 10

Building Type: Altered

Certificate Type: Final

Effective Date: 02/02/2010

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification: 2-B (1968 Code)

Building Occupancy Group classification: E (2008 Code)

Multiple Dwelling Law Classification: None

No. of stories: 4

Height in feet: 60

No. of dwelling units: 0

C.

Fire Protection Equipment:
None associated with this filing.

D.

Type and number of open spaces:
None associated with this filing.

E.

This Certificate is issued with the following legal limitations:

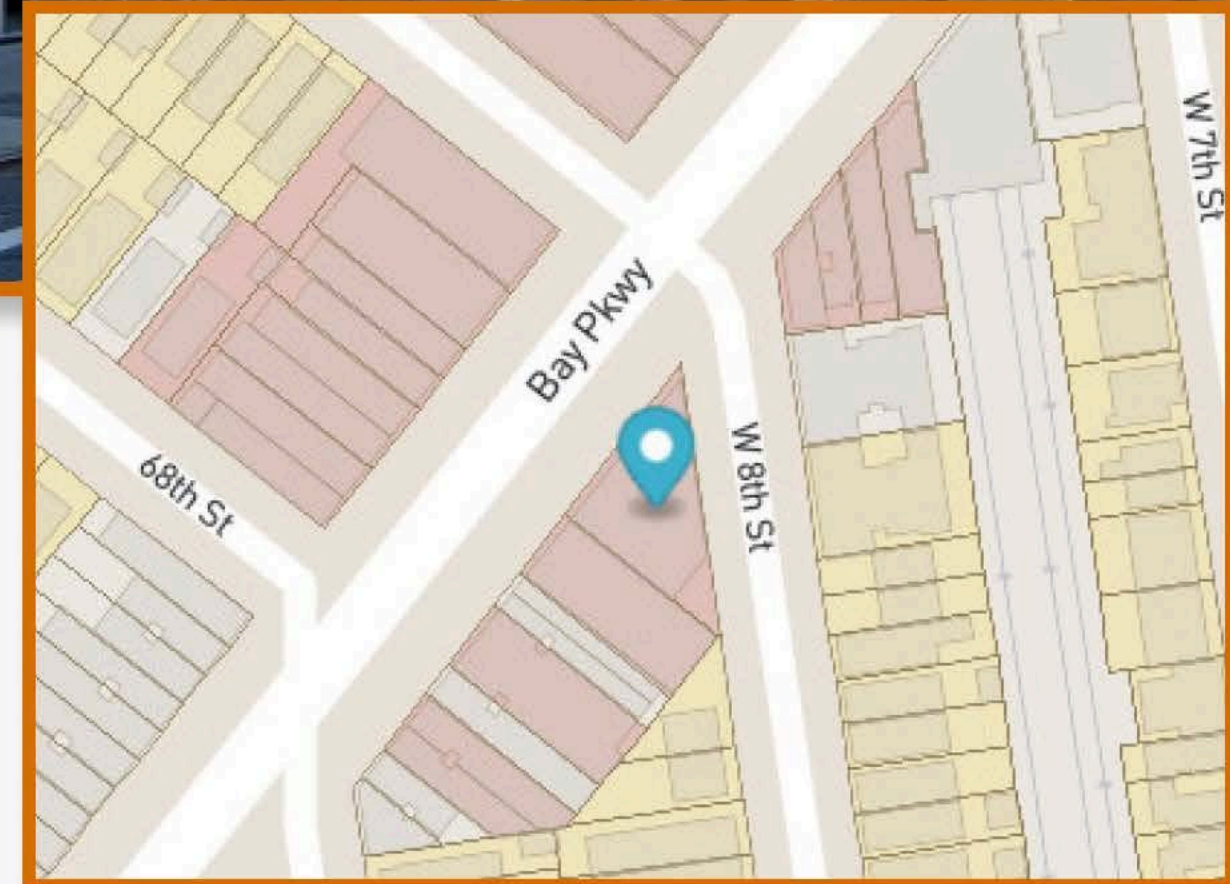
Board of Standards and Appeals - Recording Info: _95-08-A

Borough Comments: None

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	B-2		6	ORDINARY USE
MZ3	17	120	E		6	OFFICES
MZ4	16	120	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY
001	43	120	E		6	BANKS
002	43	120	E		6	OFFICES
003	43	120	E		6	OFFICES
004	41	20	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY
ROF		120	D-2		6, 4	MECHANICAL EQUIPMENT INCIDENTAL TO BANK, PHILANTHROPIC INSTITUTIONS AND OFFICES.
PEN	18	120	E		4	COMMUNITY FACILITY - PHILANTHROPIC INSTITUTION (NO SLEEPING ACCOMMODATIONS)

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

6701 BAY PARKWAY



CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN

CELL: 917.939.3760

ARSEN@COMMERCIALACQ.COM

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

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