COMMERCIAL ACQUISITIONS
REALTY SERVICES



OFFICE SPACE FOR LEASE

1517 EMMONS AVENUE

SHEEPSHEAD BAY · BROOKLYN NY 11235

LEASING BROCHURE

EXCLUSIVE BROKER

DENIS ABAYEV

718-954-1363

denis@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	1517 Emmons Avenue, Brooklyn, NY 11235
NEIGHBORHOOD	Sheepshead Bay
CROSS STREETS	Between East 15th St & East 16th St
BUILDING	New Development Eight Story Building
SIZE	Up to ~34,000 SF
FULL FLOORS AVAILABLE	~4,000 SF to ~5,600 SF
DIVISIONS CONSIDERED	Starting from 1,500 SF
BUILT TO SUIT	Available
PARKING AVAILABLE	For Additional Fee
OUTDOOR ACCESS	Rooftops & Terraces
IDEAL USES	Medical, educational, daycare/school, professional office



ASKING RENT
UPON REQUEST

~34,000 SF
TOTAL SIZE

8 STORIES
NEW CONSTRUCTION

BUILT TO SUIT
AVAILABLE

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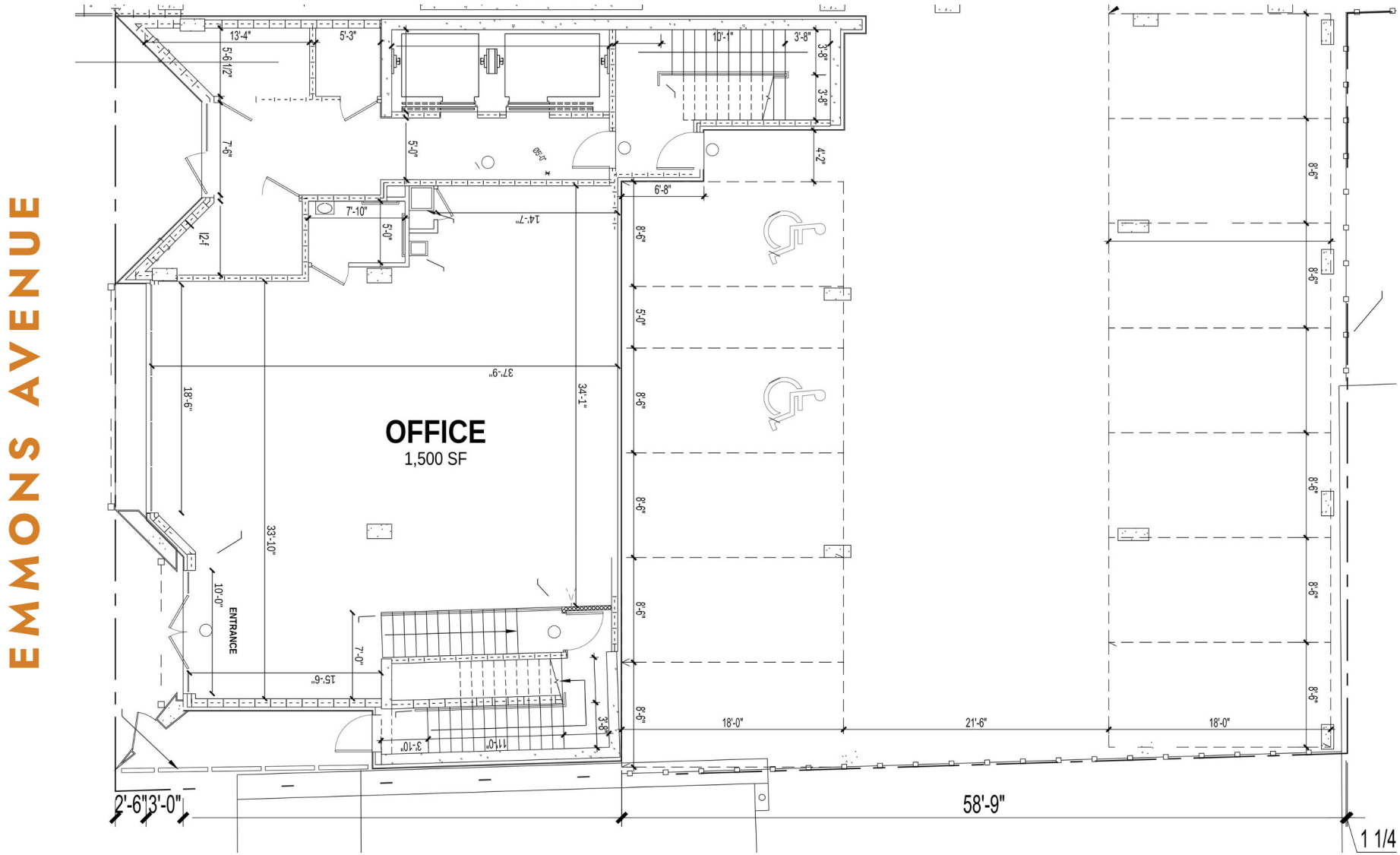
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PROPERTY

GROUND FLOOR PLAN - ~1,500 SF



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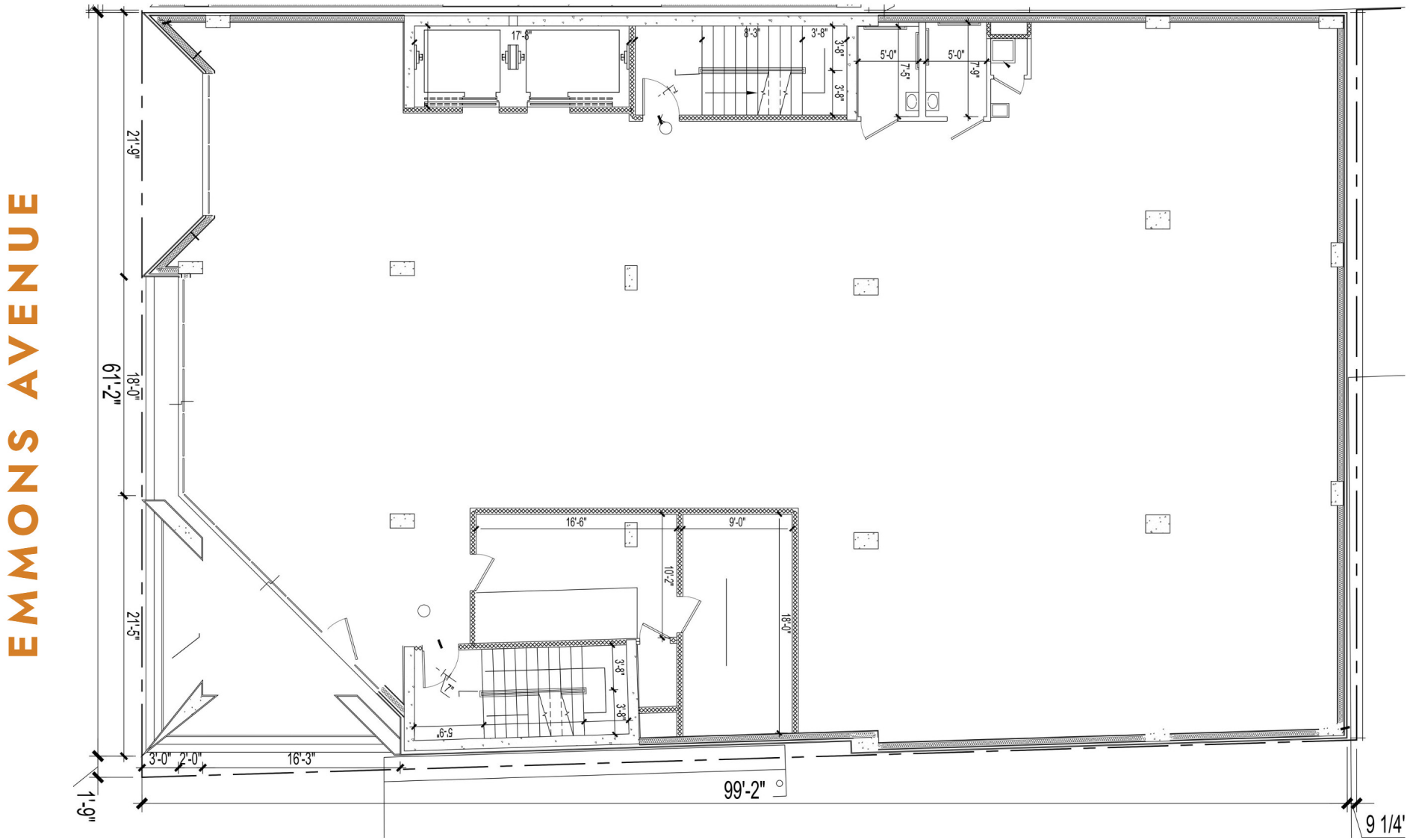
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2ND FLOOR PLAN - ~5,600 SF



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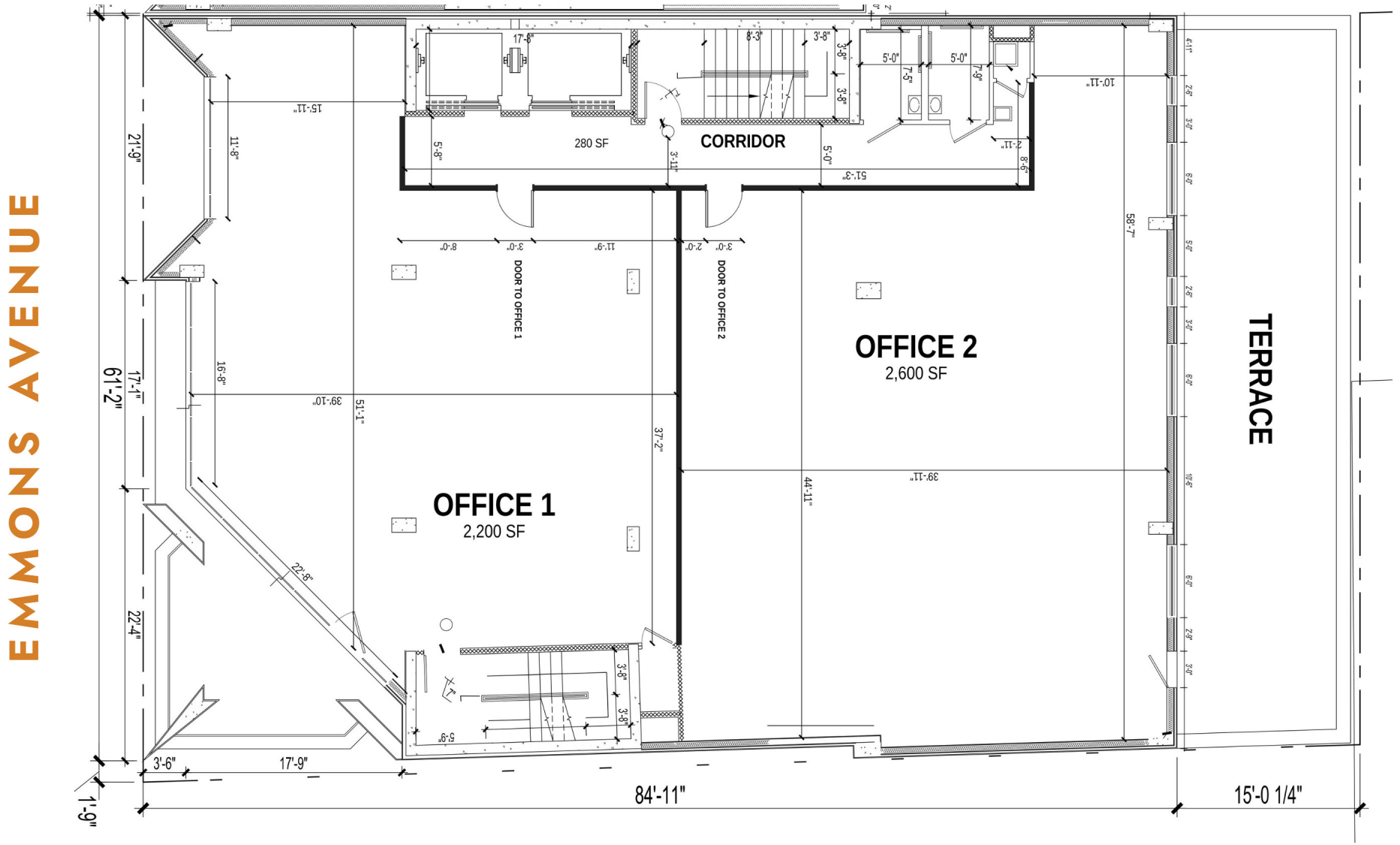
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PROPOSED DIVISION - 3RD FLOOR PLAN



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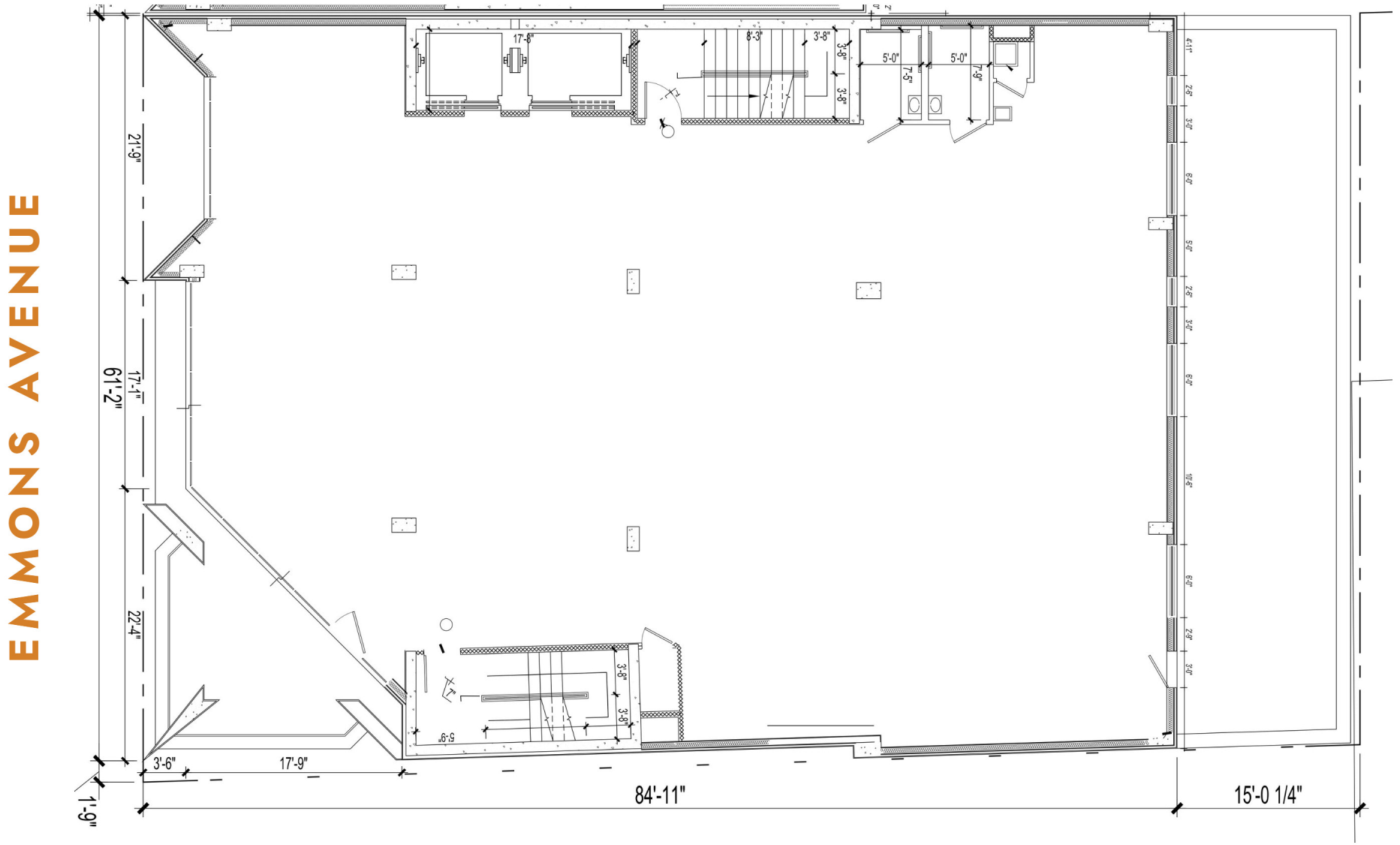
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PROPERTY

4TH - 6TH FLOOR PLAN - ~4,700 SF EACH



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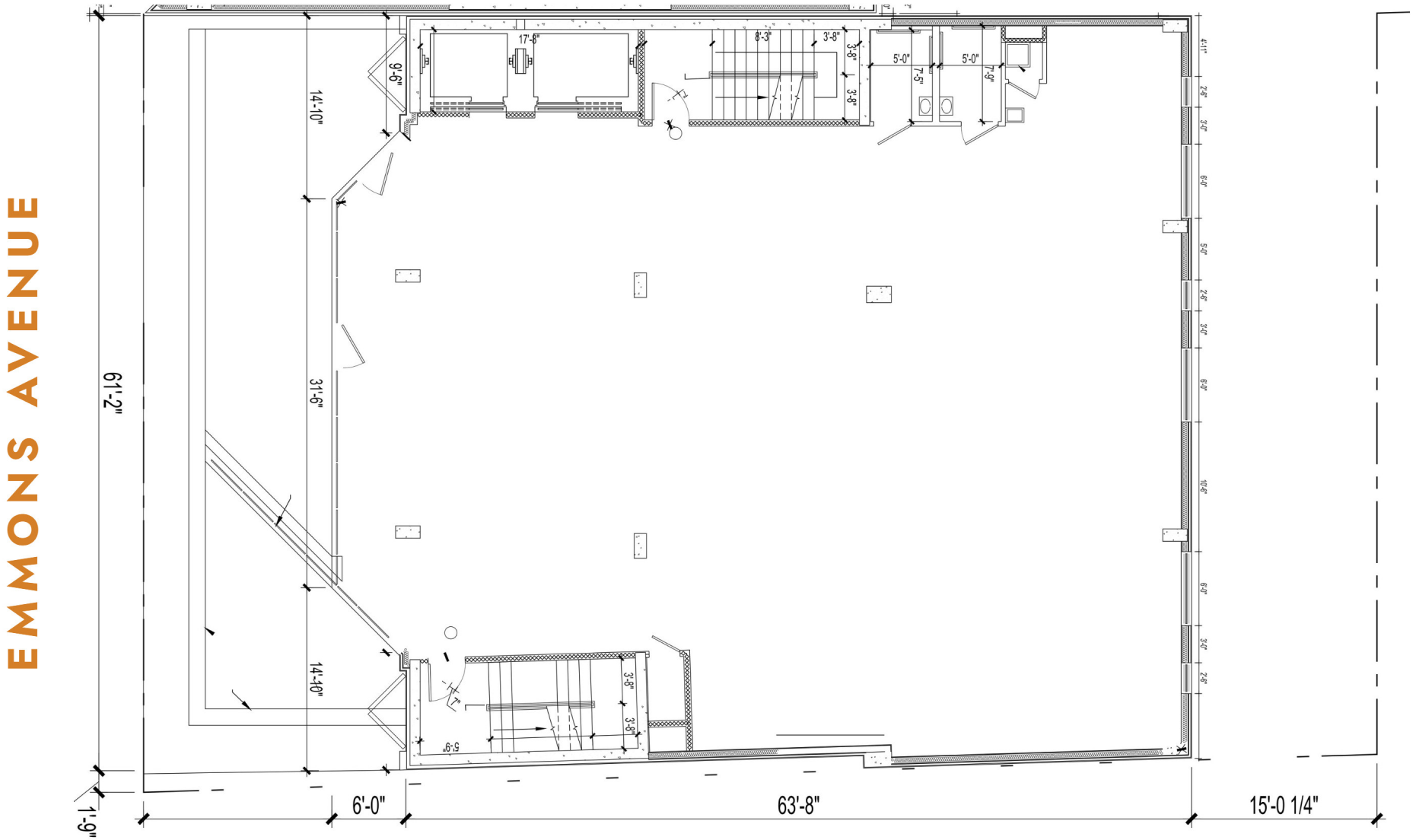
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7TH FLOOR PLAN - ~4,100 SF



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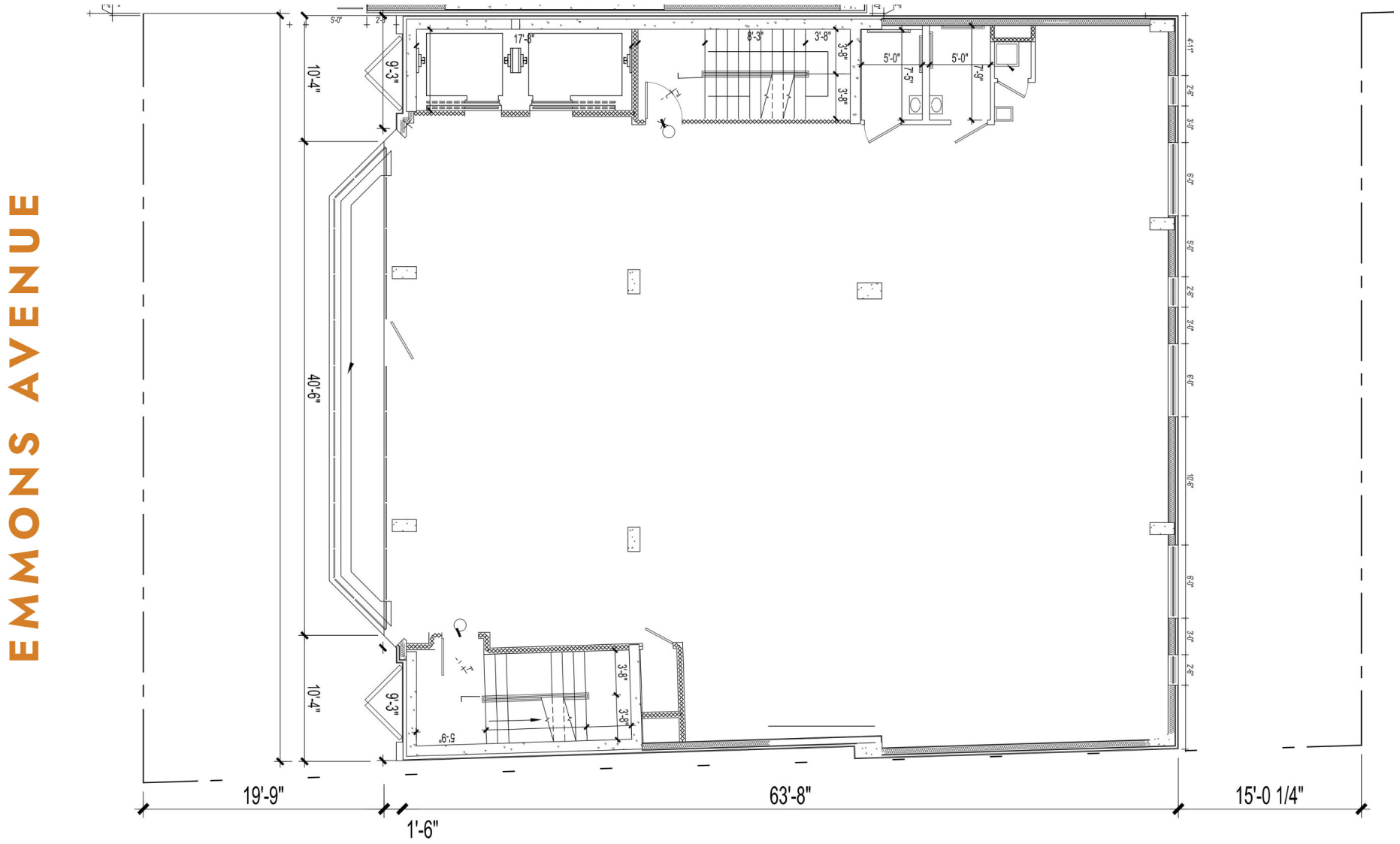
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8TH FLOOR PLAN - ~4,000 SF



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LOCATION

MARKET MAP & SURROUNDING TENANTS

1517 Emmons Avenue is a brand-new, eight-story community facility building on the Sheepshead Bay waterfront in Brooklyn, featuring balconies, terraces and a roof terrace overlooking the bay. Its prominent Emmons Avenue frontage makes it well suited for medical, educational, and professional office use. The B and Q trains at Sheepshead Bay station and the Belt Parkway are just minutes away. The surrounding area offers major banks, national retailers, grocery stores and schools, creating steady traffic in the area.



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