COMMERCIAL ACQUISITIONS
REALTY SERVICES



OFFICE SPACE FOR LEASE

2083 E 65TH ST

OLD MILL BASIN · BROOKLYN NY 11234

LEASING BROCHURE

EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	2083 E 65th St, Brooklyn, NY 11234
NEIGHBORHOOD	Old Mill Basin
CROSS STREETS	Between East 65th St & East 66th St
SIZE	1,050 SF
LAYOUT	2 Entrances, 5 separate rooms, with sinks, ample storage, HVAC system
FRONTAGE	Over 40 feet of frontage on Avenue U
VISIBILITY	High-traffic area with steady driver and pedestrian traffic
IDEAL USES	Medical, dental, professional office or learning center
ACCESS	ADA compliant ramp with direct entry from the sidewalk



ASKING RENT

$3,500/MONTH

1,050 SF
SIZE

5 ROOMS
PRIVATE OFFICES

ADA COMPLIANT
WITH ACCESSIBLE RAMP

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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.

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PROPERTY

INTERIOR PHOTOS









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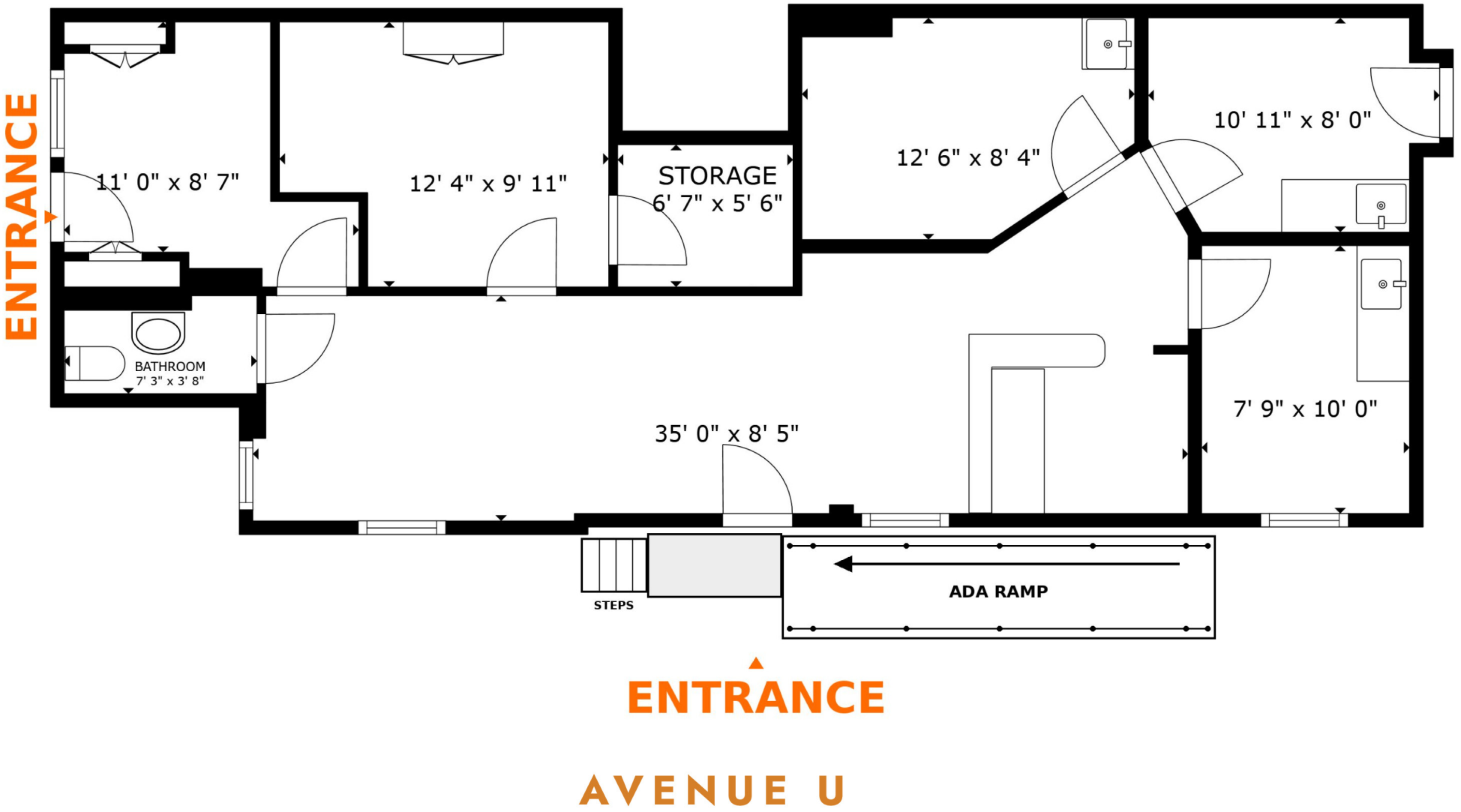
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PROPERTY

FLOOR PLAN - 1,050 SF



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LOCATION

MARKET MAP & SURROUNDING TENANTS

Located in Old Mill Basin, an established residential neighborhood in southeast Brooklyn. The office has more than 40 feet of frontage on Avenue U in a high-traffic area, with steady exposure to passing drivers and pedestrians. The residential blocks around it give a medical, professional or neighborhood service business a local customer base close by, and an ADA compliant ramp keeps the space accessible to visitors.



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