

**CLASS A OFFICE SPACE  
AVAILABLE FOR LEASE IN MARINE PARK  
\*\* NEW CONSTRUCTION \*\***

**Location**

**3041 AVENUE U**

(Ford Street & Coyle Street)  
Brooklyn, NY 11229

**Space**

**3,420 rsf ~ 2nd Floor**

**Description**

Class A office space available for immediate lease on the ground floor and second floor of a newly-constructed professional building. The space is suited for medical use, a sales office, a law office, a social service office or for any professional use.

**Features**

- \* Brand New Construction
- \* Build-to-Suit Available
- \* Passenger Elevator
- \* 15 year ICIP Tax Abatement
- \* Prime Avenue U Location
- \* Long-term lease available

**Transportation**

Bus (B3) Stops in front of space

**Possession**

Immediate Possession

**Rent**

Offered at \$25 per sf NNN



**Tony vanderBeek**

**718.887.6200**

**Coldwell Banker Mid Plaza Commercial Real Estate**

**RETAIL & OFFICE LEASING and INVESTMENT PROPERTY SALES**

**tony@tvbrealty.com**

**www.TvBRealty.com**

**COLDWELL  
BANKER**

