

# MEDICAL SPACE FOR LEASE

IDEAL FOR & CONFIGURED FOR PHYSICAL THERAPY OR OBGYN  
IN THE BOROUGH PARK / PARKVILLE SECTION OF BROOKLYN

## Location

**401 DITMAS AVENUE,  
Lower Level**

*(n/e/c East 4th Street)*  
Brooklyn, NY 11218

## Description

Prime medical suite for lease on the lower level of a 8,400 square foot corner medical arts building. The space is ideal for either physical therapy or OBGYN.



PRIME CORNER LOCATION

## Space

+/- **3,000 RSF ~ Lower Level**

*The Space is Configured Into:*

- Waiting Room
- Reception Area
- 7 Exam Rooms
- 2 PT / Treatment Rooms
- X Ray Room
- Kitchenette
- Records Storage Room
- 1 Consult Room
- 2 Restrooms (1 ADA)

## Features

- \* High Level of Finish
- \* Brand New HVAC
- \* CCTV / Intercom System
- \* Close to Ocean Parkway
- \* Fully Alarmed
- \* Long Term Lease Available

## Co-Tenants

- Dentist
- Pediatrics
- Internal Medicine
- Psychiatrist
- Allergist

## Possession

Immediate Possession

## Transportation

Subway : **F** a few short blocks away

## Rent

\$60,000 per annum (full service lease)

**Tony vanderBeek**

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**Coldwell Banker Mid Plaza Commercial Real Estate**

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