

MODERN OFFICE SPACE FOR LEASE IN THE JUNCTION

Location

**1569 FLATBUSH AVENUE,
2nd FLOOR**

(Nostrand Avenue & East 31st Street)
Brooklyn, NY 11210

Space

1,232 rsf ~ Second Floor

Description

Modern, newly-renovated office space located at the heart of one of Brooklyn's busiest retail and transportation hubs. The space is close to Brooklyn College and is across the street from the new Target-anchored shopping center.

Features

- * High-Visibility Location
- * Excellent Signage Available
- * Newly-Renovated Space
- * Unmatched Traffic
- * Great Natural Light
- * Long-Term Lease Available
- * Central HVAC

Transportation

Subway (**2 & 5**) and Bus (**B11, B103, BMZ, B41, Q35 & B44**) at the entrance to the space.

Possession

Immediate

Rent

Offered at \$2,772 per month (Gross)
(\$27 per sf)

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Coldwell Banker Mid Plaza Commercial Real Estate

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New Target-Anchored Shopping Center Across the Street

Retail Neighbors

Ameritel, Astoria Federal Savings, AT&T Wireless, Avon, Bank of America, Burger King, Chase Bank, Duanne Reade, Dunkin Donuts, Family Dollar Stores, Flatbush Federal Savings, Footlocker, Fulton Stores, Gamestop, Golden Crust Bakery, H&R Block, Hallmark Cards, HSBC Bank, McDonalds, Payless Shoes, Popeyes Chicken & Biscuits, Rite Aid, Sleepy's, Sprint, Starbucks, Subway, Target, Washington Mutual Bank, Wendy's and White Castle



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