

PRIME MEDICAL SPACE FOR LEASE

IN THE HOMECREST / SHEEPSHEAD BAY SECTION OF BROOKLYN

Location

**2560 OCEAN AVENUE,
Suite 3A**

(s/w/c Avenue U)
Brooklyn, NY 11229

Description

Prime corner suite for lease in a 14,000 square foot medical arts building at one of the busiest intersections in Brooklyn.



PRIME CORNER LOCATION

Space

+/- 2,200 rsf

The space is configured into:
Billing / Reception Area
Copy Room / Medical Records
3 Exam Rooms
Staff Restroom (ADA)
Patient Restroom
2 Consult Rooms
Kitchenette

Features

- * Prime Location
- * High Visibility Corner
- * Excellent Natural Light
- * Newly-Renovated Attended Lobby
- * Close to Public Transportation
- * Tenant Controlled HVAC
- * Fully Sprinklered
- * Two Passenger Elevators
- * Long Term Lease Available
- * Immediate Possession

Co-Tenants

- Ear, Nose & Throat
- Endocrinology
- Internal Medicine
- Orthopedic Surgery
- Radiology

Transportation

Bus : **BM3, B3 & B49** stop at the door
Subway : **B&Q** a few short blocks away

Rent

Offered at \$25 per RSF
(Modified Net)

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Coldwell Banker Mid Plaza Commercial Real Estate

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