

# CLASS A OFFICE SPACE FOR LEASE

## BAY RIDGE, BROOKLYN, NY 11209

### Location

#### 118 BATTERY AVENUE

(between 90th St & 92nd St)  
Brooklyn, NY 11209

### Description

Class A Office Space for lease on the ground floor of a mixed-use building constructed in 2004.

The space is suitable for:

- Home Health Care
- Not-for-Profit Organization
- Medical Office
- Medical Billing Office

### Space

#### 6,405 RSF ~ Ground Floor

The Space is Configured Into:

- Reception / Waiting Area
- 14 Private Offices
- 3 Executive Offices
- Large Bullpen Area
- Large Conference Room
- Kitchenette
- Server Room

### Features

- \* On-site parking
- \* Fully Sprinklered
- \* Immediate possession
- \* Fully Alarmed
- \* Wired for Voice & Data
- \* Long Term Lease Available

### Transportation

Bus: B1, B16, B63 & B70  
Subway : R

### Rent

Available Upon Request



View the Video & Complete Details at ::  
[TvBRealty.com/118Battery](http://TvBRealty.com/118Battery)

**Tony vanderBeek**

**718.887.6200**

**Coldwell Banker Mid Plaza Commercial Real Estate**

RETAIL & OFFICE LEASING and INVESTMENT PROPERTY SALES

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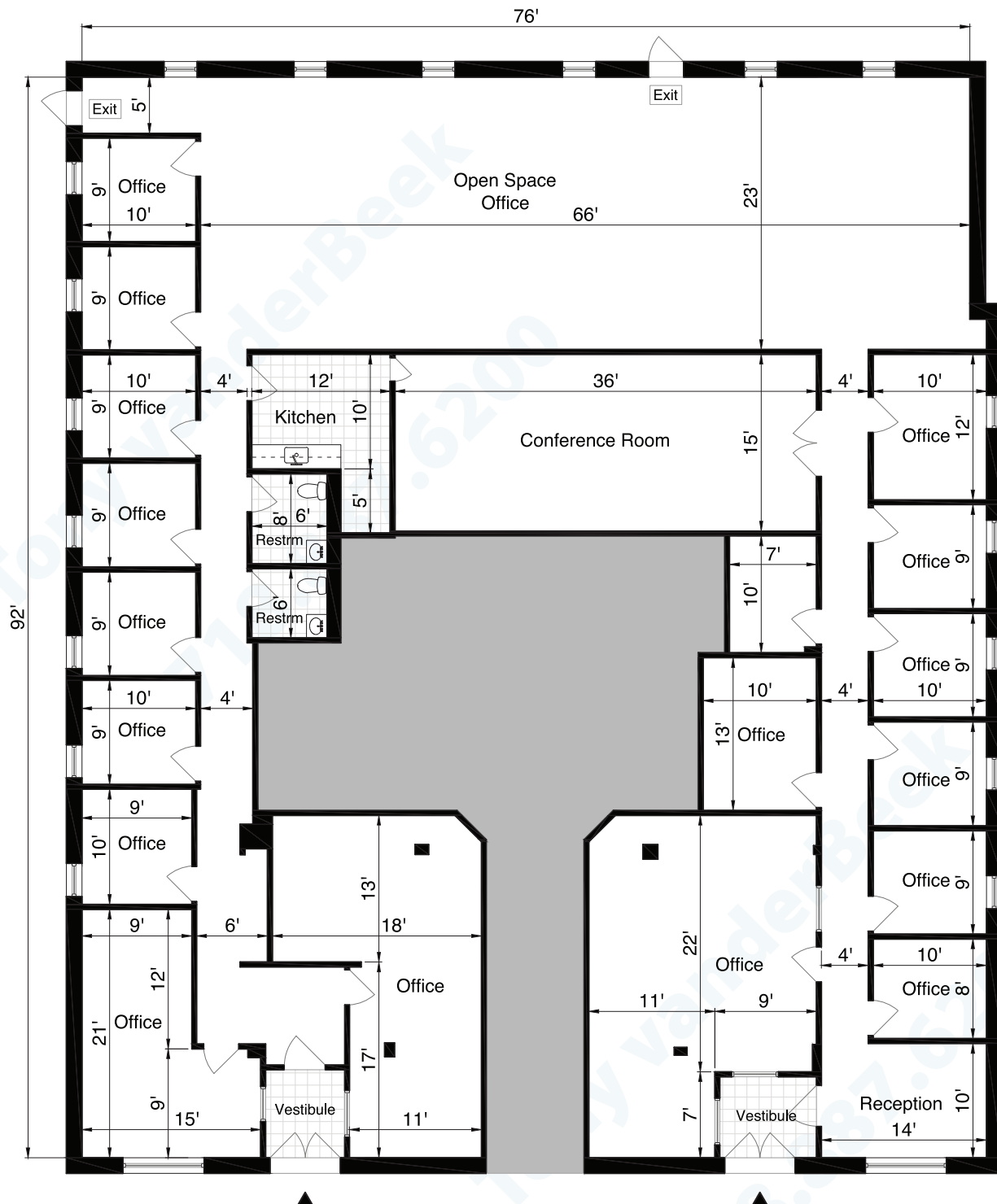
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