

3905 2ND AVENUE, BROOKLYN, NY 11232

FOR LEASE

1,800 – 5,000 SF PREMIUM PRODUCTION STUDIOS – HIGH CEILINGS, HVAC & ROOFTOP

Between 39th Street & 40th Street



Available April 2027

\$30/SF
Lease Rate

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Sunset Park neighborhood of Brooklyn.

SPACE DETAILS

- Available April 2027
- Studio A: 5,000 SF - \$30/SF
- Studio B: 1,800 SF - \$30/SF
- Netflix, Amazon & Industry Certified Photography & Production Studio Spaces
- 2nd Floor
- High Ceilings & Large, High Windows
- 3 Sets of Staircases
- Direct Entrance from 2nd Avenue
- HVAC
- Private Offices
- Rooftop Access with NYC Skyline Views
- Wood Floors & Brick Walls
- Communal Kitchen
- Communal Men's & Women's Bathrooms
- Allows up to 35 People for Events
- Passenger & Gear Elevator Adjacent to Loading Dock with Direct Access to the Space

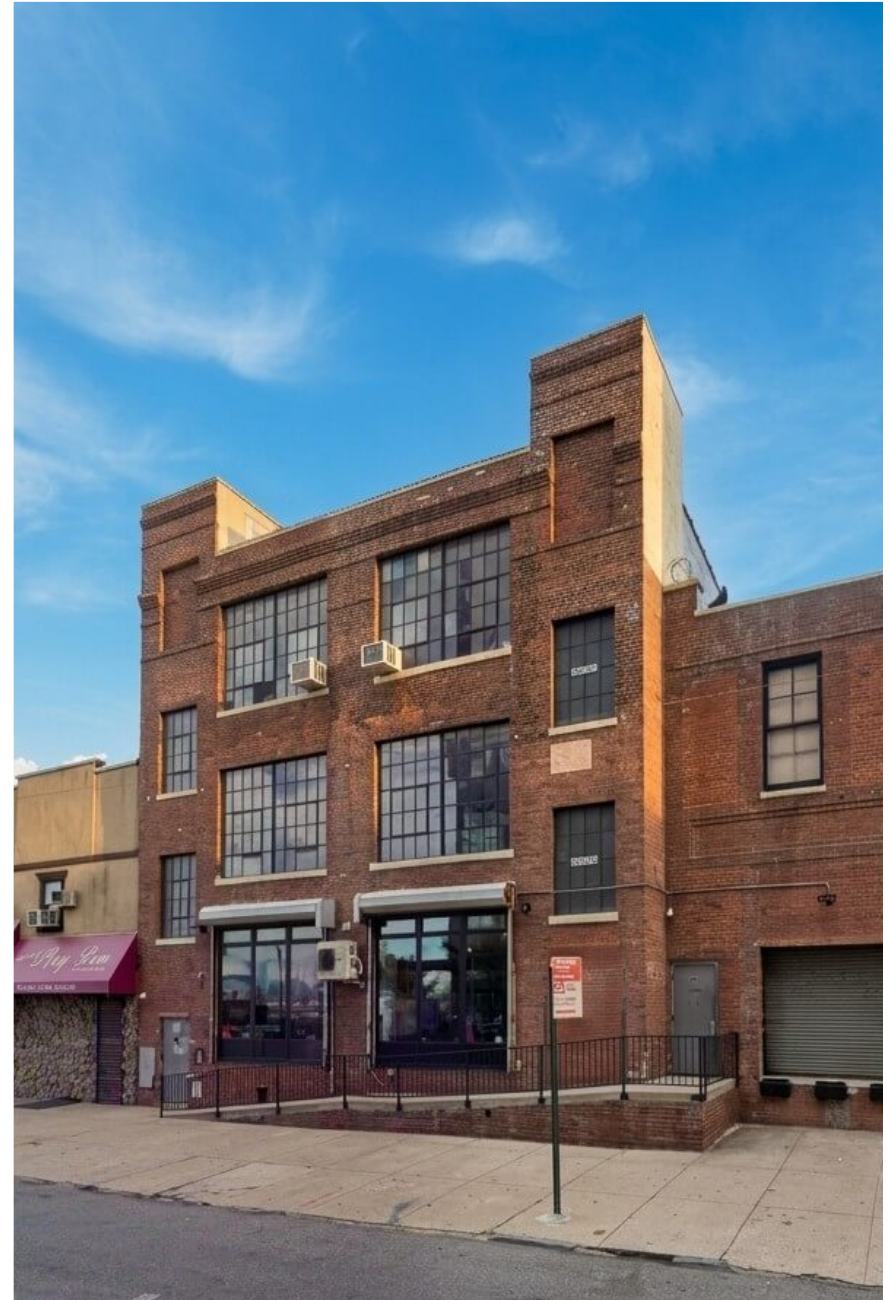
TRANSPORTATION

D N R Trains at 36 Street

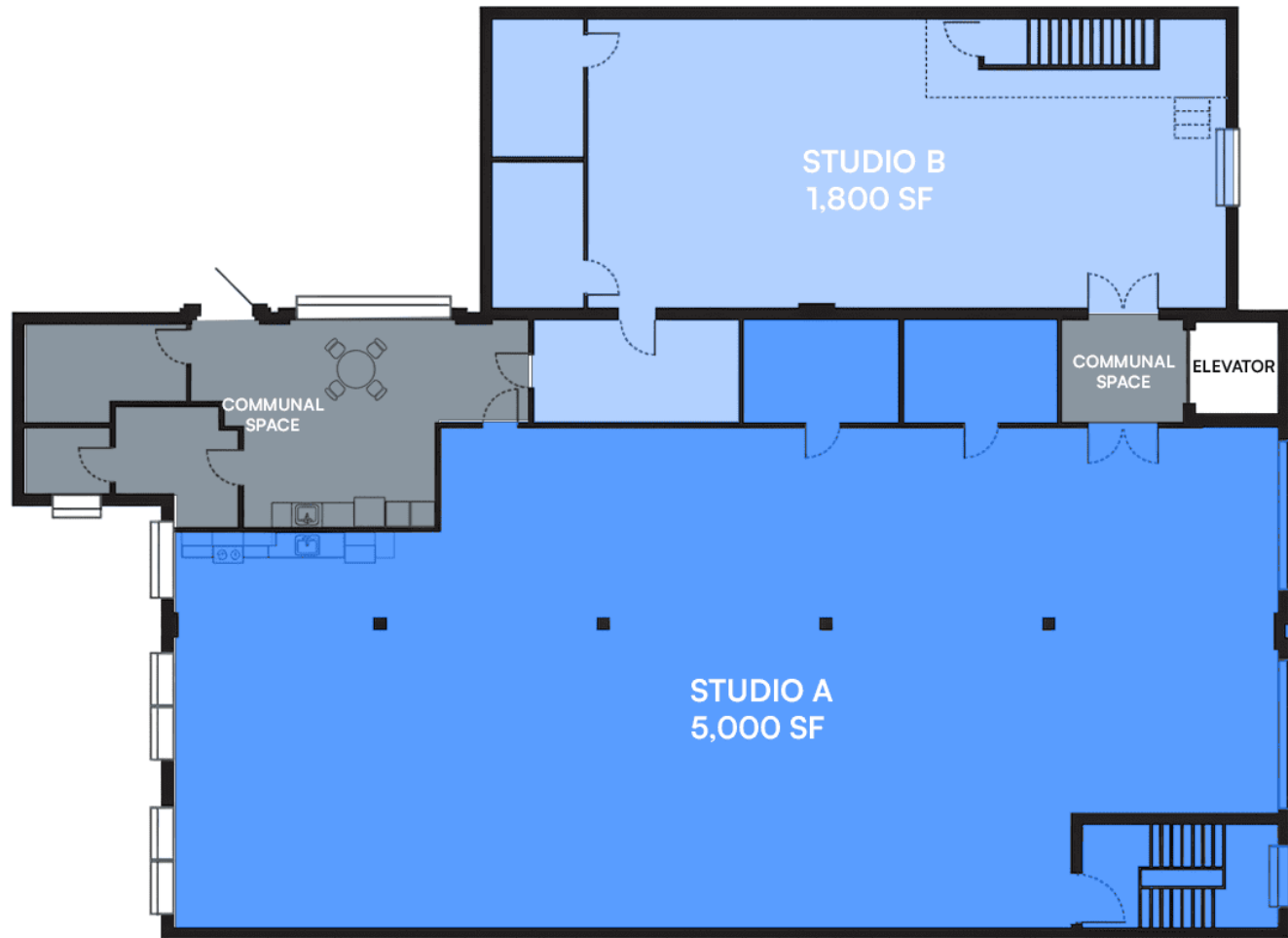
B35 B37 B70 Bus Lines

NEIGHBORS

Starbucks, Costco Wholesale, Ashley Store, Gumption Coffee, Petco, The UPS Store, Brooklyn Candle Studio Store, Burger Joint Industry City, Sunset Park Plaza, Gran Villa, Burger Joint Industry City, Hifi Provisions, and more!



FLOOR PLANS



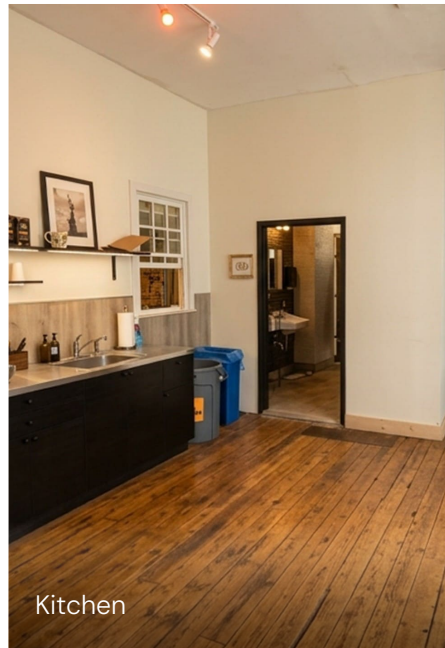
SECOND FLOOR

All square footages are approximate

PROPERTY PHOTOS



Elevator



Kitchen



Space A



Space A

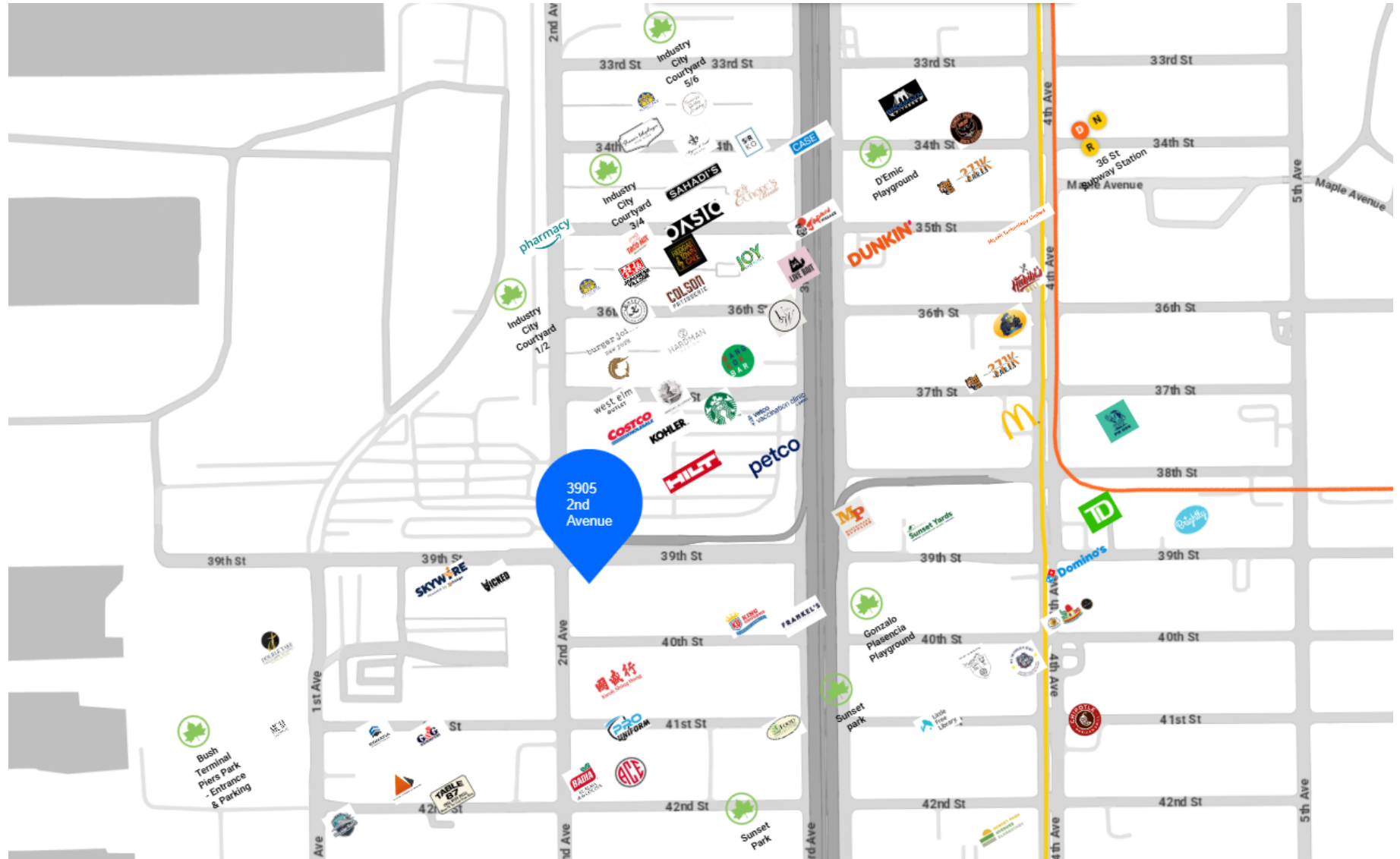


Space B



Space B

RETAIL MAP



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TSC.