

850 FLATBUSH AVENUE, BROOKLYN, NY 11226

FOR LEASE

3,000 SF BUILT - OUT RETAIL/OFFICE SPACE IDEAL FOR ANY MEDICAL PRACTICE

Between Linden Boulevard and Martense Street



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the heart of Flatbush Junction one of Brooklyn's most densely populated & transit rich corridors. In close proximity to the iconic Kings Theatre a premier entertainment & cultural landmark. The trade area is further bolstered by Brooklyn College with over 17,000 students.

SPACE DETAILS

- Ground Floor Retail
- 34 Feet of Frontage
- 6 Private Exam/Treatment Rooms
- On-Site Lab/Diagnostic Room, Med Room, and Consultation Room
- Staff Lounge with Lockers & Support Storage
- 3 ADA-Compliant Restrooms
- Equipped with Vital-Signs Carts, Lab/Diagnostic Equipment, Monitors, & Support Furnishings
- Private Backyard
- Full Motorized Rolling Security Gate
- Medical-Grade Plumbing, Electrical, and HVAC Infrastructure Already in Place
- Zoning R7A Community Facility/Medical Use Permitted as of Right
- Ideal for Pediatric Practice, Family Medical Group, Urgent Care, Dental Office, or Any Medical or Wellness Use

TRANSPORTATION

Q B 5 2 Trains at Church Avenue

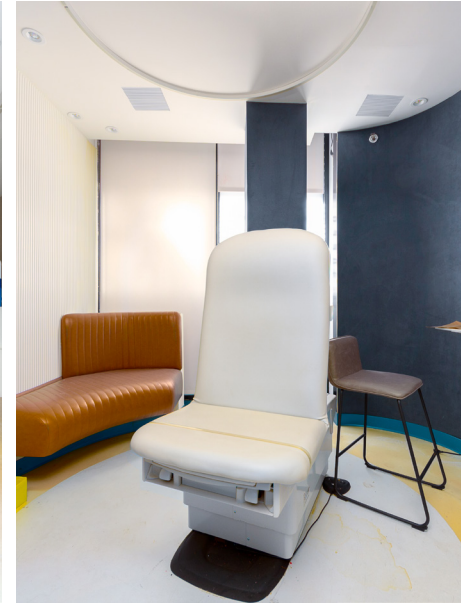
B41 B44 B44 SBS B9 B35 B49 B8 Bus Lines

NEIGHBORS

Anchored by a dense lineup of national credit tenants including; Target, Starbucks, Chipotle, Applebee's, Panda Express, HomeGoods, Nike, TD Bank, AT&T, Blink Fitness, The Vitamin Shoppe, 7-Eleven, Wonder, Subway, Dunkin', Planet Fitness, IHOP, McDonald's, United States Postal Service, Adobo Mexican Grill, Wonder Flatbush, Citi Bank, Santander Bank, Carver Federal Savings Bank, PureGym, Portabella, Flatbush Express Pharmacy, Gyro King, and more!



PROPERTY PHOTOS



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