



**FOR LEASE**

**FOR LEASE**

**9107 4<sup>th</sup> Avenue  
Brooklyn, NY  
“Office Space”  
2,664 S/F**

Floor 1 - 840 S/F  
Floor 2 - 851 S/F  
Floor 3 – 851 S/F

- Prime Bay Ridge Office Location
- Fully Renovated Go Green Building
- 3 Floors Plus Storage Basement
- Rooftop Access with Excellent Views
- Office Space and Conference Rooms on Each Floor
- Elevator Building
- Modern Industrial Finishes with Exposed Brick Feature Walls
- Bathrooms on Each Floor with Herringbone Tile
- 2 Separate Front Entrances on 4<sup>th</sup> Avenue
- Zoning: C8-2
- Central Fire Alarm and Sprinkler System
- Subways: **R**
- Buses: B1, B8, B16, B37, B63, B70, S53, S79 & S93

For additional information or inspection, please contact Exclusive Broker.

**M.C. O'BRIEN, INC.**

**William P. O'Brien, SIOR**  
**(718) 252-9191 Ext. 110**

**[WOBrien@MCOBrien.com](mailto:WOBrien@MCOBrien.com)**

**Joy Vitale**  
**(718) 252-9191 Ext. 101**

**[JVitale@MCOBrien.com](mailto:JVitale@MCOBrien.com)**

All offers are submitted subject to prior lease, change in price, corrections or omissions, or withdrawal from market without notice, commissions due to cooperating brokers are deemed earned after an executed brokerage agreement has been acknowledged by this office.

9107 4<sup>th</sup> Avenue  
Brooklyn, New York

