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LEVEL

110 Bay Ridge Ave

1,095 SF of Office/Retail Space Available in Brooklyn, NY

PHOTO FOR THE SPACE

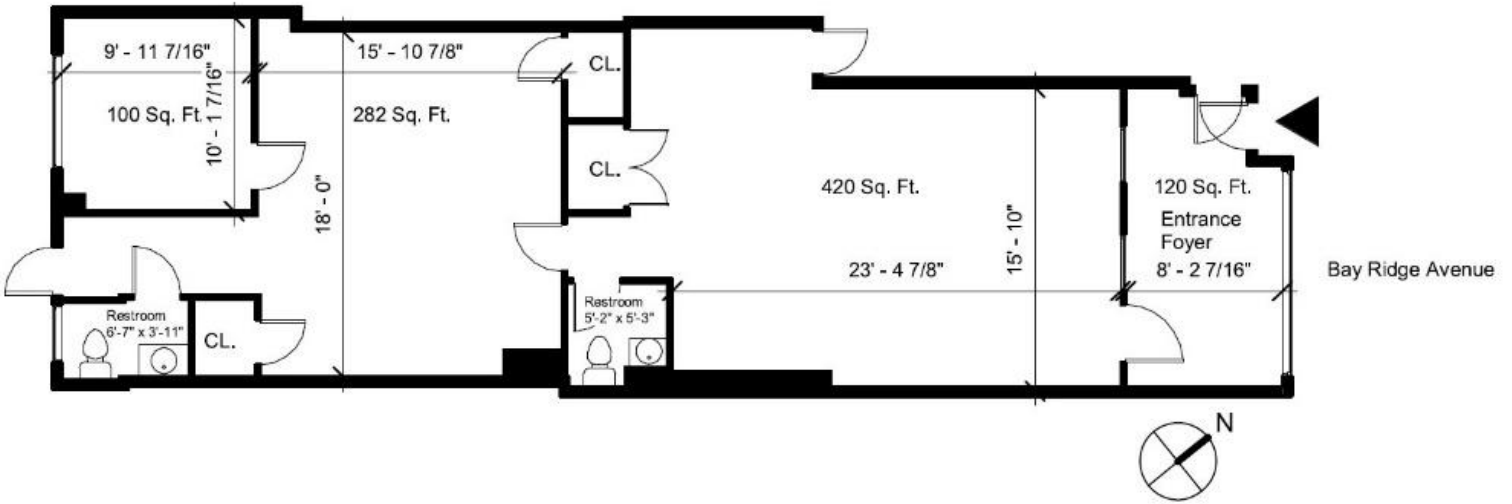






FLOOR PLAN

LEVEL



HIGHLIGHTS

Affordable, spacious first floor space in a mixed-use building for lease in up-and-coming neighborhood.

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	1,095 SF	5-10 Yrs	\$30.69 /SF/YR	Office/ Retail	Partial Build- Out	Now

Located on Bay Ridge Avenue between Colonial Road and Bliss Terrace, this spacious first floor space is approximately 1095 sq ft with large windows letting in plenty of natural light. The current set up consists of 120 sq ft foyer, 420 sq ft space for the first room, 282 sq ft space for the second room, 100 sq ft for the third room, two private restrooms, three closets, and a backyard. The original ceiling height is 10 -11 ft and currently it is 9 ft with the drop ceiling. The space can easily be converted to your ideal set up and the landlord is open to proposals. Please feel free to bring your team of designers and architects to view the space. Although the backyard is not part of the rent, the tenant or tenant's employees are free to enjoy the backyard during breaks. Small storage space in the basement will also be provided and shared with the landlord at no additional cost. Foot traffic is low to moderate so best for businesses that do not rely on heavy foot traffic. The rent is very affordable for this up-and-coming neighborhood at \$30.69 per sq ft per year. Please contact Phoebe Goh at 917-832-5310 or email phoebeg@levelgroup.com to schedule a virtual viewing (due to concerns about the coronavirus and continue practicing social distancing) or for more information.

- Listed rate may not include certain utilities, building services and property expenses
- Mostly Open Floor Plan Layout
- 1 Conference Room
- Space In Need of Renovation
- Private Restrooms
- Partially Built Out as Professional Services Office
- 1 Private Office
- 9' Finished Ceilings
- Central Heating System
- Drop Ceilings

- Recessed Lighting
- 1-min walk to bus B9, B64, X27 and X37
- 11-min walk to Subway Line R (3 blocks away)
- Spacious (±1095 Sq. Ft.)
- Natural Light
- 7-min walk to ferry station
- Big glass windows draw in plenty of natural light
- Lease negotiable

PROPERTY OVERVIEW

This two-story building was built in 1931. The primary zoning of this property is R3-2 with C1-3 commercial overlay. It is classified as K4-Store Building. The first floor can be used for any retail store or office to serve the needs of the local community. The spacious space on the first floor is approximately 1095 sq ft and can easily be converted to your dream office or retail store. We welcome potential tenants to bring their team of designers and architects to visit the location.


It is located on Bay Ridge Avenue between Colonial Road and Bliss Terrace. Multiple convenient public transportation connections are nearby. The closest bus stop is 1-minute away (bus B9, B64, X27 and X37) near Colonial Road. Subway Line R Bay Ridge Av Station is three blocks east and an 11-minute walk. A ferry station is a 7-minute walk away providing access to the SB (South Brooklyn) Ferry route to Sunset Park, Red Hook, Brooklyn Bridge Park Pier

- Bus Line
- Courtyard
- Metro/Subway
- Central Heating
- High Ceilings
- Natural Light
- Drop Ceiling
- Air Conditioning


6/Atlantic Avenue, Dumbo and Wall Street. The Coney Island ferry route will soon connect communities in Coney Island and Bay Ridge. It is launching in 2021 according to NYC Ferry. This property is close to wonderful parks and recreational facilities in the neighborhood. Owl's Head Park near the Harbor is a place where families go for a picnic. There is also Shore Road Park offering bikers, joggers, walkers, and carriage pushers incredible views of New York Harbor.

This property is also near schools, hospitals, banks, supermarkets, museum, expressways and the famous Verrazzano-Narrows Bridge to Staten Island.

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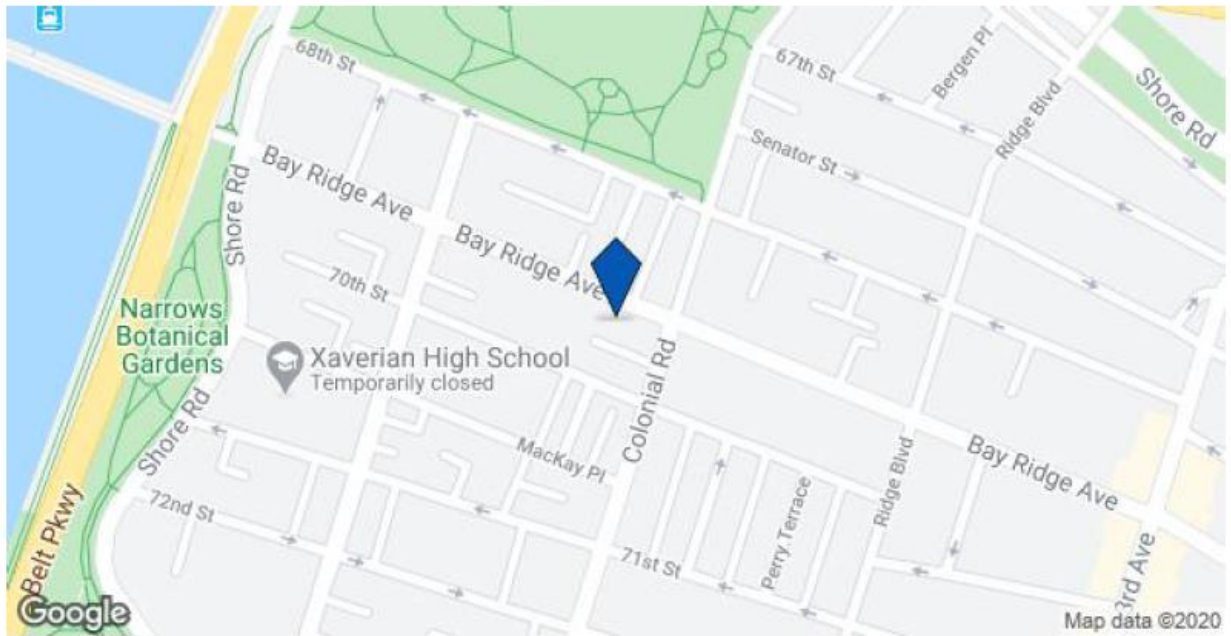
 COMMUTER RAIL

Flatbush Avenue Station Commuter Rail (West Hempstead Branch, Long Beach Branch, Hempstead Branch, Far Rockaway Branch)	12 min drive	6.2 mi
Nostrand Avenue Station Commuter Rail (West Hempstead Branch, Long Beach Branch, Hempstead Branch, Far Rockaway Branch)	14 min drive	6.3 mi

 AIRPORT

La Guardia Airport	27 min drive	15.8 mi
John F. Kennedy International Airport	30 min drive	17.6 mi
Newark Liberty International Airport	40 min drive	19.1 mi

MAP OF 110 BAY RIDGE AVE BROOKLYN, NY 11220



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