



# 3858 Nostrand Avenue Suite 201, Brooklyn, NY 11235

**Asking Rent: \$38 PSF**

SHEEPSHEAD BAY OFFICE SPACE FOR LEASE

## Offering Summary

SVN | CPEX Real Estate has been exclusively hired to market the commercial office space at 3858 Nostrand Avenue, Brooklyn, NY. Office suite available on the Nostrand Avenue corridor. The office offers some of the few Class A offices spaces with parking available in South Brooklyn. The unit has great light and tenant controlled HVAC. This Sheepshead Bay location is in a very strong and stable office and retail market with plenty of local amenities nearby.

## Transportation

- Close proximity to Sheepshead Bay train station
- The B44, B36 and B49 buses all service the immediate area
- Easy access to Belt Parkway
- Available on-site parking



## Property Facts

CROSS STREETS:	Between Avenues Y & Z
AVAILABLE UNIT:	3858 Nostrand, Suite 201 - 1,123 SF
POSSESSION:	Immediate
ELECTRIC:	Separate meters, tenant pays
PARKING:	Available on site
ZONING:	C2-2/R4
CAM CHARGE:	Pro Rata over base year
RE TAXES:	Pro Rata over base year

For Further Information, Please Contact Exclusive Leasing Team:

**Timothy D. King** | 718.687.4210 | [tking@cpexre.com](mailto:tking@cpexre.com)

**Dominic Mascara** | 718.935.0534 | [dominic.mascara@svn.com](mailto:dominic.mascara@svn.com)

**Ryan Parsons** | 718.687.4217 | [ryan.parsons@svn.com](mailto:ryan.parsons@svn.com)



All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

81 WILLOUGHBY STREET, 8TH FLOOR, BROOKLYN, NY 11201

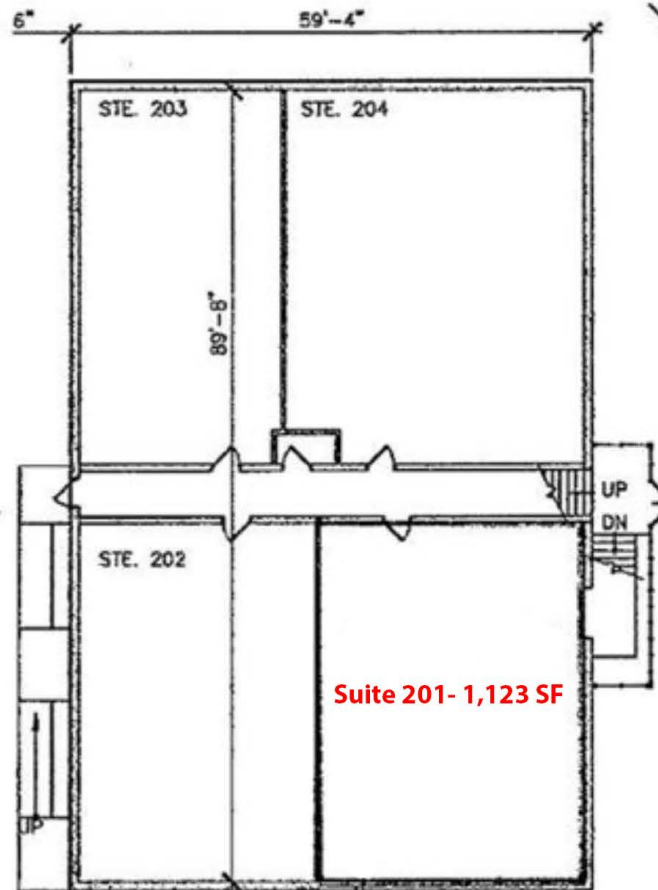
P: 718.935.1800

[SYNCPLEXRE.COM](http://SYNCPLEXRE.COM)

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## Floor Plan



**3858 Nostrand Ave -2nd Floor Suite 201 1,123 SF**

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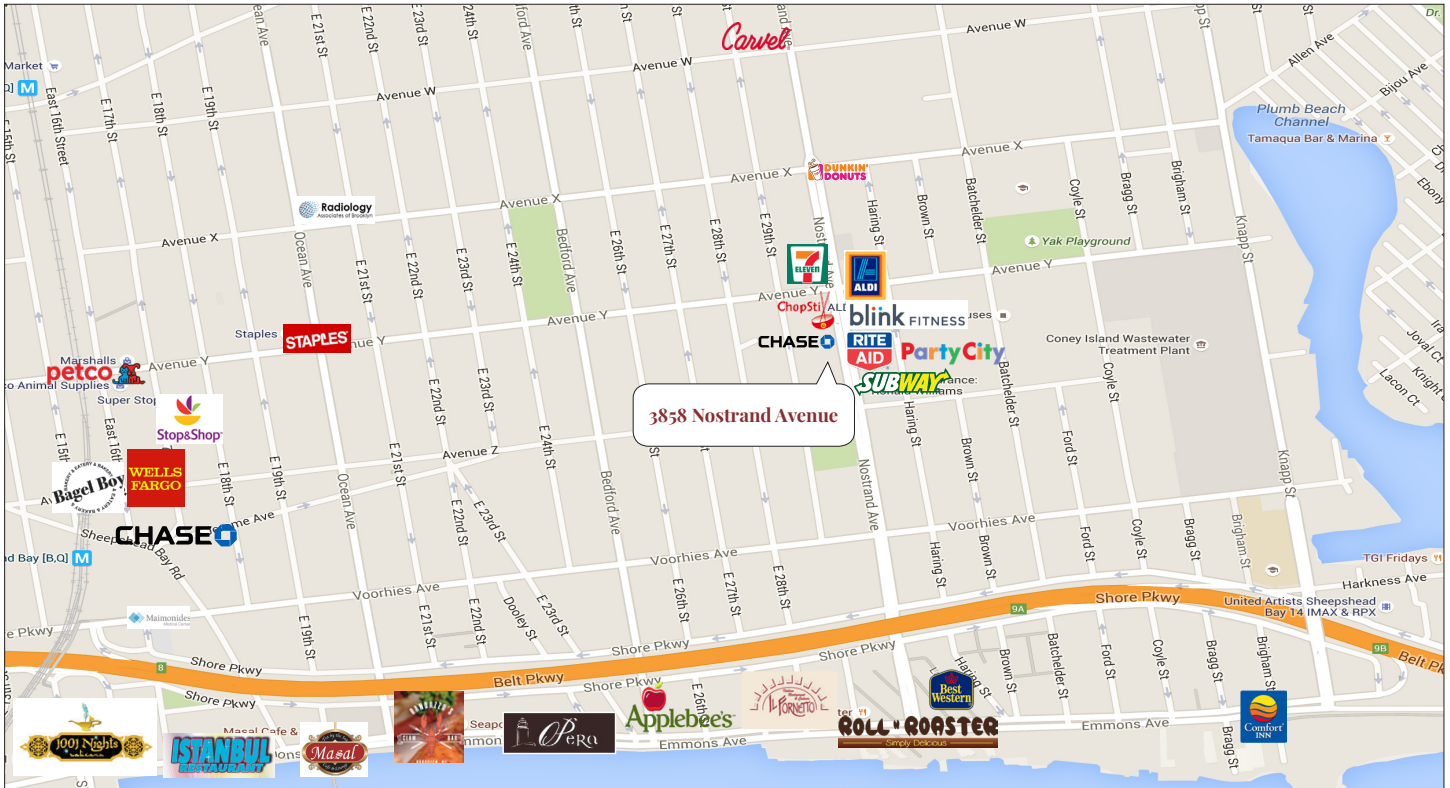
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## Retail Map



## Demographics

2018 Demographic (Estimated)	1.0 mile
2018 Est. Population	86,788
2018 Est. Household Population	36,059
2018 Est. Average Household Income	\$88,595
Annual Subway Ridership at Sheepshead Bay Station	4,297,325



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