

OFFICE SPACE FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



3915 FLATLANDS AVE, BROOKLYN, NY 11234

Btw Harden St & E 40th St

ASKING PRICE

\$3,800/M

SIZE

1,300 SF

BLOCK & LOT

07821-0001

ZONING

R5

FLOOR

**LOWER
LEVEL**

Highlights: Prime Location Fully Renovated Space Surrounded By Major Businesses
Close To Public Transportation High Traffic Area

PROPERTY OVERVIEW

Office space for lease at 3915 Flatlands Ave, offering a fully renovated space in a well-trafficked Brooklyn corridor near Kings Plaza. The space is delivered in excellent condition, ideal for professional, medical, or service-oriented uses seeking a clean, functional layout at a strategic location.

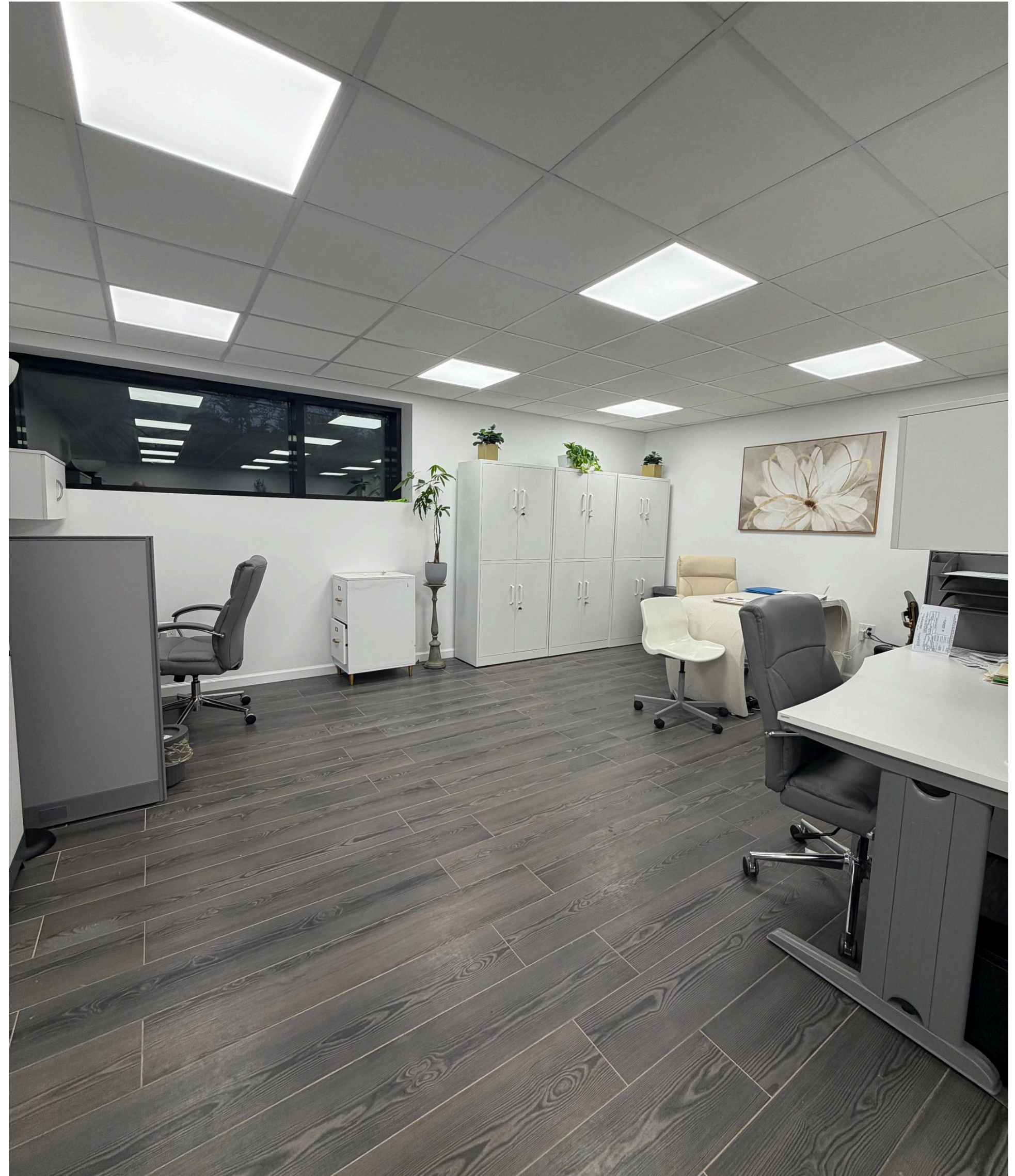
EXCLUSIVE BROKER

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Commercial Acquisitions Inc.

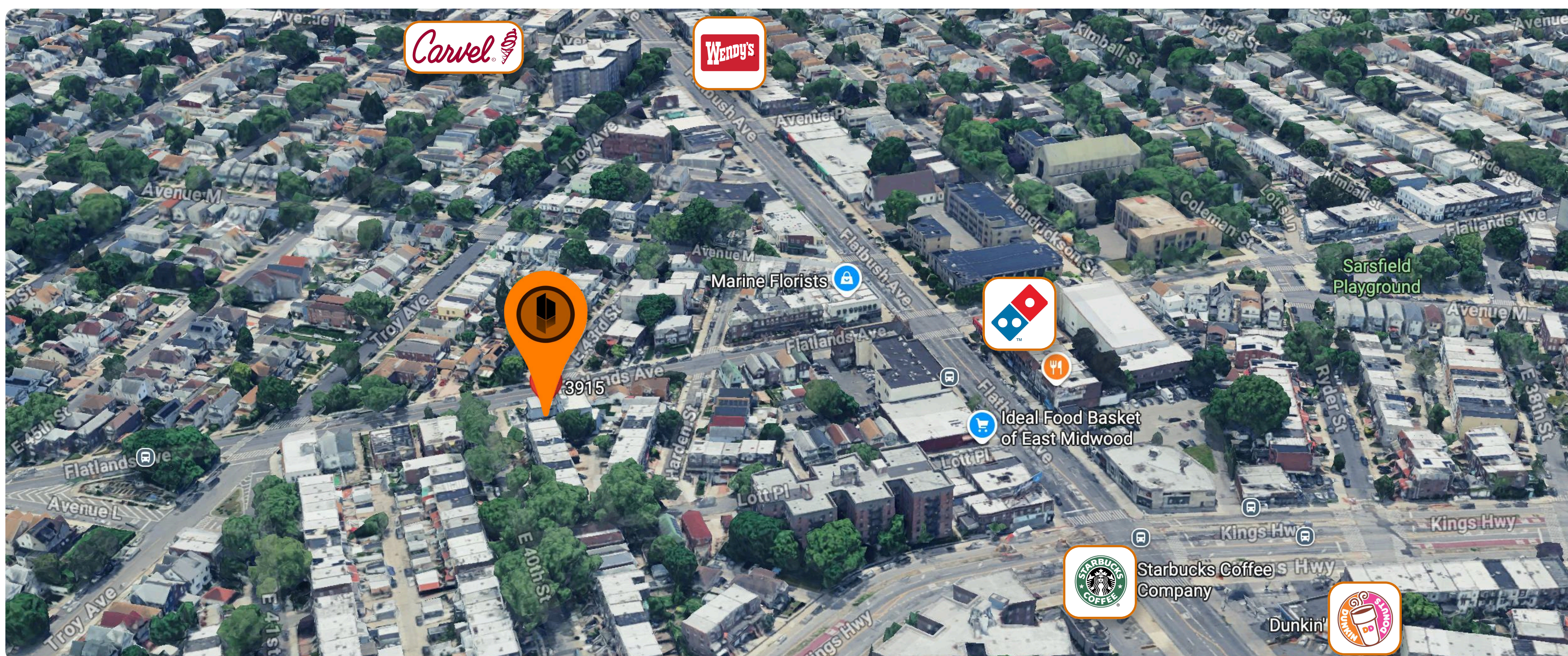
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Location Overview

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AREA MAP



TRANSIT ACCESS

SUBWAY 2, 5 - Lines

BUS Q35, B82

CAR Close access to Flatbush Ave

TENANTS & AMENITIES ANALYSIS

Surrounded by strong national retailers and daily traffic drivers including Starbucks, McDonald's, Wendy's, KFC, Dunkin', Domino's, Carvel, along with the nearby Kings Plaza Shopping Center, providing strong retail draw and consistent activity.

TRAFFIC ANALYSIS

Busy Flatlands Ave corridor with steady neighborhood and retail-driven flow. Estimated 7,000 – 10,000 pedestrians/day with strong vehicular traffic and consistent local demand.



BROKER OPINION OF VALUE

A well-positioned, move-in ready office space in a high-demand retail pocket. The recent renovation and proximity to Kings Plaza enhance tenant appeal, while the lower-level positioning offers a cost-effective entry point for users seeking quality space in a strong location. Ideal for tenants prioritizing accessibility, surrounding amenities, and value.

EXCLUSIVE LISTING BROKER

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HOW TO PROCEED

- 1 Schedule A Tour**
Contact broker directly to arrange a private showing of the space.
- 2 Review Lease Terms**
Discuss pricing, lease structure, build-out options, and tenant requirements.
- 3 Submit Application**
Provide a Letter of Intent (LOI) outlining terms along with financials and business details.
- 4 Lease Negotiation**
Finalize lease terms, concessions, and any work to be completed by landlord or tenant.
- 5 Lease Signing & Occupancy**
Execute lease agreement and proceed with move-in or build-out period.

LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.