

FOR LEASE · COMMERCIAL

Prime Corner Medical & Professional Office

\$7,000
PER MONTH

117 70th Street · Corner of Colonial Road
Bay Ridge, Brooklyn, NY 11209

TURNKEY · WHEELCHAIR ACCESSIBLE · HIGH-VISIBILITY CORNER

Exceptional ground-floor commercial space on a high-visibility corner in the heart of Bay Ridge. Formerly an established neurology practice, this **turnkey medical / professional office** is ready for immediate occupancy — with a full lower level for storage and support space.

GROUND FLOOR 1,800 sq ft Reception, exam rooms & private offices	LOWER LEVEL 1,800 sq ft Storage, records & support space
TOTAL SPACE 3,600 sq ft Across two levels	EXISTING BUILD-OUT Medical / Office Move-in ready layout

PROPERTY FEATURES

- ◆ **Wheelchair accessible** — ADA entry
- ◆ **Central A/C & heat** throughout
- ◆ **Corner location**, excellent visibility
- ◆ **Heavy foot traffic** on 70th Street
- ◆ **Reception & waiting** area in place
- ◆ **Multiple exam / treatment** rooms

Ideal for: medical practice, dental office, physical therapy, diagnostic or imaging services, or professional use — in a sought-after residential neighborhood with built-in patient and client demand.

LOCATION & NEIGHBORHOOD

Set on a prominent corner in one of Brooklyn's most established residential communities, the space offers **strong street presence** and steady pedestrian traffic. Bay Ridge combines a dense, stable residential base with a vibrant local retail corridor and convenient transit access — an ideal setting for a practice or professional service seeking **visibility and a built-in client base**.

Now Available — **Schedule a private showing today.**

INQUIRIES & SHOWINGS

Waseem Gazali
929-461-8039

Direct from Landlord
NO BROKER FEE TO INQUIRE