

185

MONTAGUE STREET
BROOKLYN, NY

MEDICAL OFFICE BUILDING



23,500+/- RSF
AVAILABLE
FOR LEASE

WEXLER
HEALTHCARE & COMMERCIAL
PROPERTIES
TEAM AT THE CORCORAN GROUP



185 MONTAGUE STREET

AVAILABILITIES

	Floor 3, Suite 301	Floor 6	Floor 7	Floor 9, 902	Floor 10	Floor 11	Floor 12, Suite 1202
RSF +/-	2,925	4,795	4,529	1,600	4,260	4,010	1,325
CONDITION	BUILT - MED/OFC	BUILT - MED	BUILT - MED	BUILT - MED	RAW	BUILT - MED/OFC	BUILT - OFC
SLAB-TO-SLAB +/-	10' 6"	10' 6"	10' 6"	10' 6"	10' 6"	10' 6"	10' 6"
FINISHED CEILING +/-	8' 9"	8' 0"	8' 0"	10' 6"	10' 6"	9' 0"	8' 6"

REASONABLE DIVISIONS CONSIDERED

BUILDING SPECIFICATIONS

BUILDING HEIGHT

Approximately 200 Feet
15 Stories

CONSTRUCTION TYPE

Reinforced Concrete

TYPICAL COLUMN SPACING

20-Feet

FIRE SUPPRESSION

Sprinklered

ELEVATORS

2 Passenger Cars



185 MONTAGUE STREET

OVERVIEW

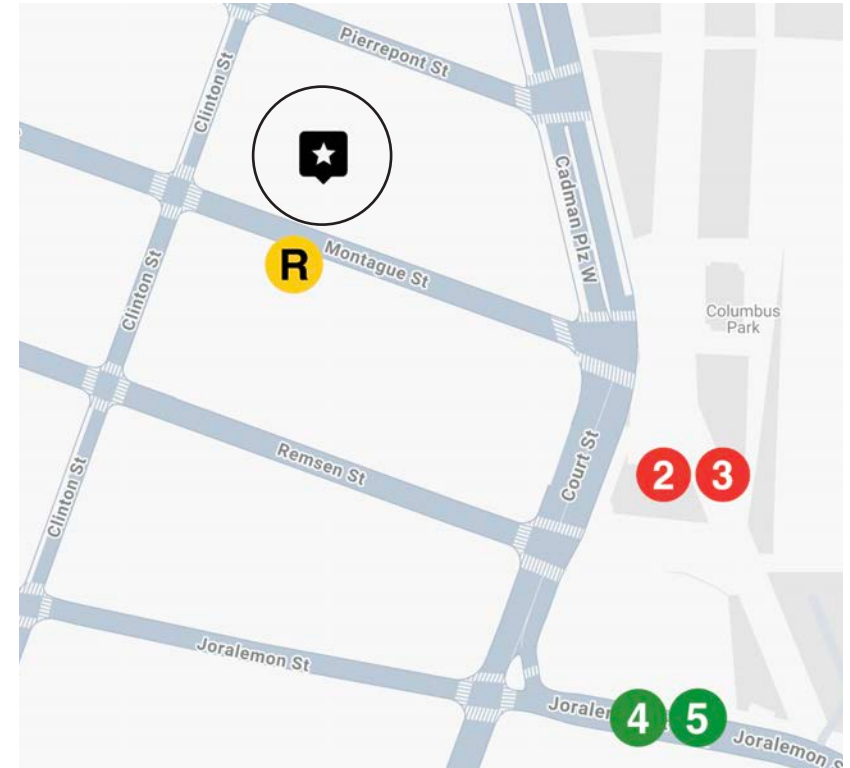
Positioned in the heart of Brooklyn Heights, 185 Montague Street is a premier medical and professional office building offering exceptional leasing opportunities for healthcare providers, physician groups, outpatient medical practices, non-profit institutions, and other professional users. The building offers highly efficient floor plates and flexible leasing opportunities designed to accommodate a wide range of medical and office requirements.

The property features a variety of medical suites, professional office space, and opportunities for customized tenant build-outs. Flexible floor configurations allow tenants to establish new practices, expand existing operations, or consolidate multiple locations within a modern, professionally managed building. Contiguous and divisible opportunities are available to accommodate practices of varying sizes, from boutique specialty offices to full-floor users.

The building is ideally suited for physicians, laboratories, physical therapy practices, mental health professionals, dental specialists, and other healthcare-related organizations seeking a highly visible and convenient Brooklyn location.

Situated along Montague Street, one of Brooklyn's most prominent commercial corridors, the property benefits from exceptional public transportation access. The building is located just moments from the Borough Hall subway complex, providing service via the 2, 3, 4, 5, and R subway lines, as well as the nearby Court Street Station serving the R line and the Clark Street Station serving the 2 and 3 lines. Additional nearby access to the A, C, and F trains further enhances connectivity throughout Brooklyn, Manhattan, Queens, and beyond.

The property is also served by numerous MTA bus routes operating throughout Downtown Brooklyn and Brooklyn Heights, offering convenient transportation for both patients and employees. Surrounded by a vibrant mix of medical providers, professional services, retail amenities, restaurants, and residential neighborhoods, 185 Montague Street offers an outstanding location for healthcare organizations seeking long-term growth within one of New York City's most dynamic commercial districts.



POTENTIAL USES INCLUDE *BUT NOT LIMITED TO:*

- Medical Facilities
- Educational Facilities
- Professional Services
- Libraries
- Museums
- Clubs & Organizations
- Art Galleries

POSSESSION: IMMEDIATE

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FLOOR PLANS

CURRENT CONDITIONS

185 MONTAGUE STREET

FLOOR 3, SUITE 301

2,925+/- RSF



LAYOUT

Waiting Area

Exam/Treatment Room

Two Offices/Consults

Potential Operating Suite

Lab

Staff Lounge

Restroom

3D



185 MONTAGUE STREET

FLOOR 6

4,795+/- RSF



LAYOUT

Waiting Room

Dual Receptions

Two Offices/Consults

Five Treatment Rooms

Admin Office

Two Restrooms

Two X-Ray Rooms

Open Space/Physical Therapy

3D



185 MONTAGUE STREET

FLOOR 7

4,529+/- RSF



LAYOUT

Waiting Area

Dual Receptions

Five Exam Rooms

Lab

Office/Consult

Two Admin Offices/Storage Rooms

Three Restrooms

3D

FLOOR 7



3D FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL SIZE, DIMENSIONS, AND FURNISHINGS MAY VARY.

185 MONTAGUE STREET

FLOOR 9, SUITE 902

1,600+/- RSF



LAYOUT

Waiting Area

Reception

Four Dental Operatories

Nurses' Station

Office/Consult

Restroom

3D



4,260+/- RSF



LAYOUT

White Boxed

3D



4,010+/- RSF



LAYOUT

Two Large Open Areas

Reception

Three Exam/Treatment Rooms

Office/Consult

Admin Offices

Nurses' Station

Two Restrooms

Storage Room

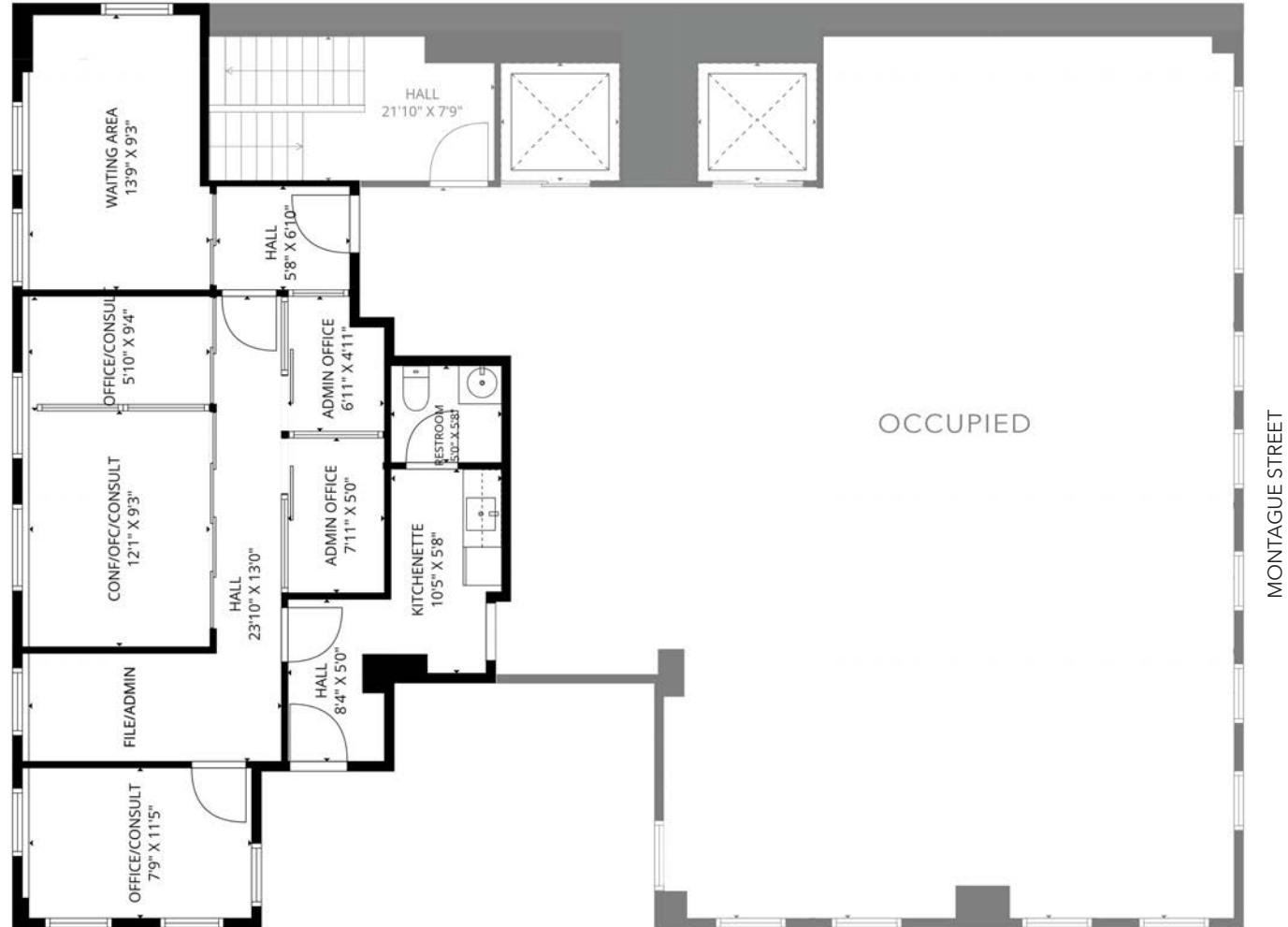
3D



185 MONTAGUE STREET

FLOOR 12, SUITE 1202

1,325+/- RSF



LAYOUT

Waiting Area

Two Offices/Consults

Conference Room/Office/Cor

Two Admin Offices

Kitchenette/Lab

Restroom

File/Admin Area

3D



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GALLERY

FLOOR 3, SUITE 301

FLOOR 6

FLOOR 7

FLOOR 9, SUITE 902

FLOOR 10

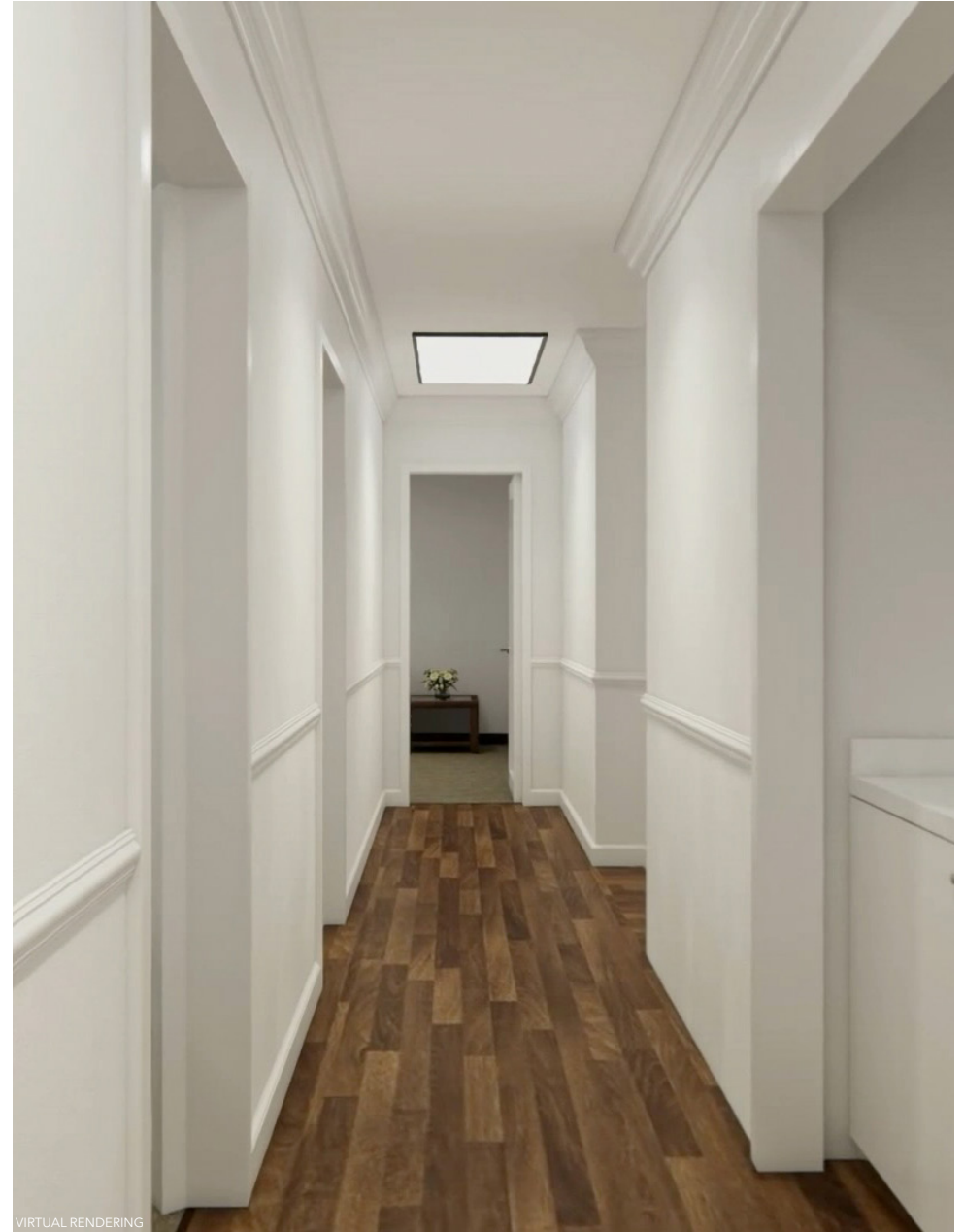
FLOOR 11

FLOOR 12, SUITE 1202

185 MONTAGUE STREET

GALLERY

FLOOR 3, SUITE 301



185 MONTAGUE STREET

GALLERY

FLOOR 6



185 MONTAGUE STREET

GALLERY

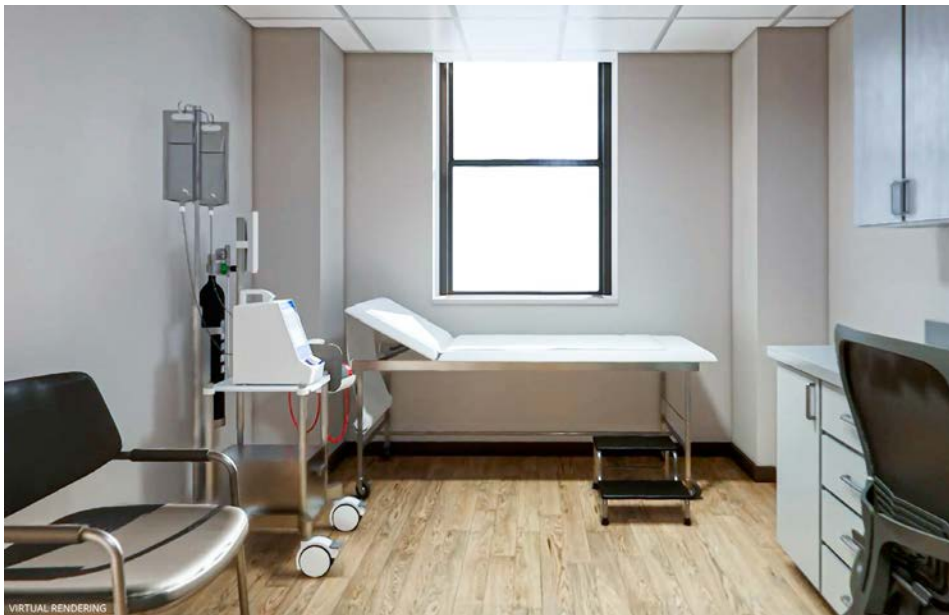
FLOOR 6 CONTINUED



185 MONTAGUE STREET

GALLERY

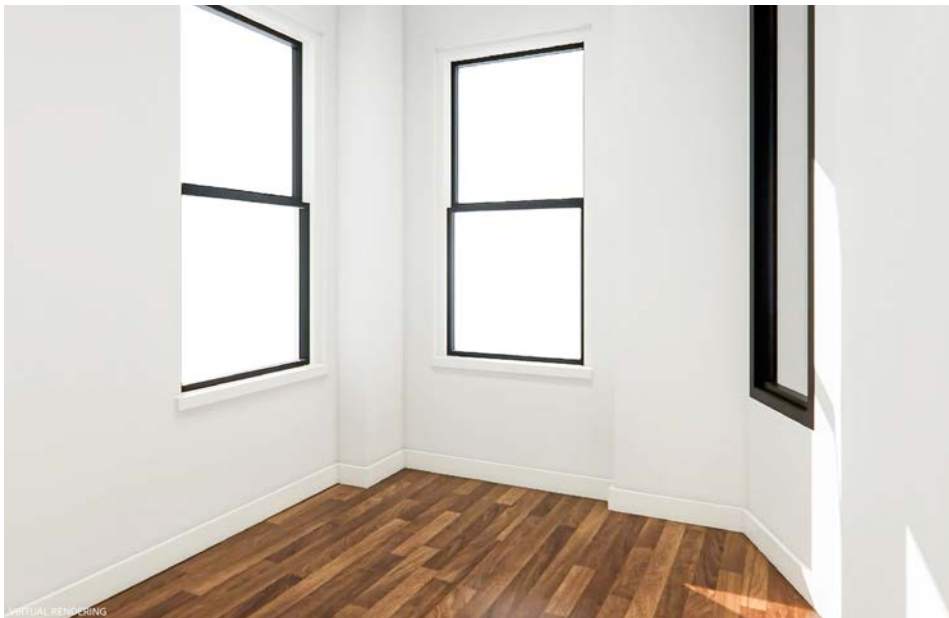
FLOOR 7



185 MONTAGUE STREET

GALLERY

FLOOR 9, SUITE 902



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GALLERY

FLOOR 10



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GALLERY

FLOOR 11



185 MONTAGUE STREET

GALLERY

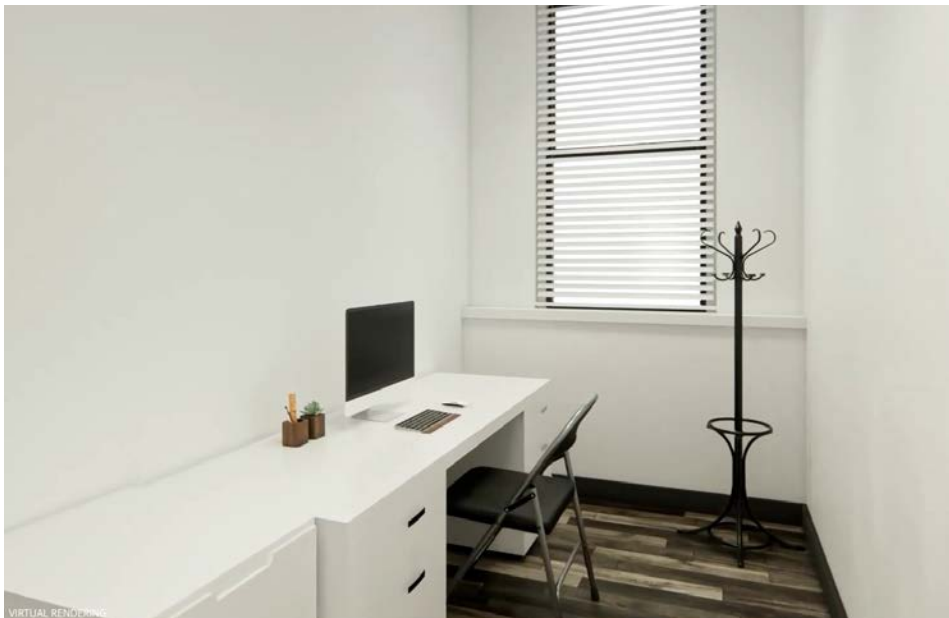
FLOOR 11 CONTINUED



185 MONTAGUE STREET

GALLERY

FLOOR 12, SUITE 1202



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