

RETAIL SPACE FOR LEASE

3121 OCEAN AVENUE

BROOKLYN, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

PROPERTY DETAILS

LOCATION INFO

BTW SHORE PKWY & VOORHIES AVE

AVAILABLE SIZE

RETAIL: 2,650 SF

BASE RENT

MODIFIED GROSS

RETAIL FIRST FLOOR: \$55 PSF

NEIGHBORHOOD

SHEEPSHEAD BAY

BLOCK & LOT

08776-0072

STORIES

6

COMMENTS

- NEW CLASS A ELEVATOR BUILDING
- HANDICAPPED ACCESSIBILITY
- HEAVY FOOT AND CAR TRAFFIC
- 15 YEAR TAX ABATED
- ACCESS TO BELT PARKWAY
- ON-SITE PARKING AVAILABLE
- BUILT TO SUIT AVAILABLE

TRANSPORTATION

B4

B49

BM3

B

Q

NEIGHBORHOOD TENANTS

-NETCOST

-CHASE BANK

-STARBUCKS

-CAPITAL ONE

-CVS PHARMACY



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3121 OCEAN AVENUE

SHORE
TOWER

3121 OCEAN AVENUE LOWER LEVEL FLOOR PLAN

CF-01
2,700 SF

LEASED

B-02
3,200 SF

LEASED

B-03
2,000 SF

LEASED

B-04
2,650 SF

AVAILABLE

B-05
2,150 SF

LEASED

B-06
1,900 SF

LEASED

MAIN ENTRANCE

SHORE PKWY

AVAILABLE: 2,650 - 5,850 SF

OCEAN AVENUE

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3121 OCEAN AVENUE

BLENDING USE CLASS A BUILDING SITUATED BY THE OCEANFRONT OF SHEEPSHEAD BAY



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3121 OCEAN AVENUE



CONTACT EXCLUSIVE BROKER



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