

OFFICE SPACE FOR LEASE



1614 NEPTUNE AVENUE, BROOKLYN NY 11224



PROPERTY DETAILS

LOCATION INFO

NEPTUNE AVENUE BTW WEST
16TH ST & WEST 17TH ST

NEIGHBORHOOD

CONEY ISLAND

BLOCK & LOT

BLOCK: 7021-0007

ZONING

C8-1

SIZE

1,100 SF

PROPERTY OVERVIEW

Positioned on Neptune Avenue, one of Brooklyn's most active and well-connected commercial corridors, this third-floor professional office space offers a bright, functional suite just steps from public transportation. The layout features a large open office area that can be configured to suit a wide range of professional uses. This is an ideal fit for professional or administrative offices.

EXCLUSIVE BROKER

DENIS ABAYEV

718.954.1363

Denis@commercialacq.com

ASKING PRICE

\$2,600/MONTH



Scan to view
all current
listings



BY THE NUMBERS



WALK SCORE
WALKER'S PARADISE



TRANSIT SCORE
RIDER'S PARADISE

5

SUBWAY STATIONS
B · D · F · N · Q LINES

AREA MAP



TRANSIT ACCESS

SUBWAY **B D F N Q**

BUS **B36 B64 B68 B74 B82**

CAR Close access to Ocean Pkwy & Belt Pkwy

EXCLUSIVE LISTING BROKER

Denis Abayev

718.954.1363

Denis@commercialacq.com

Office: 718-517-8700 / commercialacq.com



3B Form 54 (Rev. 8/90)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH BROOKLYN

DATE: 10/14/2022

NO. 300556217

This certificate supersedes C.O. NO 219445

ZONING DISTRICT C8-1

THIS CERTIFIES that the new—altered—existing—building—premises located at

1614 NEPTUNE AVENUE

Block 7021

Lot 7

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	GROUND						ORDINARY
1st	120				7		AUTO SEAT COVER OR CONVERTIBLE TOP ESTABLISHMENT. SELLING AND INSTALLATION. ACCESSORY TWO CAR ENCLOSED PARKING.
2nd	60	5			6		OFFICES
3rd	50	6			6		OFFICES
TOTAL:			As Stated Above				
			Old Code				

EXCLUSIVE LISTING BROKER

Denis Abayev

718.954.1363

Denis@commercialacq.com

Office: 718-517-8700 / commercialacq.com

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.