

SPACE FOR LEASE

360 NEPTUNE AVENUE, BROOKLYN NY 11235

4TH FLOOR – 16,000 SF AVAILABLE



PROPERTY DETAILS

SIZE DIVISIBLE: 8,000 SF - 16,000 SF AVAILABLE

ENTIRE 4TH FLOOR FOR LEASE

131' FRONTAGE ON NEPTUNE AVENUE

10' CEILING HEIGHT

PARKING AVAILABLE ON 2ND FLOOR

STEPS FROM PUBLIC TRANSPORTATION

MODIFIED GROSS RENTAL RATE: \$36 PSF/YEAR



NEIGHBORHOOD
BRIGHTON BEACH



BLOCK & LOT
8662-0097



ZONING
R6, OP

LOCATION OVERVIEW



360 NEPTUNE AVENUE, BROOKLYN NY 11235



NEIGHBORHOOD
BRIGHTON BEACH

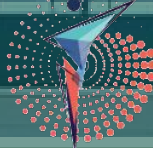


BLOCK & LOT
8662-0097



ZONING
R6, 0P

TENANT OVERVIEW

6TH FLOOR –  TOTAL BODY WORKS MEDICAL (MEDICAL OFFICE)

5TH FLOOR –  TOURO UNIVERSITY (EDUCATION)

4TH FLOOR – 16,000 SF AVAILABLE

3RD FLOOR –  (DAYCARE)

2ND FLOOR – PARKING LOT



PLUMBING STORE



VETERINARY CLINIC



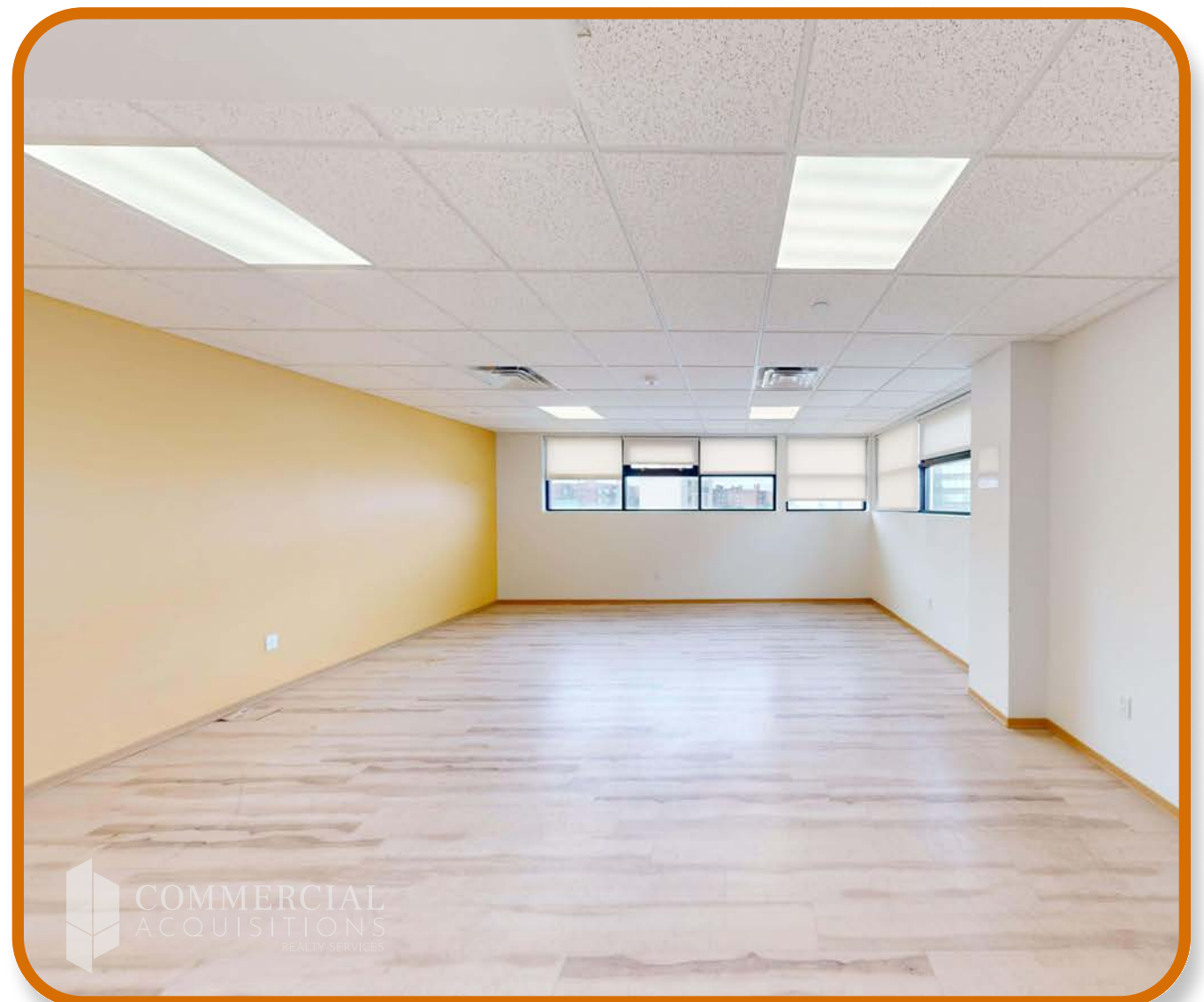
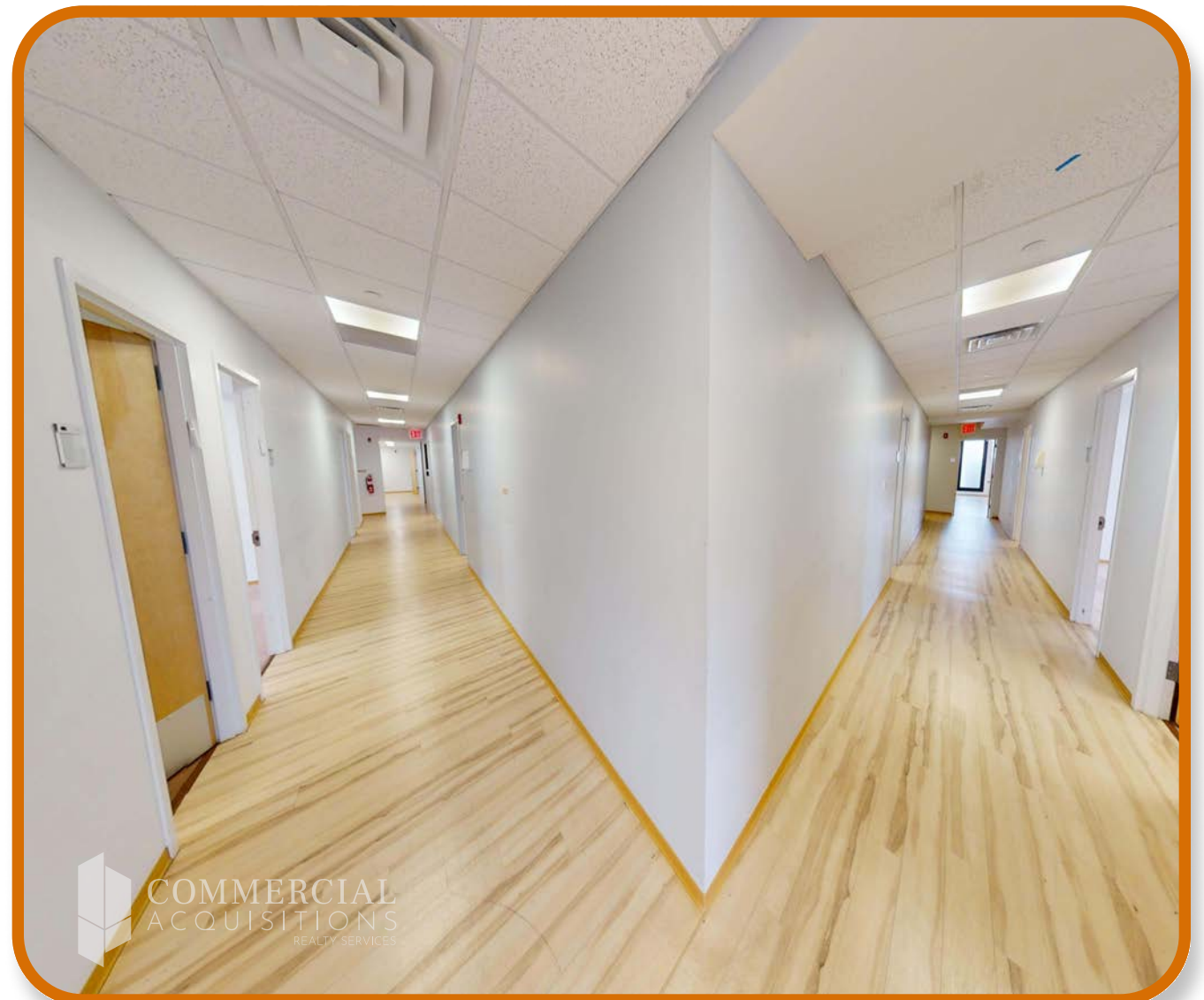
SALON



RESTAURANT

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE:

PROPERTY PHOTOS



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DOLLHOUSE VIEW 5TH FLOOR

16,000 SF AVAILABLE

ENTRANCE

360 NEPTUNE AVENUE



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CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

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CO Number: 321018420F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OS P					3B	ACCESSORY PARKING TO USE GROUPS 3 AND 4 FOR 7 VEHICLES
001 001 15		OG	B		3B	COMMUNITY FACILITY LOBBY - SUBJECT TO FLOODING
001 001 31		OG	S-2		3B	ACCESSORY PARKING TO USE GROUP 3 AND 4 FOR 6 VEHICLES AND 6 BICYCLES WITH AN AREA OF 90 SQ FT - SUBJECT TO FLOODING
001 001 376		OG	M		6A	RETAIL SPACE
002 002 98		100	S-2		3B	ACCESSORY PARKING TO USE GROUP 3 AND 4 FOR 48 VEHICLES
003 003 300		100	A-3		3A	NURSERY DAYCARE FOR 224 CHRLDREN AGES 2 TO 6 & 28 STAFF, CLASSROOMS FOR AFTERSCHOOL FOR 29 CHILDREN AGES 6 & ABOVE & 2 STAFF ACCESSORY OFFICE, STORAGE AND ACCESSORY KITCHEN. NOTE: NUMBER OF TEACHERS SHALL COMPLY W DOHMH STANDARDS
004 004 300		100	A-3		3A	COLLEGE
005 005 198		100	A-3		3A	COLLEGE, OPEN ROOF TERRACE AT 5TH FLOOR LEVEL, MAX OCCUPANT 12
006 006 84		100	B		3A	COMMUNITY FACILITY
RO F	200	100	A-5		3B	OPEN ROOF TERRACE, ACCESSORY PLAYGROUND
ZONING EXHIBIT I, CRFN NO 2013000277393 AND ZONING EXHIBIT III, CRFN NO 2013000277394 ALL WORK PERFORMED UNDER ALTERATION 1 APPLICATION, DOB JOB# 320785316						
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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