

# 1530

## BERGEN STREET CROWN HEIGHTS, BROOKLYN

Between Schenectary & Utica Avenues

COMMUNITY FACILITY FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 1,200 SF  
Second Floor: 1,300 SF + Terrace

### ASKING RENT

\$35 PSF

### POSSESSION

Q4 2026

### TERM

Negotiable

### FRONTAGE

25 FT

### COMMENTS

- Newly developed community facility opportunity
- Flexible ground floor and second floor layouts
- Outdoor terrace and dedicated elevator access
- Institutional ownership committed to working with qualified operators by offering TI package
- Great location for educational, medical, nonprofit, and institutional users

### NEIGHBORS

NYLA House • The Borough Bar & Grill • Suns Garden • VIP Zone Restaurant • Clean Rite Center • Bubbles Laundromat • Barbers Studio • Ink Ambitions • Tacolmos Mexican Restaurant • Lakou Café • China Garden

### TRANSPORTATION



### NOAM AZIZ

Managing Director  
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### JOAQUIN CARRILLO

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### SHAYA KATZ

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BUILDING RENDERING

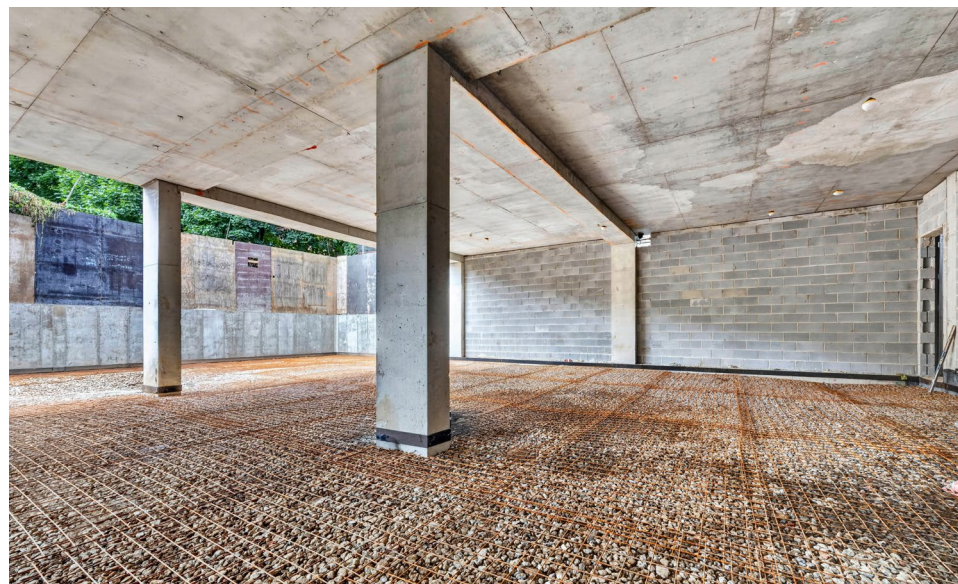
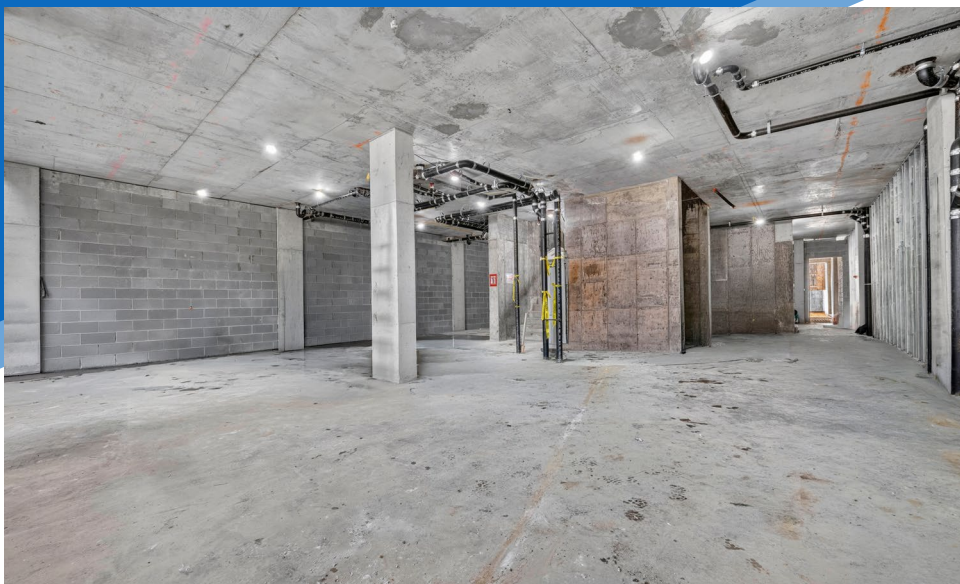


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RETAIL LEASING

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INTERIOR

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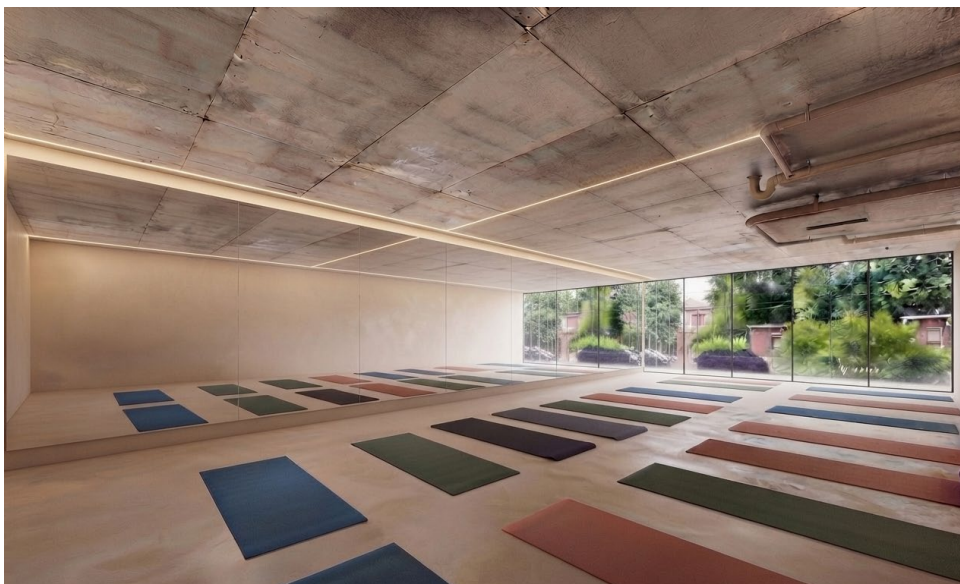
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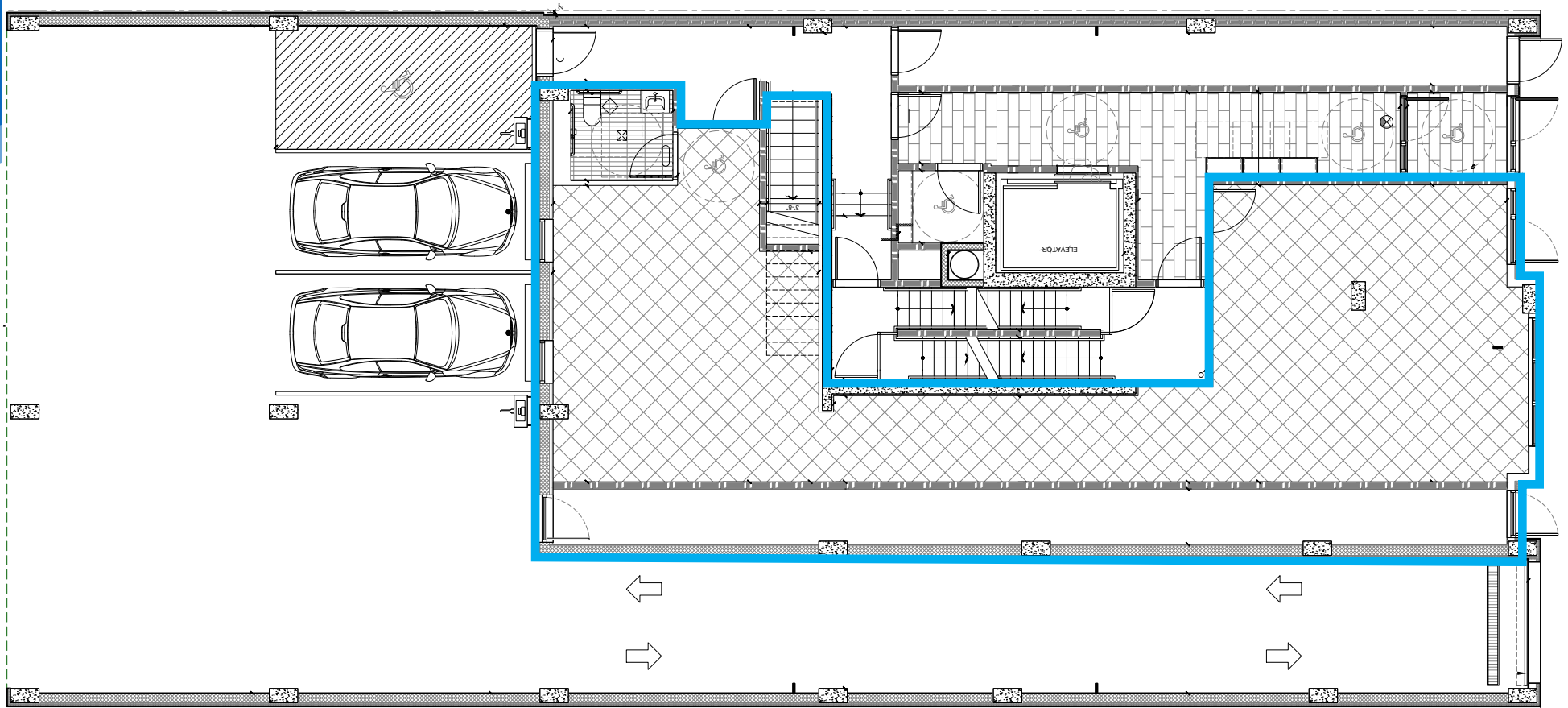


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FLOOR PLAN | GROUND FLOOR



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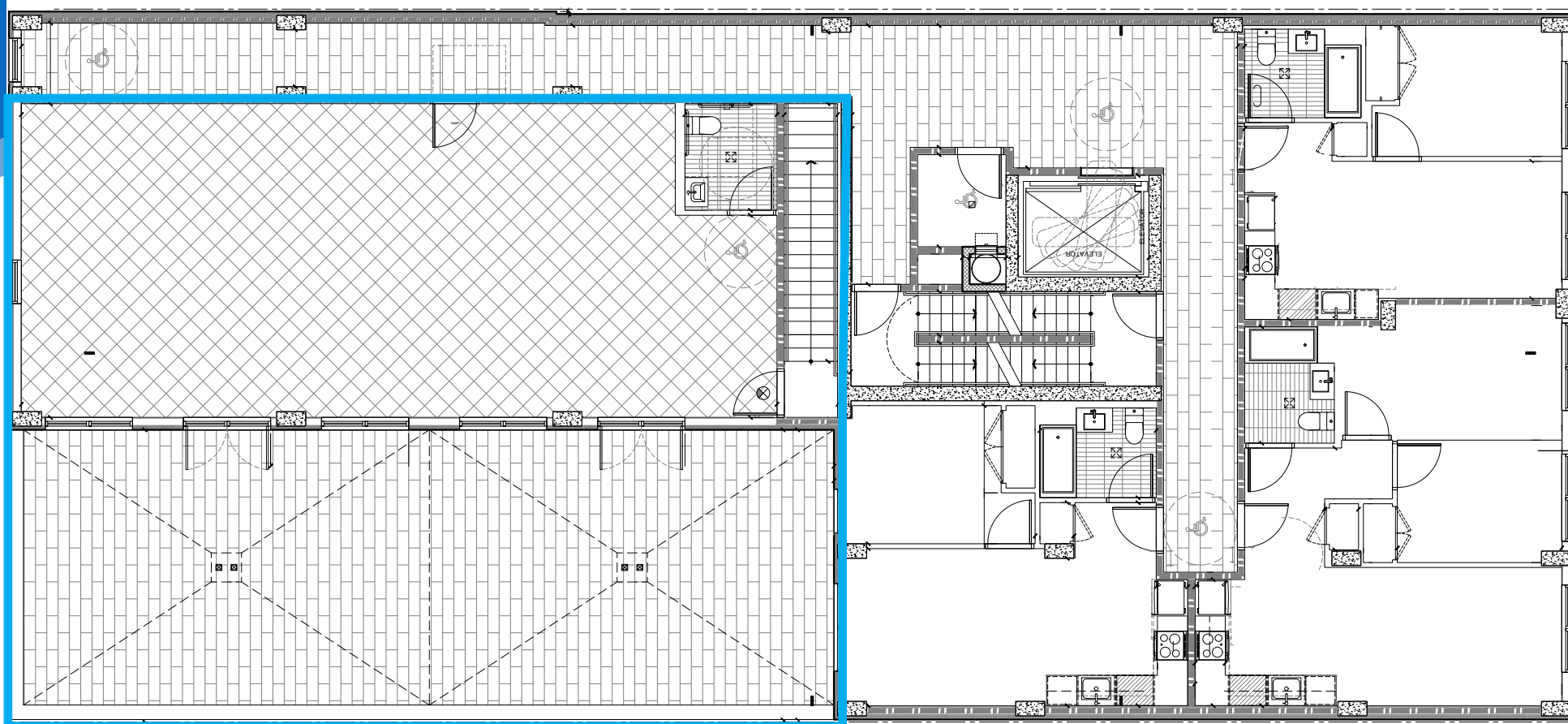
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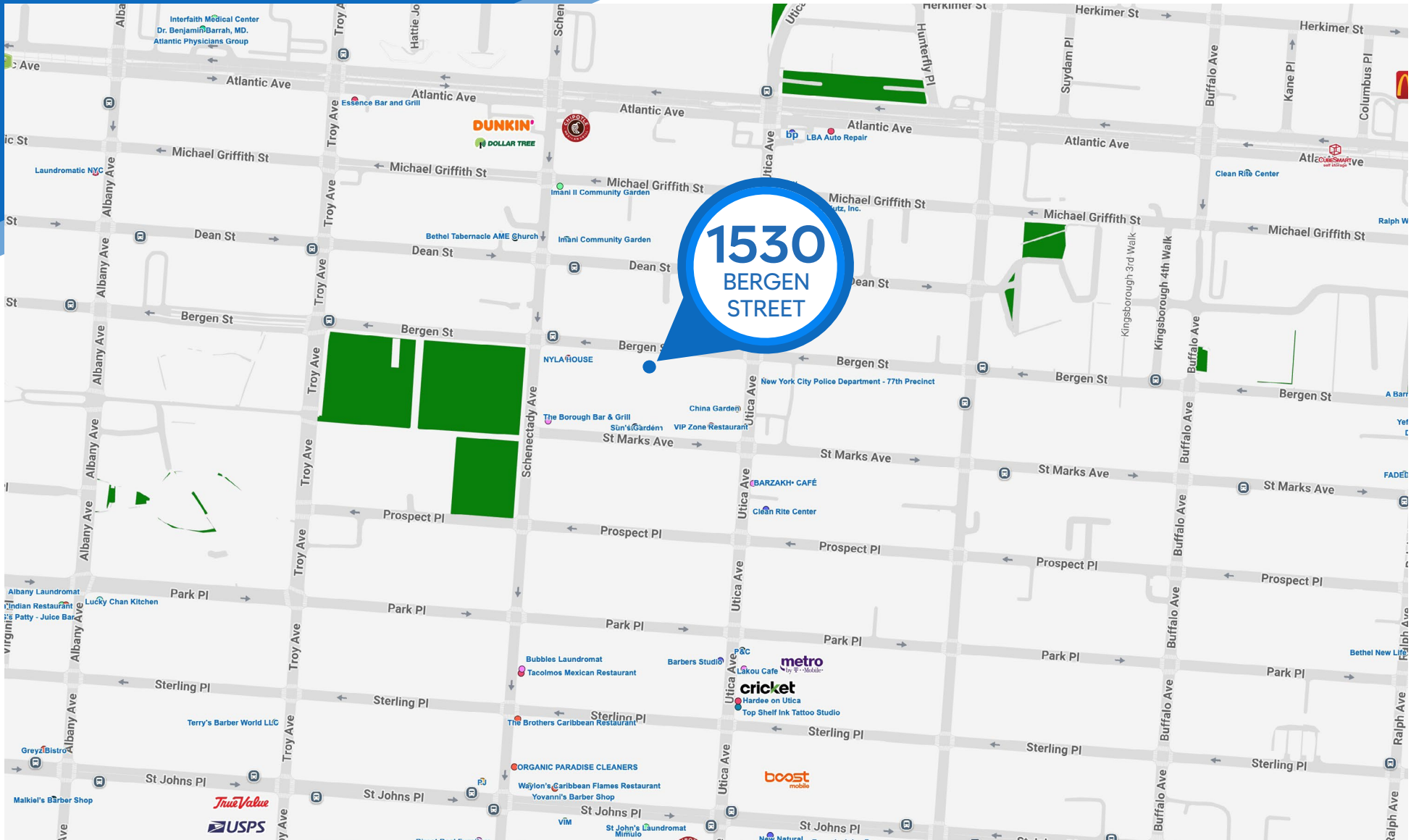


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