

FOR LEASE

DESTINATION RETAIL • OFFICE • FITNESS • MEDICAL

STONEFIELD
REAL ESTATE



2244

CHURCH AVENUE

BROOKLYN, NY 11226

» ENTIRE 2ND & 3RD FLOORS

» 18,500 RSF PER FLOOR

» 15' CEILINGS

» 161' OF FRONTAGE



UP TO 37,000
RSF AVAILABLE

OPPORTUNITY HIGHLIGHTS

TWO FULL FLOORS WITH BUILT-IN ADVANTAGES

Entire second and third floors are available at 2244 Church Avenue, offering 18,500 RSF per floor or up to 37,000 RSF for a single user. The second floor features an existing fitness buildout and dedicated elevator access, while both floors benefit from signage opportunities, approximately 15-foot ceilings and windows on three sides. The property also offers substantial Church Avenue frontage, a long-term ICAP tax abatement and a dense retail location near multiple subway stations.



1

TWO 18,500 RSF FULL-FLOOR OPPORTUNITIES

Entire second and third floors are available individually or together, providing up to 37,000 RSF for a single user.

2

EXISTING SECOND-FLOOR FITNESS BUILDOUT

The second floor contains an existing fitness installation that may reduce initial construction requirements and speed occupancy for a compatible user.

3

DEDICATED ACCESS AND FLOOR IDENTITY

The second floor is served by a dedicated elevator, while signage opportunities on each floor allow tenants to establish a visible and distinct presence.

4

LONG-TERM ICAP TAX ABATEMENT

A long-term ICAP abatement is in place, resulting in reduced real estate tax obligations during the applicable abatement period.

5

DENSE RETAIL AND TRANSIT LOCATION

The property is positioned within an established Church Avenue retail market near multiple subway stations and local transportation options.

LEASING OVERVIEW

SPACE	SIZE (RSF)	RENT	LEASE TYPE
2nd Floor	18,500	Upon Request	Triple Net
3rd Floor	18,500	Upon Request	Triple Net

ADDITIONAL RENT	TRIPLE NET
Real Estate Taxes	\$1.50 / RSF
Building Operating Expenses	\$5.31 / RSF
Utilities	Separately Metered

PREMISES OVERVIEW



LOCATION

Established Church Avenue retail corridor in Flatbush, near subway access.



FRONTAGE

Approximately 161 feet along Church Avenue.



SIGNAGE

Building signage opportunities available on each floor, subject to landlord approval.



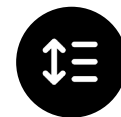
ELEVATOR ACCESS

Dedicated elevator serving the second floor and a shared elevator serving the third and fourth floors.



WINDOW EXPOSURE

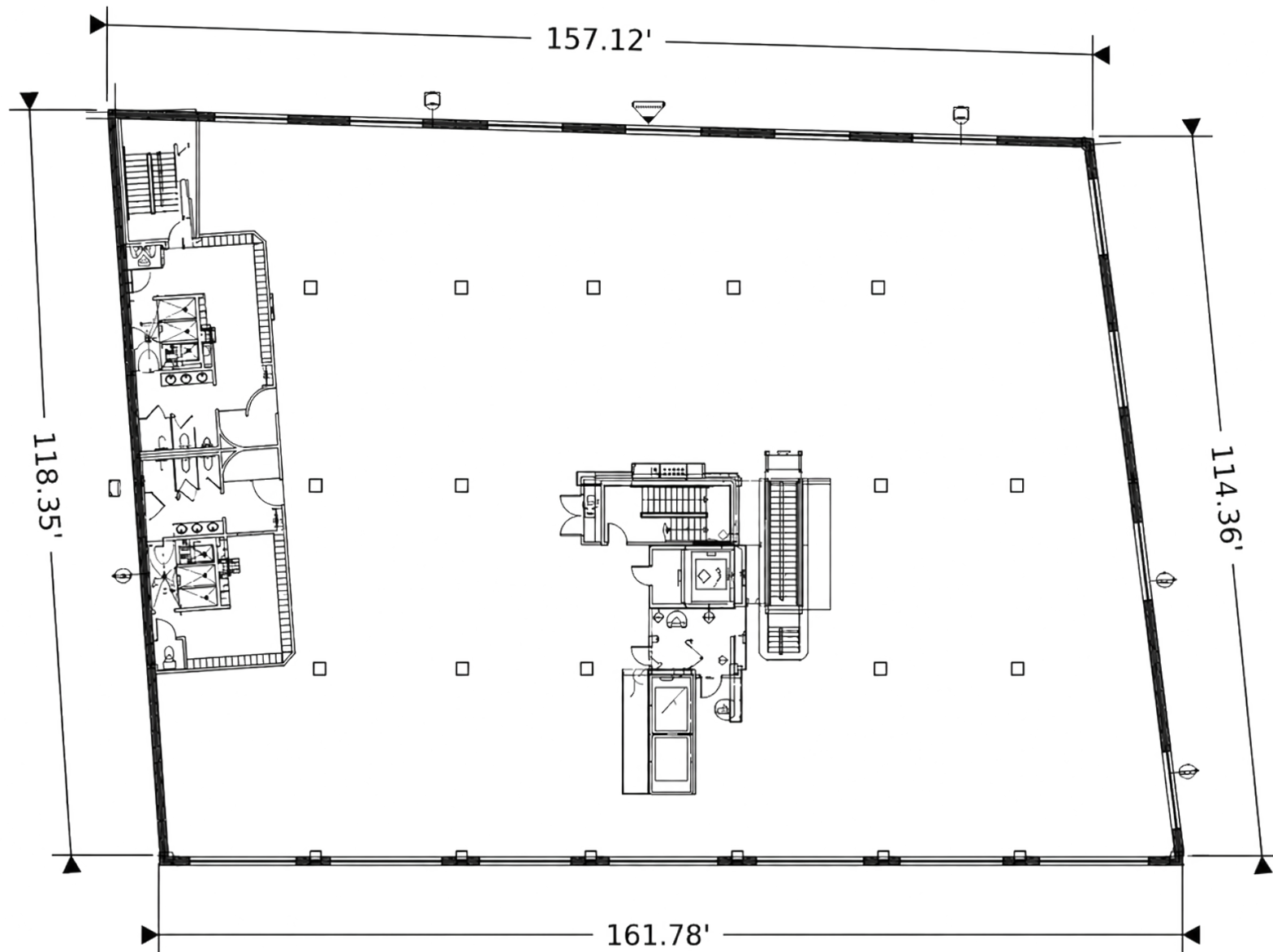
Windows along the front, side and rear of the premises.



CEILING HEIGHT

Approximately 15-foot finished ceilings.

FLOOR PLAN



RETAIL MAP



DISCLAIMER

This Leasing Brochure is intended solely as a general summary of the property and the available leasing opportunity. It is not exhaustive and should not replace an independent investigation by any prospective tenant or its advisors. Stonefield Real Estate LLC and the property owner make no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein, including, without limitation, square footage, floor plans, zoning, permitted uses, building systems, condition, operating expenses, or suitability for any particular use. All information has been obtained from sources believed to be reliable but has not been independently verified. References to square footage are approximate. Prospective tenants are responsible for verifying all information and conducting their own due diligence. The landlord reserves the right to modify or withdraw the available space, change any proposed terms, or reject any proposal at any time without notice or obligation. Any lease transaction is subject to landlord approval and the execution of a mutually acceptable lease agreement.

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