

FLATBUSH JUNCTION, BROOKLYN, NY

# 2263 NOSTRAND AVENUE

MOD



# SPACE DETAILS

## LOCATION

Corner of Avenue I & Nostrand Avenue

## SPACE

Space A: 1,481 SF

Space B: 1,313 SF

Space C: 7,800 SF - LEASED TO ESTI'S

\*Spaces can be combined

## CEILING HEIGHT

12 Ft

## FRONTAGE

180 Ft Wraparound

## ASKING RENT

\$75 PSF

## NEIGHBORS

Brooklyn College, Target, Starbucks, Home Goods, The Children's Place, Verizon, AT&T, The Vitamin Shoppe, McDonalds, Burger King, Dunkin, Pizza Hut, Key Food, USPS, FedEx, Esti's (coming soon)

## TRANSPORTATION



## COMMENTS

- One Block to Brooklyn College with 20,000 Students
- At the Base of a Brand New Residential Development
- Logical Divisions Considered
- High Ceilings
- Dense Residential Area
- Busy Retail Corridor
- Can Be Vented
- Subway Ridership of 6 Million per annum

# CONTACTS

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## EDDIE MAMIYE

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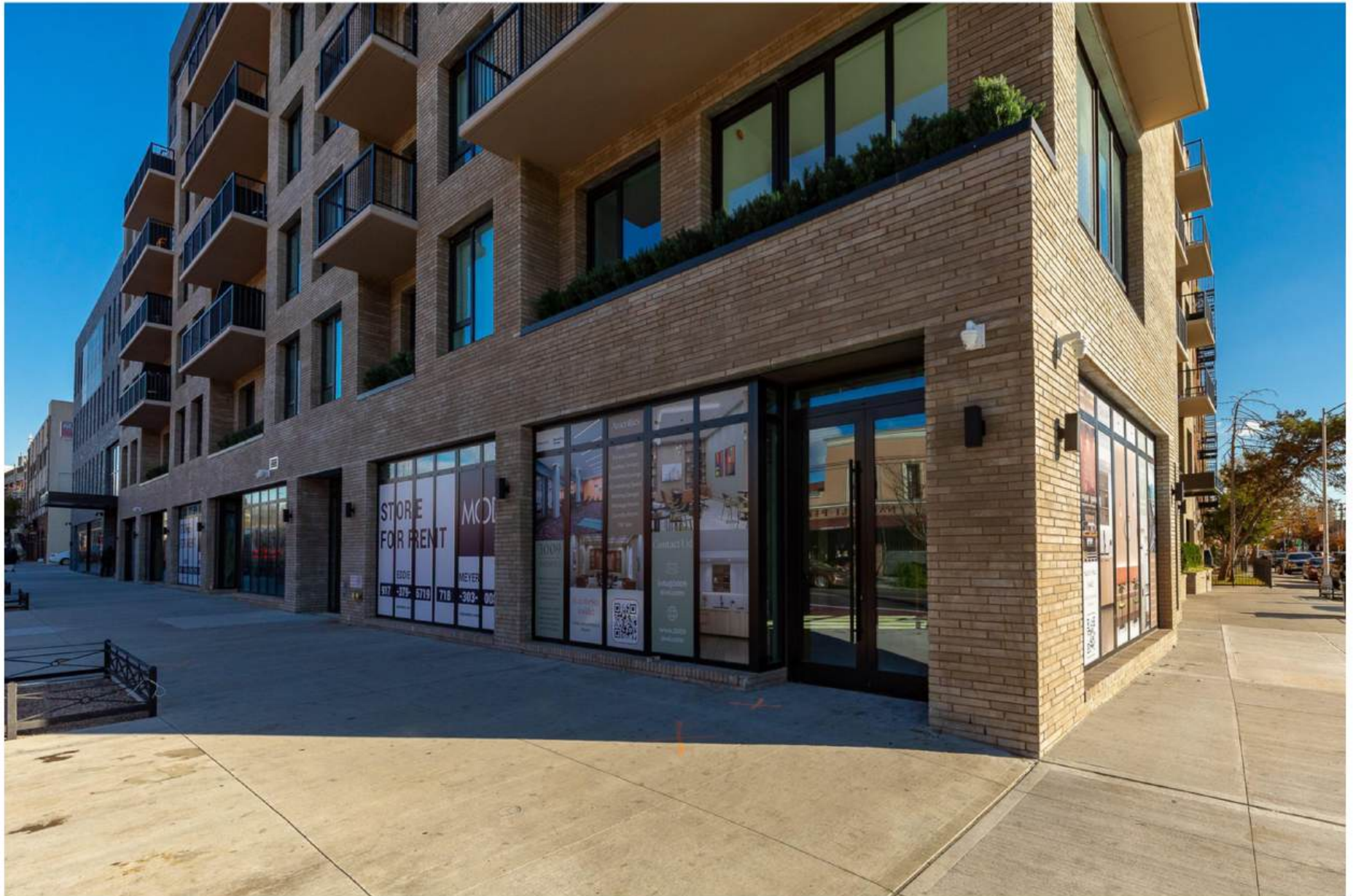
## ISAAC BIJOU

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# EXTERIOR IMAGE



# INTERIOR IMAGES



# FLOOR PLAN



# AREA MAP



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