

Now Leasing

Prime Medical Building
Fully Built Out Medical Space

2044 Ocean Avenue, Brooklyn, New York 11230



585 Stewart Avenue-Suite 790, Garden City, NY 11530
Office: 516.203.8100 Fax: 516.203.8199

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.

**Brown
Harris
Stevens** **Bold
Honest
Smart**

**For Further
Information
Contact:**

David B. Sargoy

Dir. Comm'l RE Division
516.203.8134
dsargoy@bhsusa.com

Irwin Rachlin

Associate Broker
917.696.7195
irachlin@optonline.net

Property Highlights:

REAL ESTATE TAXES: Included in base rent – pro rate share increases over the base year

OPERATING EXPENSES: Included in base rent

WORKLETTER: Negotiable

PARKING: Street parking

UTILITIES: Metered

RENTAL RATE: Upon Request

OCCUPANCY: Immediate

AVAILABLE SPACE:

Suite B1: 1,267 square feet

Suite A6: 1,998 square feet

COMMENTS:

- Elevatored building
- Walk to subway, bus and shopping
- One block from Kings Highway

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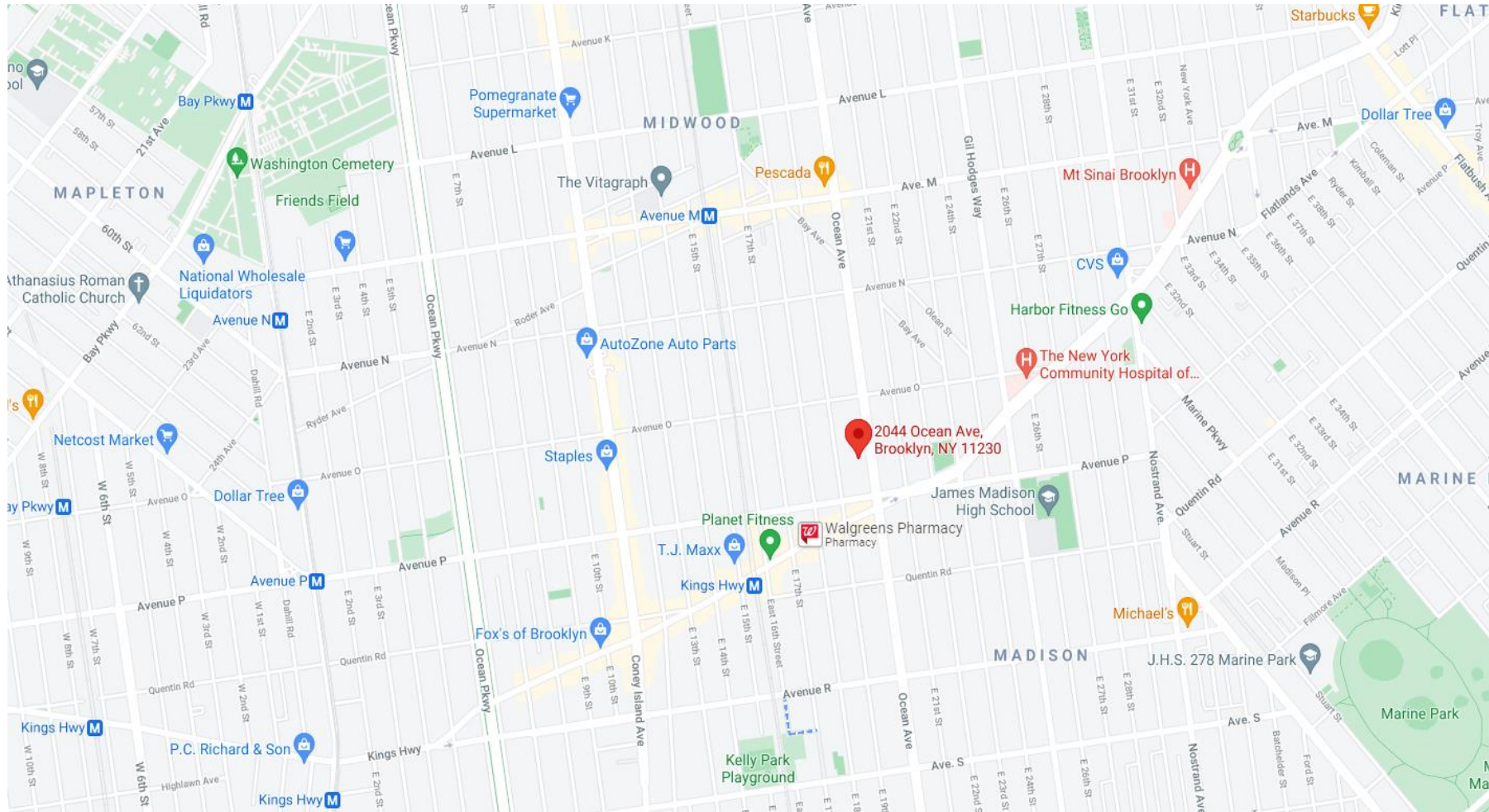
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