

**INVESTMENT
OPPORTUNITY
MEDICAL
OFFICE BUILDING**

**7316
13TH AVENUE
BROOKLYN, NEW YORK**



SCAN FOR
3D MODELED VIDEO TOUR
INTERACTIVE FLOOR PLANS

WEXLER
HEALTHCARE & COMMERCIAL
PROPERTIES
TEAM AT THE CORCORAN GROUP



Wexler Healthcare & Commercial Properties is pleased to present a compelling investment opportunity at 7316 13th Avenue, a premier 9,800 RSF medical office asset situated in the heart of Dyker Heights, Brooklyn. The property is 100% leased to institutional-grade tenants, anchored by NYU Langone Health and LabCorp.

Positioned on 13th Avenue, the neighborhood's primary commercial thoroughfare, the property benefits from exceptional visibility and continuous foot traffic. Its location ensures seamless access for a dense South Brooklyn patient base via the B64 bus—located directly at the door—the B4 Bus, and the nearby D subway line at 71st Street and New Utrecht Avenue.

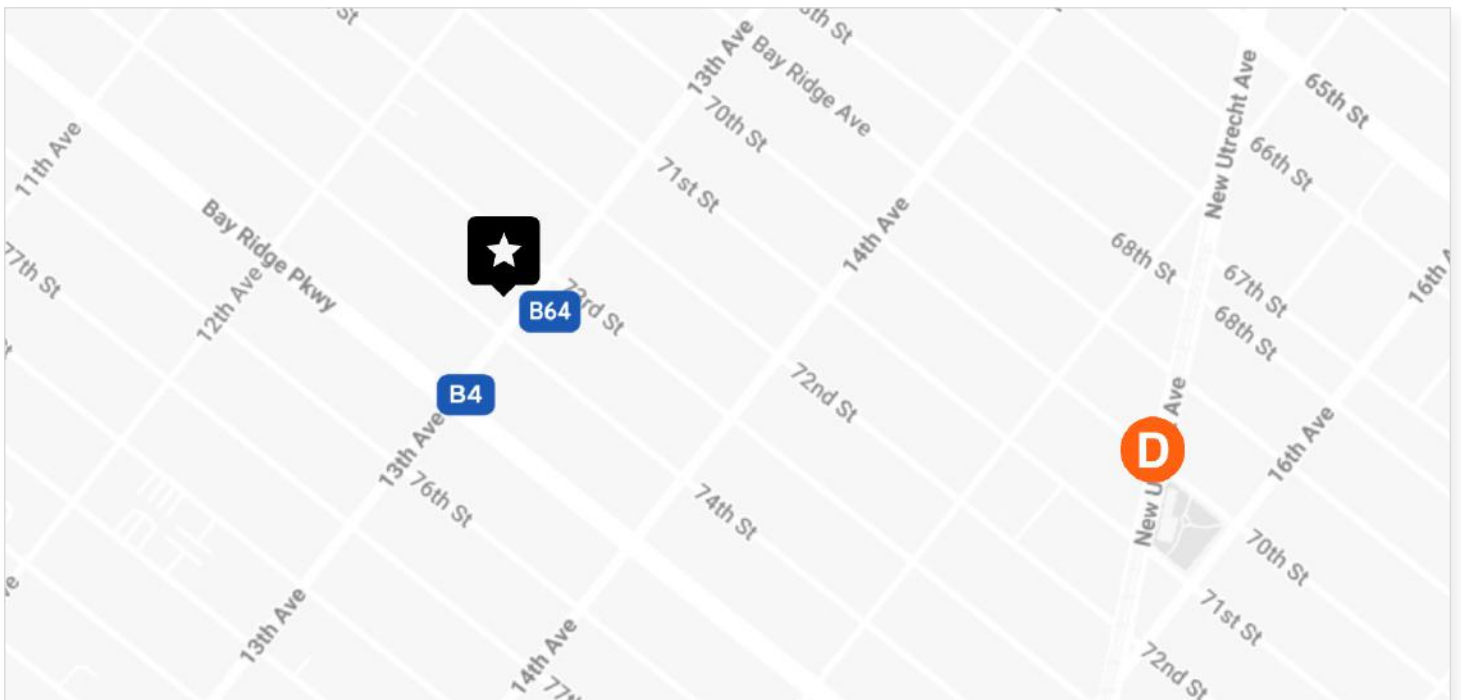
This asset represents an unprecedented opportunity to acquire a fully-stabilized, high-credit, modern medical facility in one of Brooklyn's most resilient residential and commercial districts.

BUILDING INFORMATION

| | |
|-----------------------|--------------------|
| STREET ADDRESS | 7316 13TH AVENUE |
| CITY, STATE | BROOKLYN, NEW YORK |
| ZIP CODE | 11228 |
| NEIGHBORHOOD | DYKER HEIGHTS |
| BLOCK/LOT | 6199/44 |

DYKER HEIGHTS | BROOKLYN, NEW YORK

- The district's primary commercial thoroughfare
- Dense South Brooklyn patient base
- Stable, high-income residential enclave
- Served by the D subway line and the B64/B4 bus routes
- Minutes from the Belt Parkway and Verrazano Bridge
- Scarcity of fully stabilized, modern medical office assets



| FLOOR | RSF | TENANT | SPECIALTIES | STATUS |
|--------------|--------------|-------------|--|--------------------|
| LL | 2,280 | NYU Langone | Cardiology • Endocrinology Neurology | Occupied |
| Floor 1 | 3,120* | NYU Langone | Family Medicine • Gastroenterology | Occupied |
| Floor 2 | 2,200 | LabCorp | Diagnostics | Occupied |
| Floor 3 | 2,200 | NYU Langone | Pulmonology • Cardiology Bariatric Surgery • Thoracic Surgery | Occupied |
| Total | 9,800 | | | 100% Leased |

*Includes Patio: 457 RSF

OFFER AT: INQUIRE



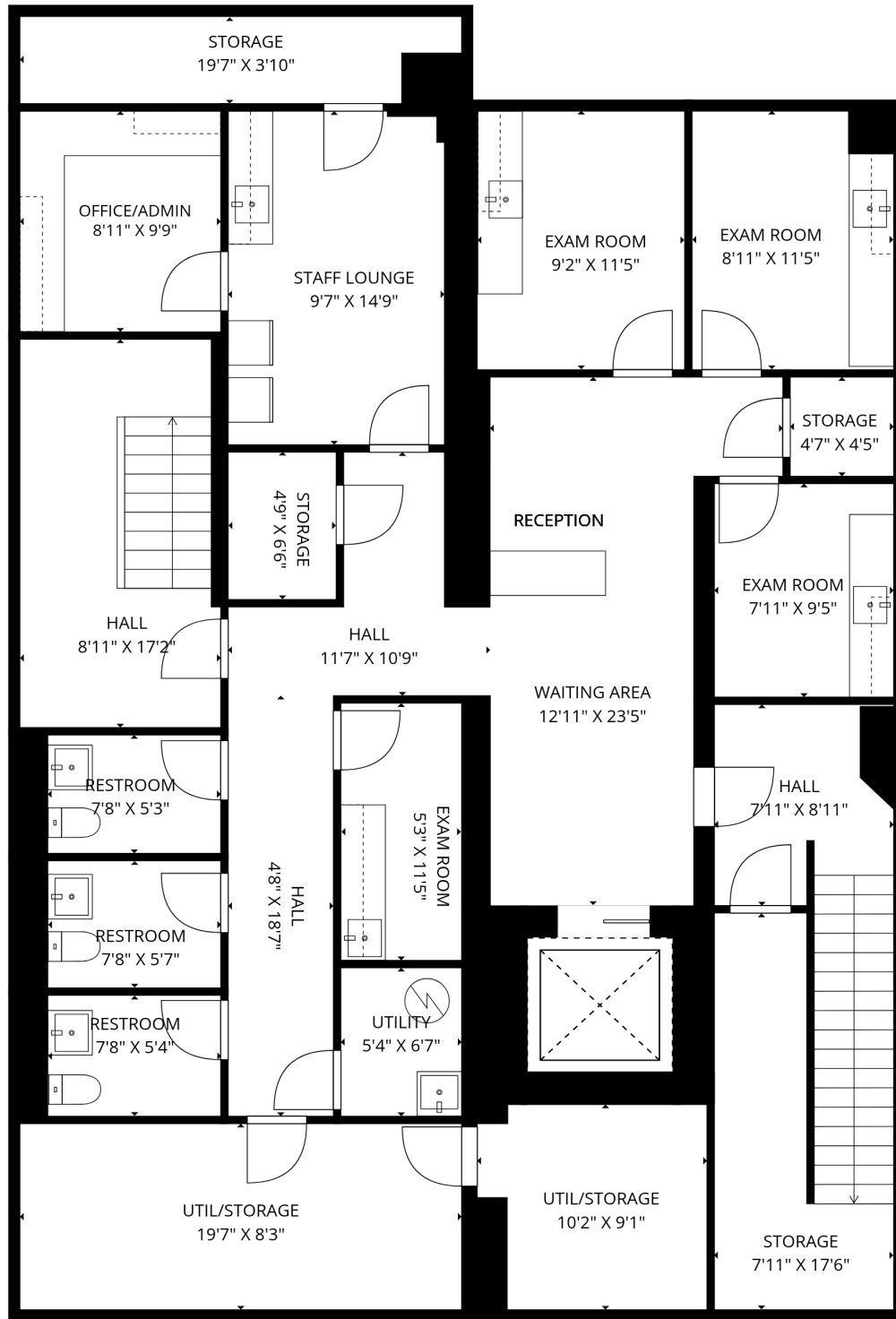
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FLOOR PLANS



SCAN FOR

3D MODELED VIDEO TOUR
INTERACTIVE FLOOR PLANS



7316
13TH AVENUE

LOWER LEVEL



13TH AVENUE

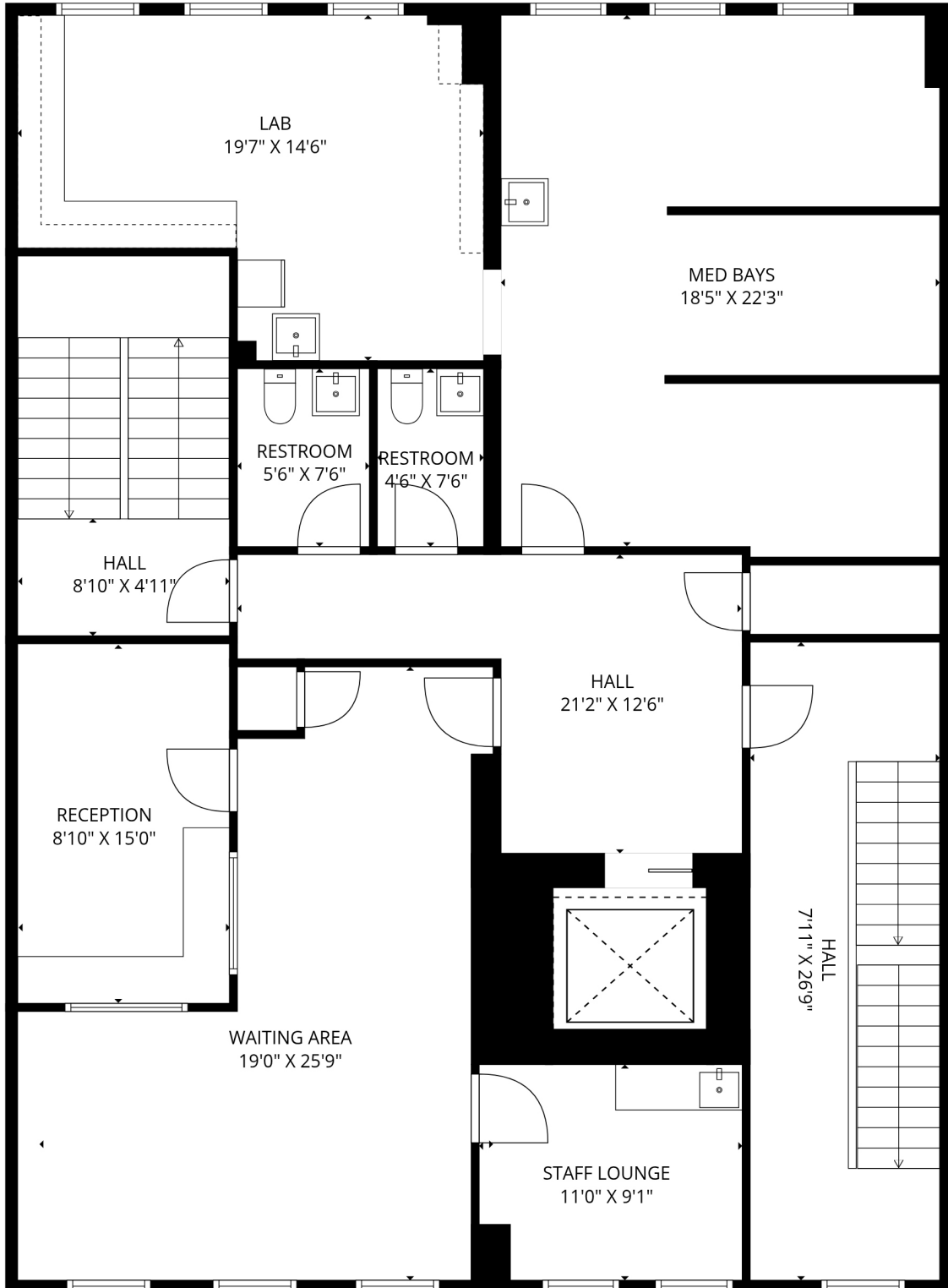
3D RENDERING OF ACTUAL CONDITIONS





13TH AVENUE

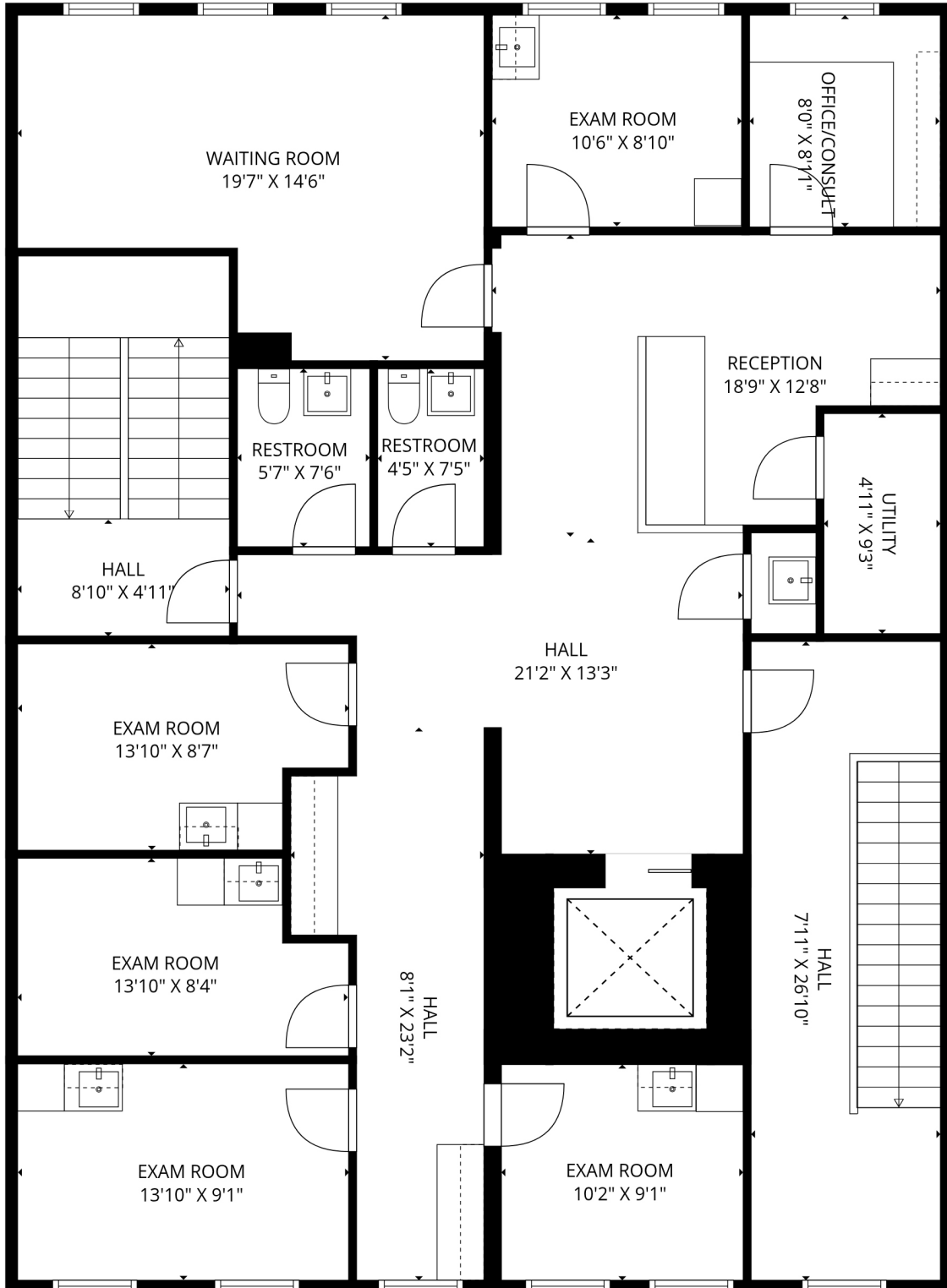
3D RENDERING OF ACTUAL CONDITIONS





13TH AVENUE

3D RENDERING OF ACTUAL CONDITIONS





13TH AVENUE

3D RENDERING OF ACTUAL CONDITIONS

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GALLERIES

GALLERIES MAY INLCUDE VIRTUAL RENDERINGS OF CURRENT CONDITIONS

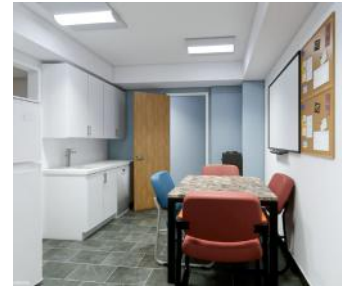
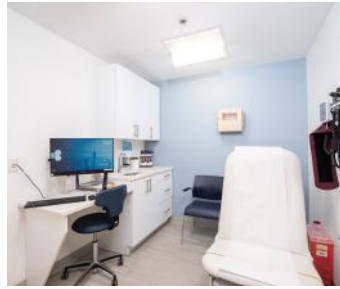


SCAN FOR

3D MODELED VIDEO TOUR
INTERACTIVE FLOOR PLANS

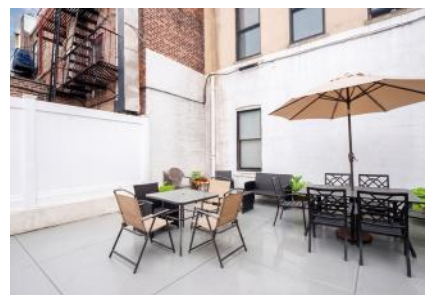
7316
13TH AVENUE

LOWER LEVEL GALLERY



7316
13TH AVENUE

FLOOR 1 GALLERY







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HEALTHCARE & COMMERCIAL
PROPERTIES

TEAM AT THE CORCORAN GROUP

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