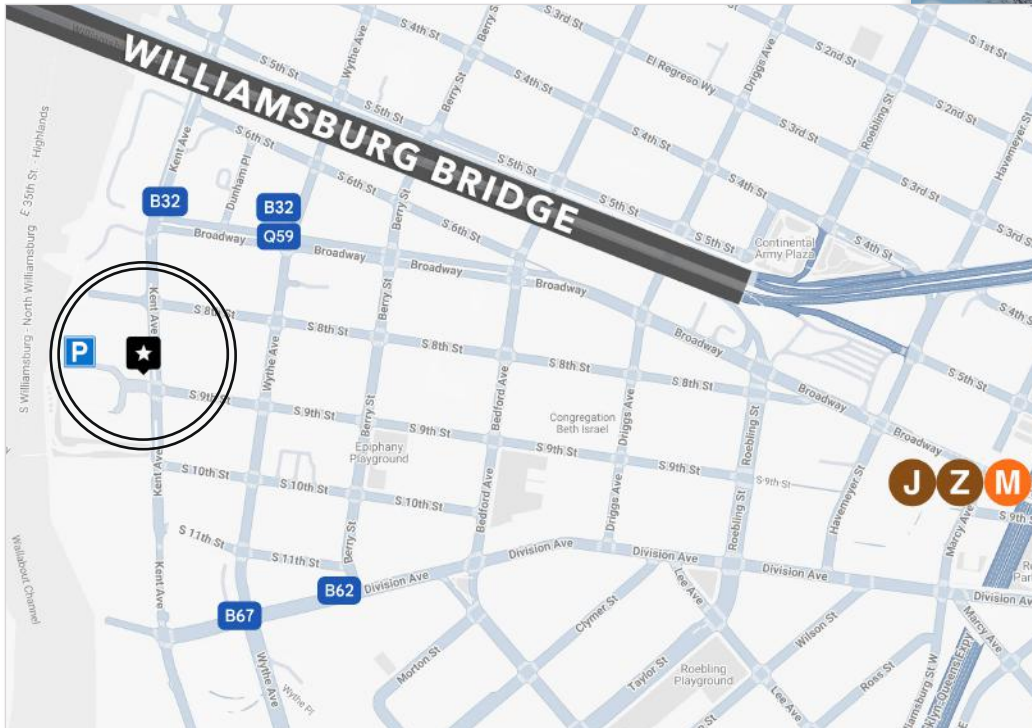




PRIVATE STREET ENTRY
**FULLY BUILT CORNER
MEDICAL OFFICE**
FOR LEASE

PRICE	\$59/RSF (\$9,833/MONTH)
APPROX SIZE	2,000+/- RSF
TERM	NEGOTIABLE
POSSESSION	IMMEDIATE



LOCATION HIGHLIGHTS

- CORNER SUITE WITH PRIME FRONTAGE
~24-FEET ON KENT AVENUE
~76-FEET ON 9TH STREET
- EASILY ACCESSIBLE VIA PUBLIC TRANSPORTATION
MINUTES FROM MANHATTAN VIA TRAIN OR CAR
- RESIDENTIAL CORRIDOR
BASE OF WATERFRONT RESIDENTIAL BUILDING
42,000+ RESIDENCE IN ZIP CODE

420 KENT AVENUE, SUITE 7
BROOKLYN, NY 11249 | CORNER OF KENT AVENUE AND SOUTH 9TH STREET

LAYOUT

- WAITING AREA
- RECEPTION AREA
- FIVE EXAM ROOMS
- LABORATORY
- X-RAY ROOM
- STAFF LOUNGE
- ADMIN OFFICE
- THREE RESTROOMS (TWO ADA-COMPLIANT)
- IT/STORAGE ROOM

ADDITIONAL FEATURES

- CURRENTLY CONFIGURED AS AN URGENT CARE FACILITY
- PRIVATE STREET ENTRANCE ON KENT AVENUE
- CORNER SUITE WITH 100 FEET OF FRONTAGE
- FULLY SPRINKLED
- PRISTINE INSTALLATION
- RECESSED AND OVERHEAD LIGHTING
- TILE FLOORING THROUGHOUT
- CENTRAL AIR CONDITIONING
- ACCESSIBLE INTERIOR RAMP
- WIRED FOR SOUND/SPEAKER SYSTEM
- WIRED FOR SECURITY CAMERAS
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- PARKING GARAGE IN REAR OF BUILDING





FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



3D FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



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