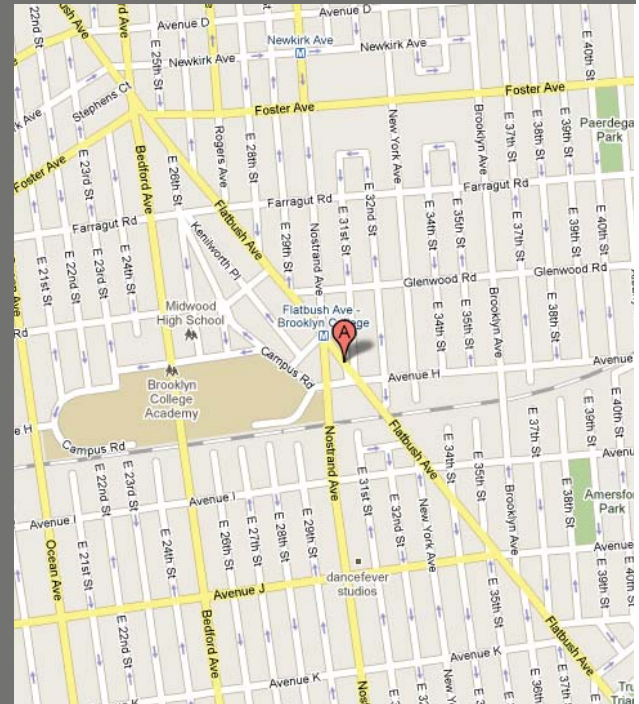
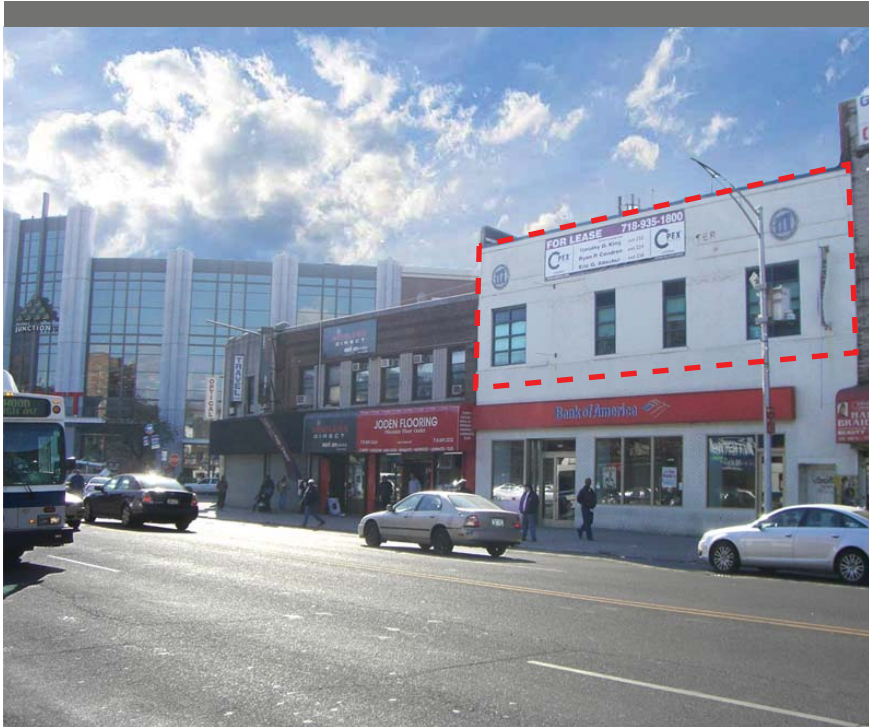


1580 Flatbush Avenue

Brooklyn, NY 11210 - The Junction
Second Floor Office Space For Lease



Office Leasing



Location: Nostrand Avenue & Avenue H

Office Dimensions: 83' x 133' x 50' x 84' (approx.)

2nd Floor Office: 6,250 SF (approx.)

Lobby/Entrance: 1,000 SF (approx.)

Total Available Space: 7,250 SF (approx.)

Frontage: 83' on Flatbush Avenue
50' on Nostrand Avenue

RE Taxes: \$52,969 per year (09/10)

Asking Rent: \$14,000 per month

TRANSPORTATION

② & ⑤ trains stop on the block

B11, B6, B41, B100, B103, Q35 stop within 1 block

NEIGHBORING TENANTS

Triangle Junction Mall, Brooklyn College, Bank of America, Payless Shoes, Target, Applebees, Starbucks, Sleepy's

FEATURES

-Building has HVAC and sprinkler systems

-Signage opportunity on both Flatbush Ave and Nostrand Ave with over 130' of exposure

-Elevator access in lobby on Nostrand Avenue

-Modern office space build-out

For Further Information, Please Contact Exclusive Leasing Team:

Timothy D. King
Principal
tking@cpxre.com

Eric G. Altschul
Associate Director
ealtschul@cpxre.com

Ryan P. Condren
Associate Director
rcondren@cpxre.com

CPEX Real Estate | 350 Livingston Street, 1st Fl, Brooklyn NY 11217 | Tel: (718) 935-1800 | Fax: (718) 935-1822

WWW.CPEXRE.COM

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. All measurements of area and dimensions, zoning and uses must be independently verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE AND ALL OTHER INFORMATION HEREIN.

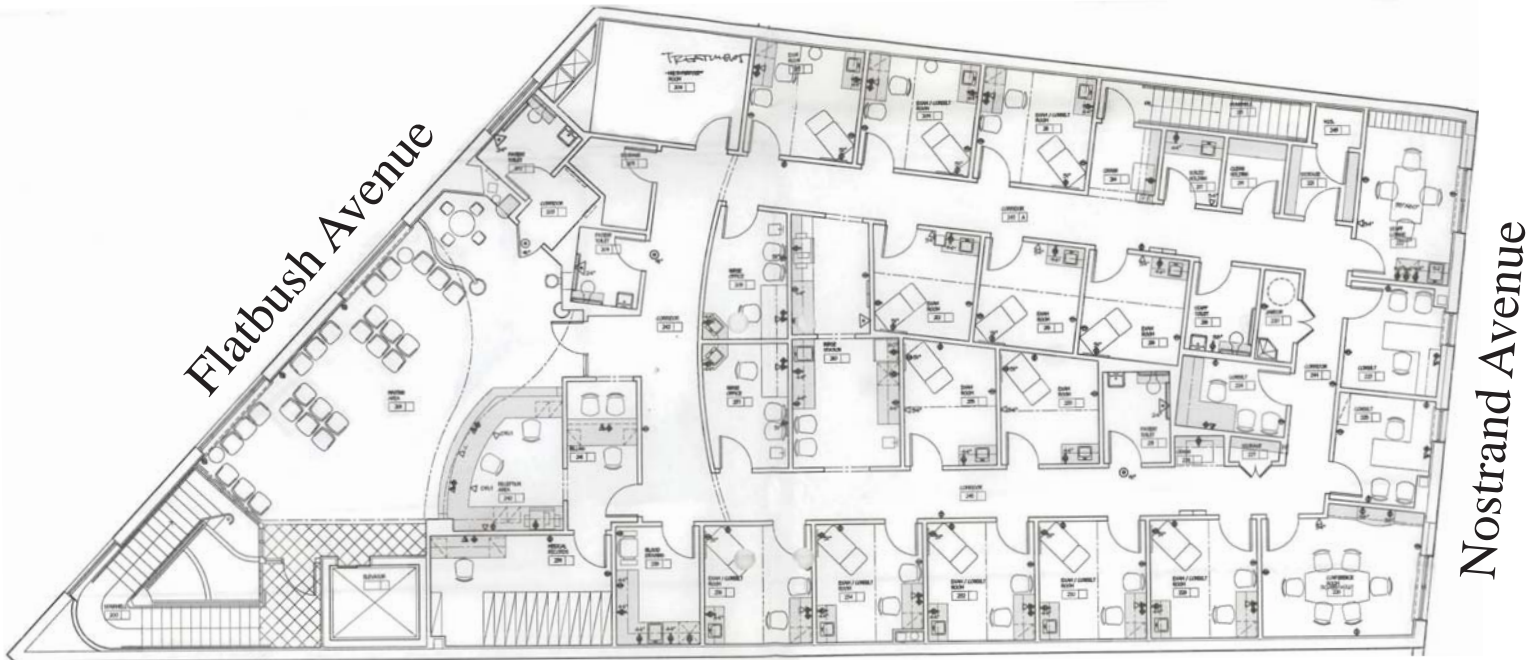
1580 Flatbush Avenue

Brooklyn, NY 11210 - The Junction

Second Floor Office Space For Lease



Office Leasing



Nostrand Ave Entrance



Nostrand Ave Frontage



Triangle Junction Mall



2- & 5-train Entrance Across Street

For Further Information, Please Contact Exclusive Leasing Team:

Timothy D. King
Principal
tking@cpeyre.com

Eric G. Altschul
Associate Director
ealtschul@cpeyre.com

Ryan P. Condren
Associate Director
rcondren@cpeyre.com

CPEX Real Estate | 350 Livingston Street, 1st Fl, Brooklyn NY 11217 | Tel: (718) 935-1800 | Fax: (718) 935-1822

WWW.CPEXRE.COM

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. All measurements of area and dimensions, zoning and uses must be independently verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE AND ALL OTHER INFORMATION HEREIN.