

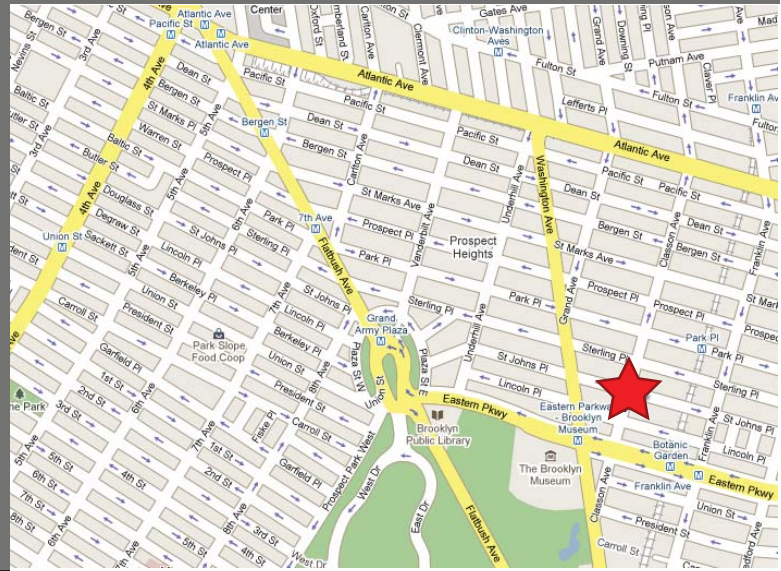
823 Classon Avenue - For Lease

Brooklyn, NY 11238 - Prospect Heights

Community-Use Space For Lease



Office Leasing



Location: St. Johns Place & Lincoln Place

Block - Lot: 1178 - 3

Available Space: 4,200 SF (approx)

Dimensions: 38' x 96'4" (approx.) (irreg.)

Frontage: 38 FT on Classon Avenue

Zoning: R7-1

Available: January 2010

Asking Rent: \$5,500 per month

TRANSPORTATION

- ② ③ stop at Eastern Pkwy 2 short blocks away
 - ④ ⑤ ⑤ stop at Franklin Avenue 3 blocks away
- B48, B71, B45 lines service Classon Ave & Eastern Pkwy

FEATURES

- Easy access to 5 subway lines and 3 bus lines
- Walking distance to The Brooklyn Museum, Brooklyn Botanic Garden, Brooklyn Public Library, and much more
- New construction
- All divisions will be considered
- On-site parking available

For Further Information, Please Contact Leasing Team:

Timothy D. King
Principal
tking@cpexre.com

Eric G. Altschul
Associate Director
ealtschul@cpexre.com

Ryan P. Condren
Associate Director
rcondren@cpexre.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.

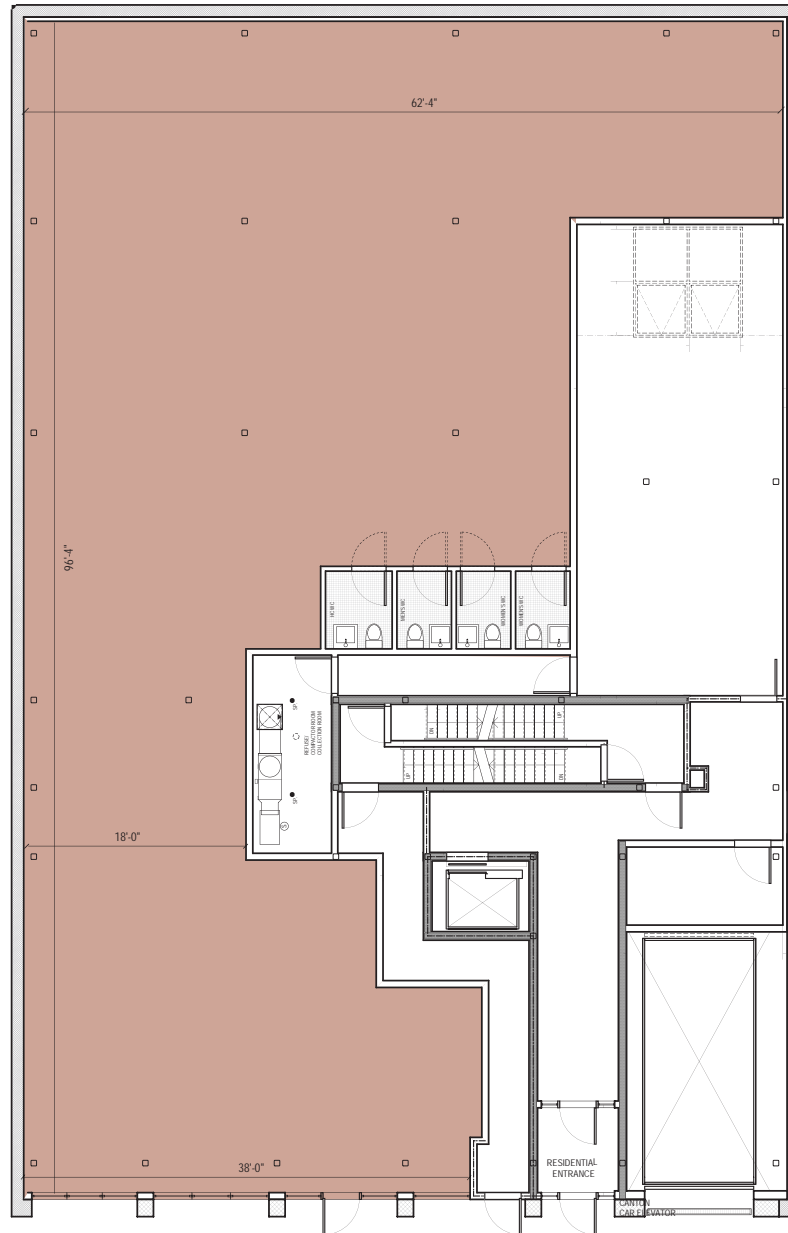
823 Classon Avenue - For Lease

Brooklyn, NY 11238 - Prospect Heights

Community-Use Space For Lease



Office Leasing



For Further Information, Please Contact Leasing Team:

Timothy D. King
Principal
tking@cpexre.com

Eric G. Altschul
Associate Director
ealtschul@cpexre.com

Ryan P. Condren
Associate Director
rcondren@cpexre.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.