

Bedford-Stuyvesant Office-and-Retail Building for Lease - Divisible



3rd Floor - Existing Conditions

405 Gates Avenue aka 388 Nostrand Avenue, Brooklyn

APPROXIMATE SIZE

Ground: 2,430 sf (divides 980 sf / 1,450 sf)
Cellar: 1,620 sf (divides 570 sf / 1,050 sf)
2nd Floor: 3,700 sf Office
3rd Floor: 3,700 sf Office

FRONTAGE

100 ft. on Nostrand Avenue
30 ft. on Gates Avenue


POSSESSION

Immediate

RENT

Upon request

COMMENTS

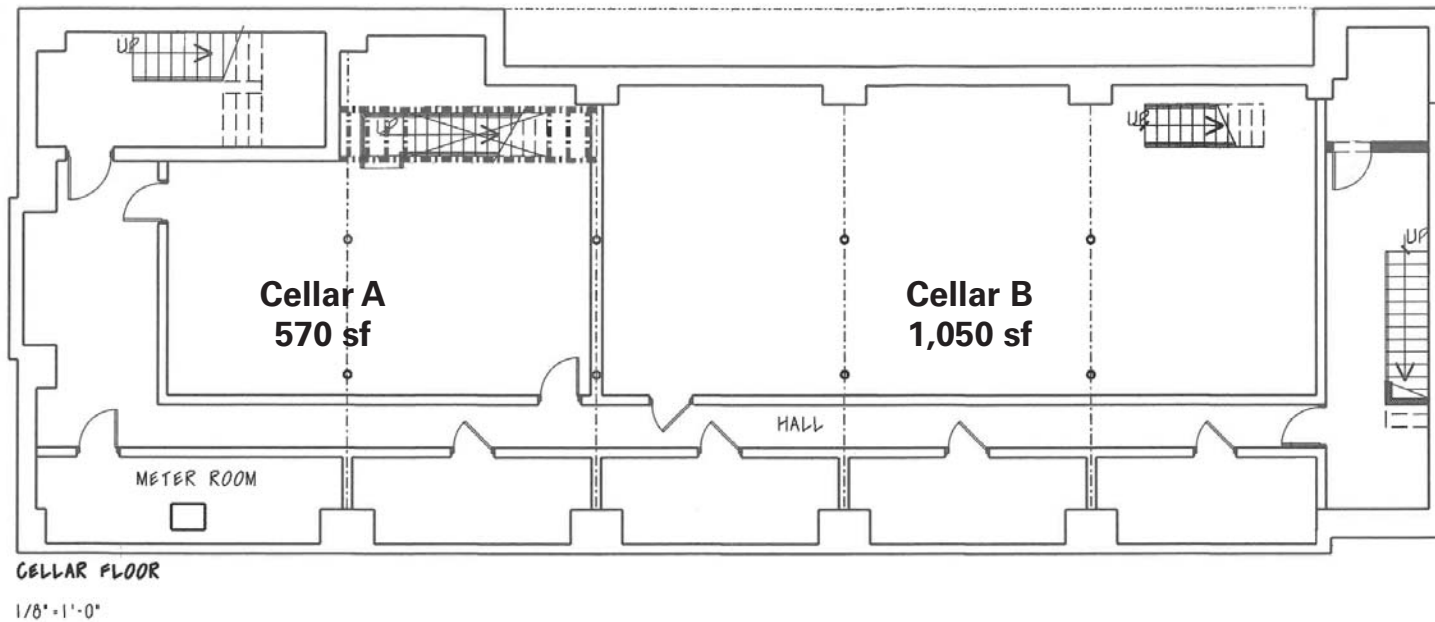
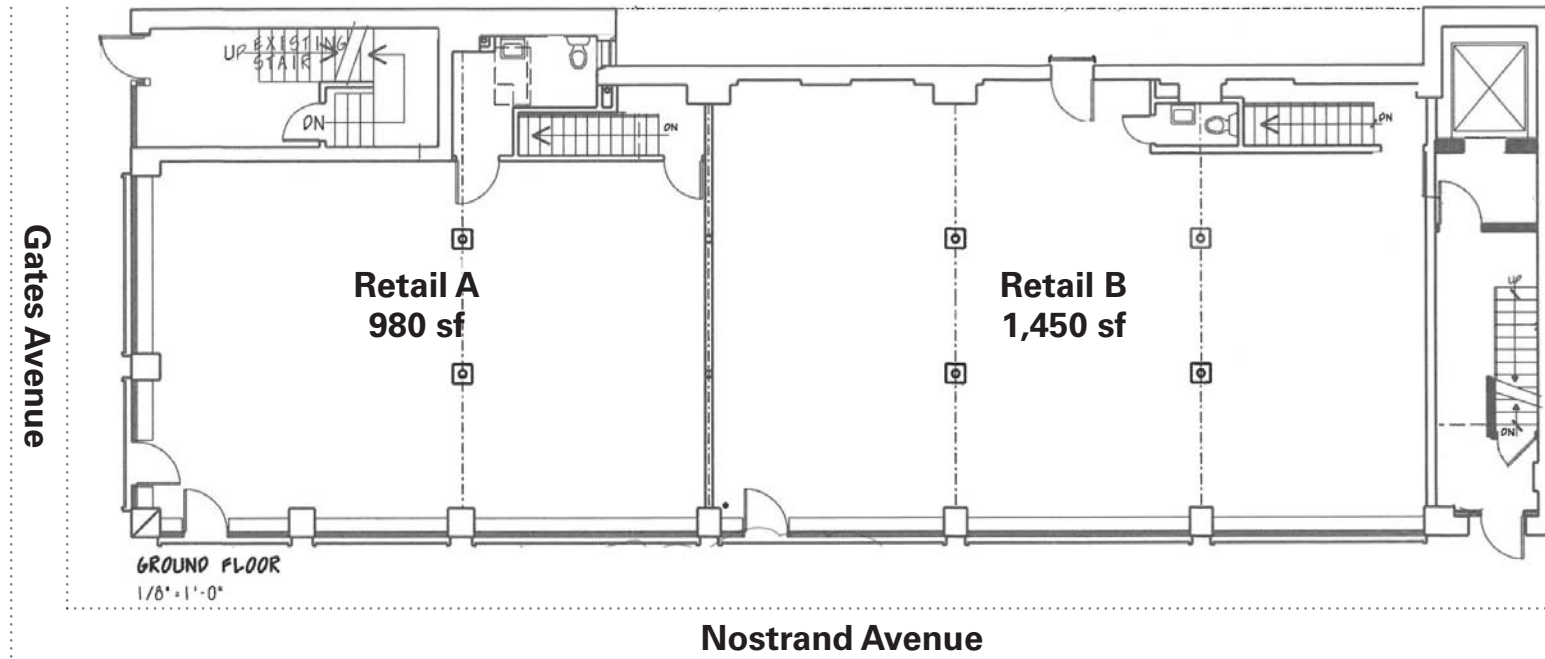
- ♦ Building can be leased in its entirety, or in (4) separate units — retail A, retail B, entire 2nd floor, and entire 3rd floor
- ♦ Adjacent 1,875 SF lot can be lease with or without the building
- ♦ Accessible via the Bedford-Nostrand Avenue  subway station

EXCLUSIVE LEASING AGENT:

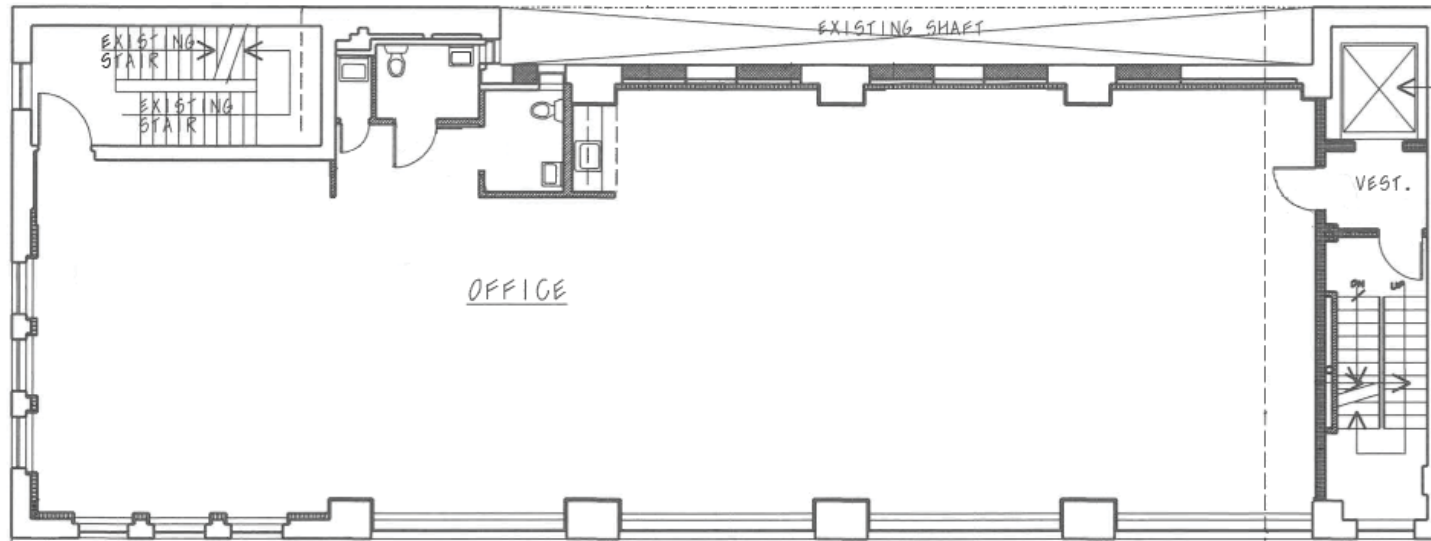
BEN WALLER | Licensed Associate Real Estate Broker
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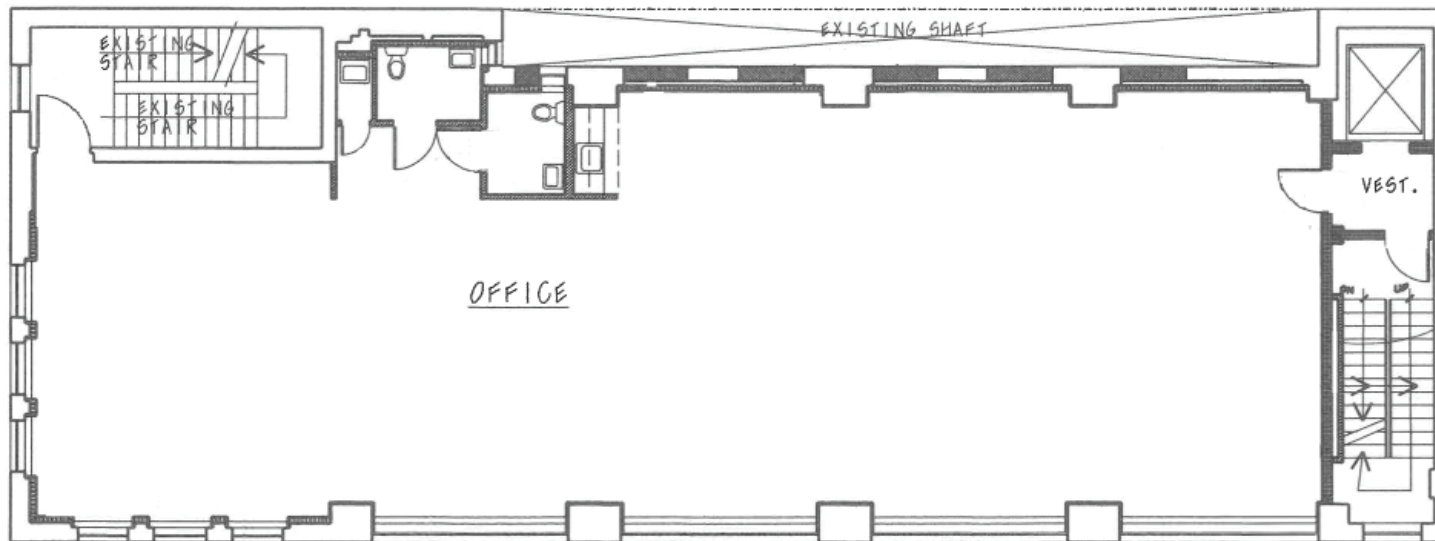
405 Gates Avenue aka 388 Nostrand Avenue, Brooklyn - Ground / Cellar Levels



405 Gates Avenue aka 388 Nostrand Avenue, Brooklyn - 2nd / 3rd Floors

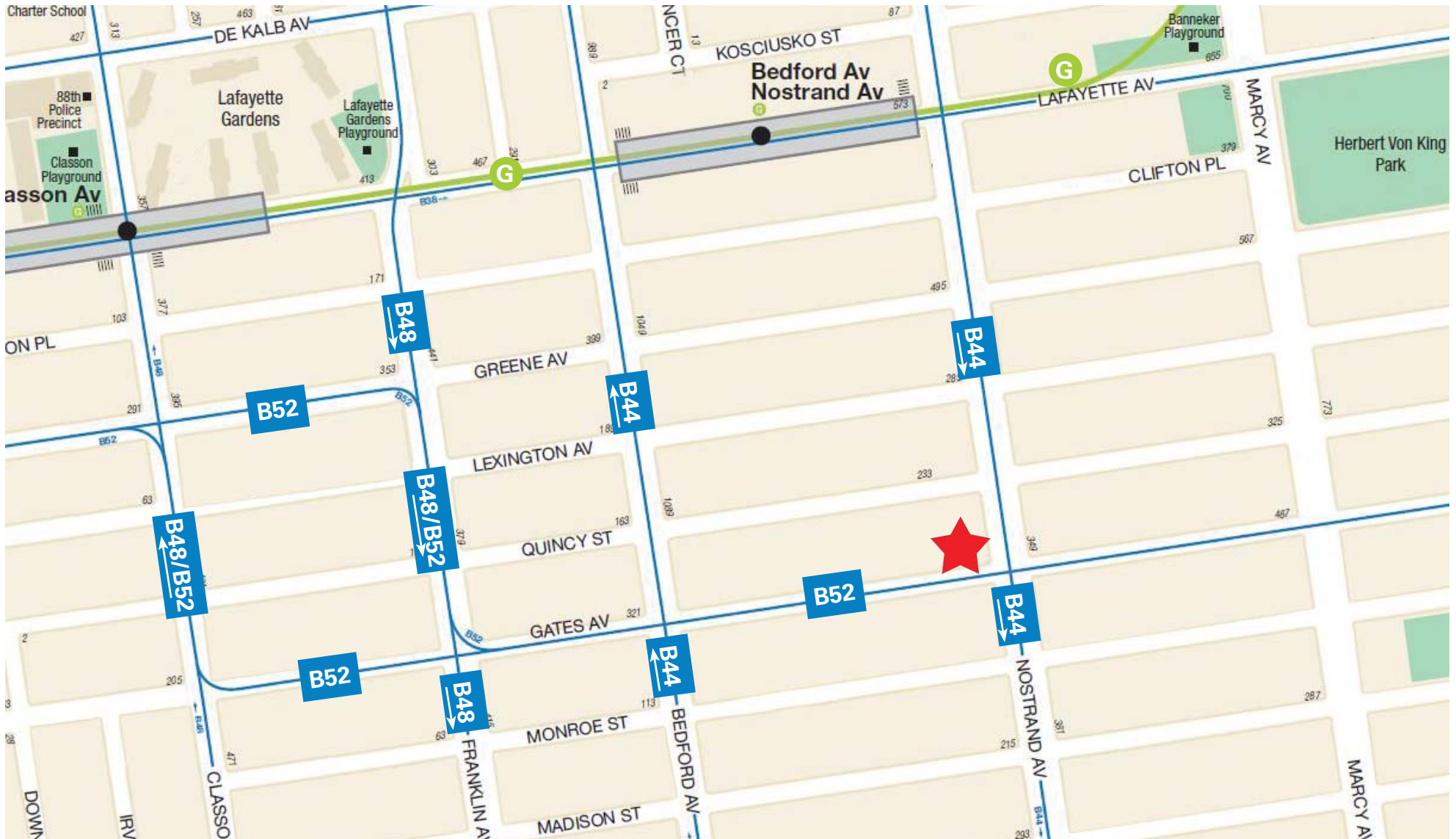


SECOND FLOOR



THIRD FLOOR

405 Gates Avenue aka 388 Nostrand Avenue, Brooklyn - Area Retail



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