

# 885 Flatbush Avenue

Southeast Corner of Church Avenue, Brooklyn



WE ARE PLEASED TO OFFER THE FOLLOWING PRIME OFFICE SPACE FOR LEASE:

Space: Third Floor: 8,000 rentable sq. ft. (divisible)  
Fourth Floor: 8,000 rentable sq. ft. (divisible)

Asking Rent: \$35 per rentable sq. ft. modified gross

Ceiling Height: Approximately 10 feet

Possession: Immediate

Neighbors: Citibank, Santander Bank, Chase, Target, CityMD, CVS, Prospect Park, Erasmus Hall HS Academy for College Preparation, P.S. 6, and Success Academy

Comments:

- New lobby and elevator in place
- Within three blocks of multiple subway lines (2, 5, B, Q) and Prospect Park
- Ownership will consider work for qualified tenants
- Ideal for any type of office, medical or educational use

Matthew Gorman

212.251.0626

mgorman@aspire-associates.com

Christopher Bruggers

212.644.5015

cbruggers@aspire-associates.com

Exclusive Agent

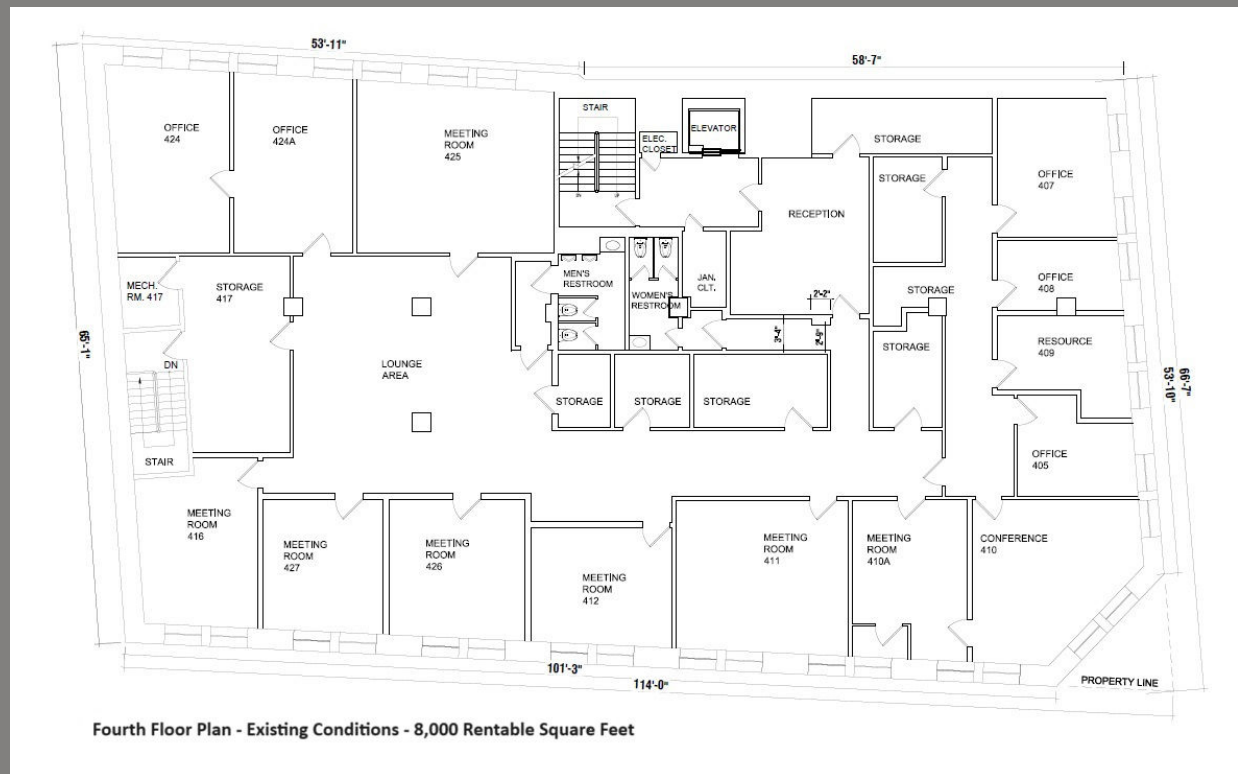
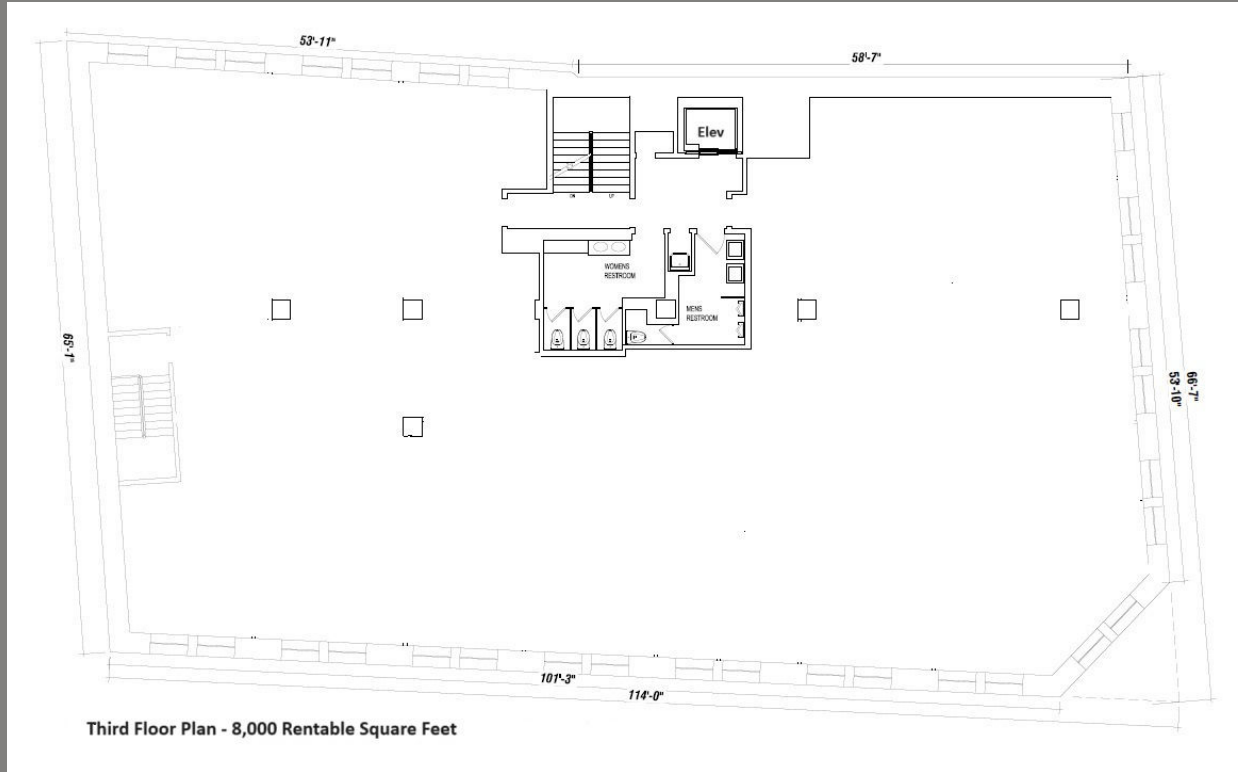
**ASPIRE**  
ASSOCIATES

Aspire Associates LLC - Licensed Real Estate Broker

The information is from sources deemed reliable, however, we have not verified its accuracy, and make no representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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