

THREE POINT REAL ESTATE

423 Bay Ridge Parkway

BAY RIDGE, BROOKLYN 11209



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OVERVIEW

USE:	PROFESSIONAL OFFICE
DIMENSIONS:	20' x 35'
SQ.FT.:	700 SQ.FT.
STATUS:	VACANT
CONDITION:	GUT RENOVATED
AVAILABILITY:	IMMEDIATELY
ASKING RENT:	\$39/SF

HIGHLIGHTS

- Location: "Doctors Row" Bay Ridge Parkway btwn 4th Ave and 5th Ave
- Features two (2) private offices with an open layout
- Includes private bathroom with kitchenette
- New plumbing and electrical service
- Ideal for general professional office, medical, or wellness use
- Surrounded by dense residential population
- Excellent visibility in a high-traffic, professional corridor
- R-train at 77th Street and 4th Avenue
- Walking distance to the Bay Ridge 86th Street retail corridor
- Immediate access to all retail, restaurants, and shopping

ASKING RENT: \$40 SF

For Further Information, Please Contact:

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