

# 1310 Pennsylvania Avenue, Brooklyn, NY 11239



## **Executive Summary**

Bridge Property Advisors has been exclusively hired to market for lease a 4,000 SF ground floor, community use space in Starrett City, a 153-acre housing complex in East New York, Brooklyn. Located on the north shore of Jamaica Bay next to the Belt Parkway, the overall property is comprised of 6,000 residential apartments, parking structures, and a stand alone retail center with 2nd floor office space and dedicated parking. The property is located with direct frontage on Pennsylvania Avenue and is restricted to community facility users. It is currently built out as medical space as reflected in the current plans. As of right uses include schools, child nurseries, senior daycare, community centers, medical offices & healthcare facilities, and not-for-profit organizations.

## **Property Highlights**

- Community Use space available immediately
- Currently built out as office space (see floor plan on page 3)
- 120 feet of frontage located on the ground floor of Pennsylvania Avenue
- Highly visible location adjacent to large retail center
- Steps to mass transit: BM2, BM5, B82, B82-SBS, B83
- Approximate 200,000 residents in a 1.5 square mile radius
- 1 mile to gateway center
- Walking distance to Shirley Chisholm State Park (407 acre state park on Jamaica Bay)

## **Asking Rent: \$30 PSF**

For more information, please contact:

Brian T. Leary  
Managing Director  
718.906.6660  
bleary@bridgepany.com

Edward Berliner  
Director  
718.906.6665  
eberliner@bridgepany.com

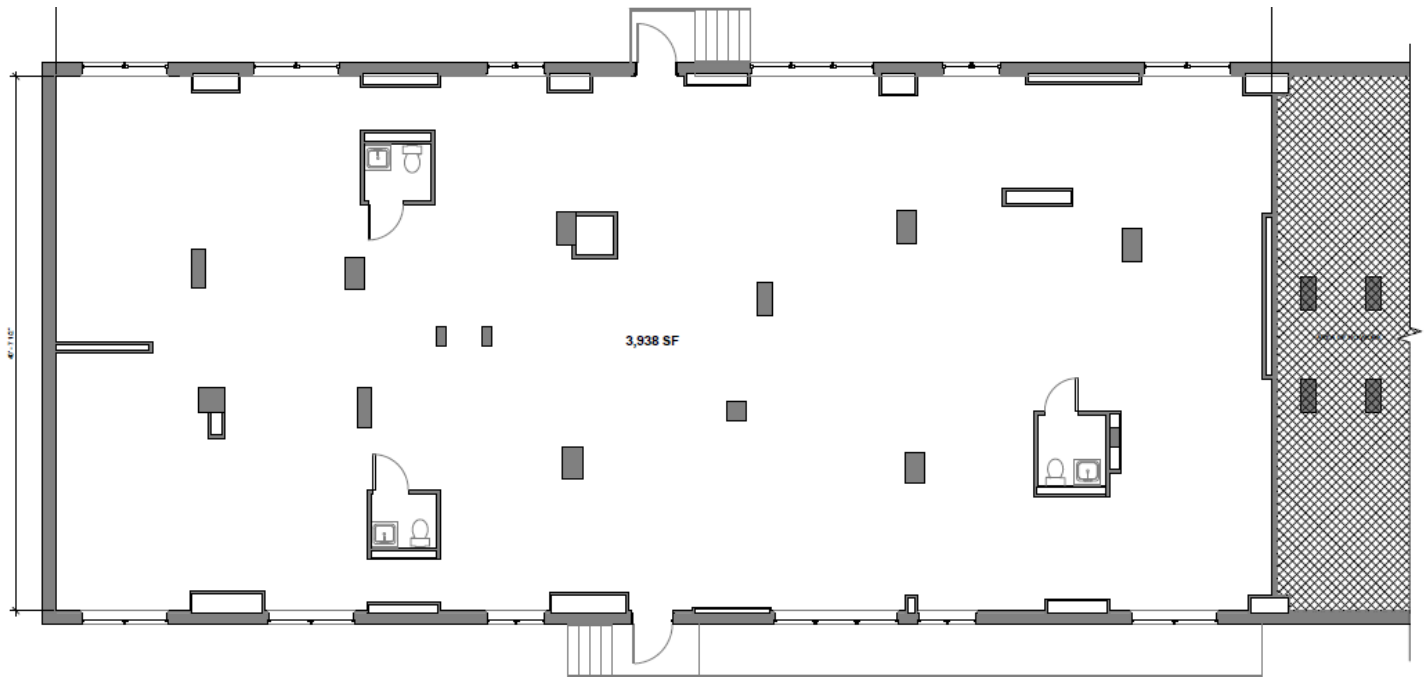
Jidan Kim  
Director  
718.906.6662  
jkim@bridgepany.com

Bridge Property Advisors | 1201 Broadway, Suite 401, New York, NY 10001 | 646.839.2277 | [bridgepropertyadvisors.com](http://bridgepropertyadvisors.com)

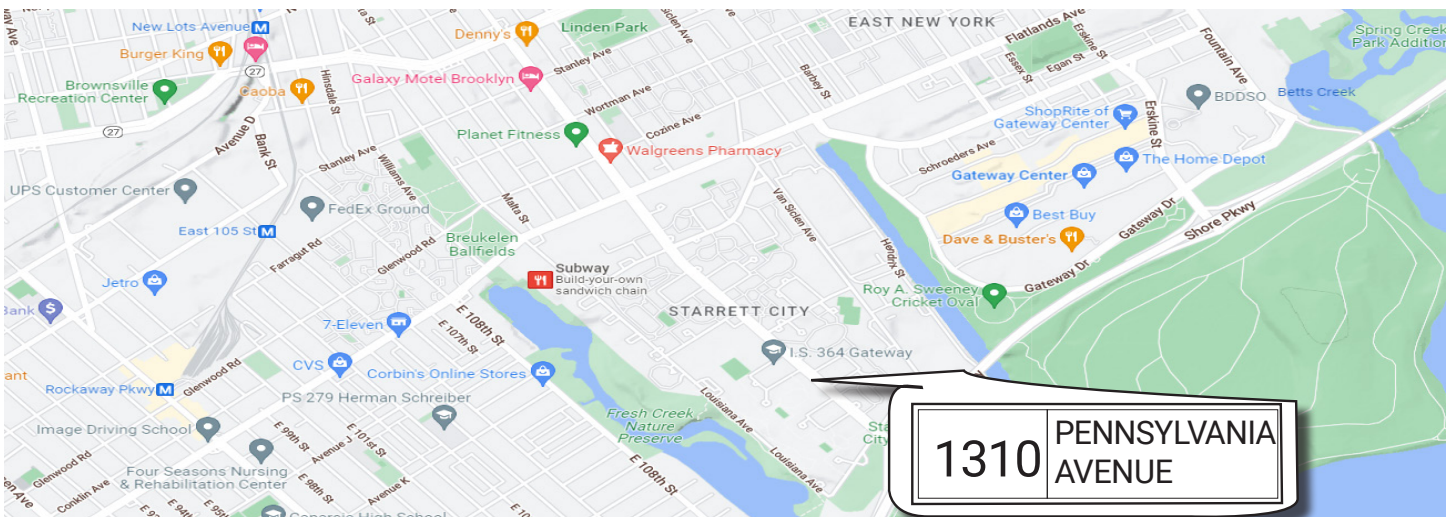
The information herein has been obtained from sources believed to be reliable. No warranty, guarantee or representation is made to the accuracy or completeness of the information disclosed. Any projections, opinions or estimates are for illustrative purposes only and do not represent the current or future performance of the property. You and your representative should independently investigate and verify any and all information contained in this document and determine the suitability of the property for your needs. Price, availability and any other listing condition is subject to change without notice. ©2019 Bridge Property Advisors NY LLC. All rights reserved.

# 1310 Pennsylvania Avenue, Brooklyn, NY 11239

## Floor Plan



## Area Map



Asking Rent: \$30 PSF

For more information, please contact:

Brian T. Leary  
Managing Director  
718.906.6660  
bleary@bridgepany.com

Edward Berliner  
Director  
718.906.6665  
eberliner@bridgepany.com

Jidan Kim  
Director  
718.906.6662  
jkim@bridgepany.com

Bridge Property Advisors | 1201 Broadway, Suite 401, New York, NY 10001 | 646.839.2277 | bridgepropertyadvisors.com

The information herein has been obtained from sources believed to be reliable. No warranty, guarantee or representation is made to the accuracy or completeness of the information disclosed. Any projections, opinions or estimates are for illustrative purposes only and do not represent the current or future performance of the property. You and your representatives should independently investigate and verify any and all information contained in this document and determine the suitability of the property for your needs. Price, availability and any other listing condition is subject to change without notice. ©2019 Bridge Property Advisors NY LLC. All rights reserved.

# 1310 Pennsylvania Avenue, Brooklyn, NY 11239

## Area Map



Asking Rent: \$30 PSF

For more information, please contact:

Brian T. Leary  
Managing Director  
718.906.6660  
bleary@bridgepany.com

Edward Berliner  
Director  
718.906.6665  
eberliner@bridgepany.com

Jidan Kim  
Director  
718.906.6662  
jkim@bridgepany.com

Bridge Property Advisors | 1201 Broadway, Suite 401, New York, NY 10001 | 646.839.2277 | [bridgepropertyadvisors.com](http://bridgepropertyadvisors.com)

The information herein has been obtained from sources believed to be reliable. No warranty, guarantee or representation is made to the accuracy or completeness of the information disclosed. Any projections, opinions or estimates are for illustrative purposes only and do not represent the current or future performance of the property. You and your representatives should independently investigate and verify any and all information contained in this document and determine the suitability of the property for your needs. Price, availability and any other listing condition is subject to change without notice. ©2019 Bridge Property Advisors NY LLC. All rights reserved.

# 1310 Pennsylvania Avenue, Brooklyn, NY 11239

## Area Map



Asking Rent: \$30 PSF

For more information, please contact:

Brian T. Leary  
Managing Director  
718.906.6660  
bleary@bridgepany.com

Edward Berliner  
Director  
718.906.6665  
eberliner@bridgepany.com

Jidan Kim  
Director  
718.906.6662  
jkim@bridgepany.com

Bridge Property Advisors | 1201 Broadway, Suite 401, New York, NY 10001 | 646.839.2277 | [bridgepropertyadvisors.com](http://bridgepropertyadvisors.com)

The information herein has been obtained from sources believed to be reliable. No warranty, guarantee or representation is made to the accuracy or completeness of the information disclosed. Any projections, opinions or estimates are for illustrative purposes only and do not represent the current or future performance of the property. You and your representatives should independently investigate and verify any and all information contained in this document and determine the suitability of the property for your needs. Price, availability and any other listing condition is subject to change without notice. ©2019 Bridge Property Advisors NY LLC. All rights reserved.