



REAL ESTATE

9000

SHORE ROAD

FOR LEASE | MEDICAL OFFICE SPACE | BAY RIDGE, BROOKLYN, NY 11209

PROPERTY DESCRIPTION

Location:	Corner of Shore Rd & 91st St
Block_Lots:	6078_10
Unit Square Footage:	3,400
Building Class:	I7
Zoning:	R7A/R3-1/BR
Occupancy:	Immediate
Term:	5-10 Years
Utilities:	Tenant Pays
Taxes:	Exemption in Place



NEIGHBORHOOD TENANTS



PROPERTY FEATURES

- Fully built out ground floor hospital-grade medical space previously occupied by NYU Langone
- Parking available on-site
- Located within a 400,000 SF assisted living complex
- Within walking distance of 3rd Avenue, one of the neighborhood's main retail corridors that features an array of charming local restaurants, bars, shops, and national retailers

TRANSPORTATION

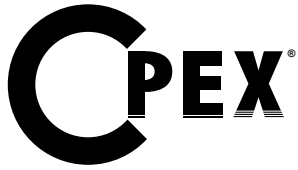
- Within walking distance to the R train at the 86th Street Station
- B16, X27, and X37 buses service the area
- Easy access to the Belt Parkway, the Gowanus Expressway, and the Verrazano Bridge

ASKING RENT: \$32 PSF

For Further Information, Please Contact Exclusive Leasing Team:

Rich Novak
718.687.4217
rnovak@cpexre.com

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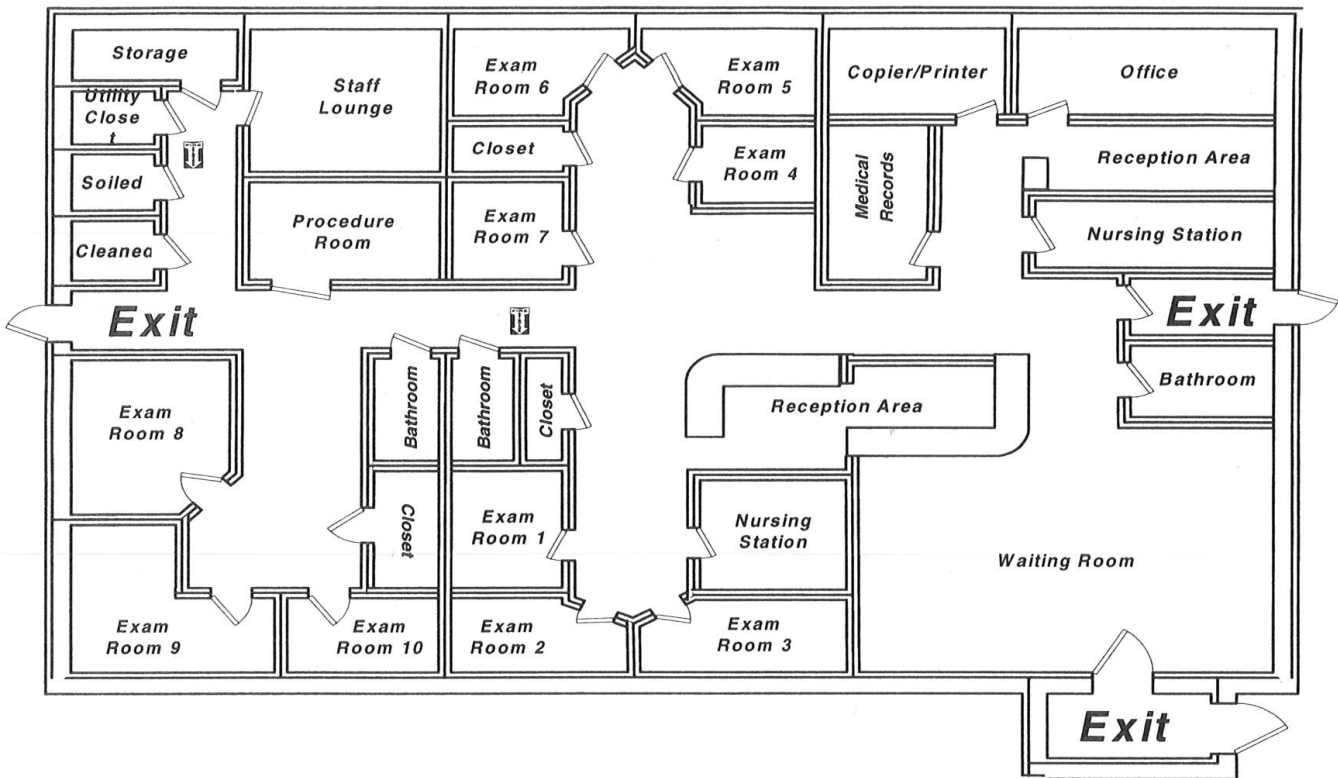
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FLOOR PLAN



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CPEX REAL ESTATE | 81 WILLOUGHBY STREET, 8TH FL | BROOKLYN, NY 11201 | TEL: (718) 935-1800 | FAX: (718) 935-1822 | WWW.CPEXRE.COM

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PROPERTY PHOTOS



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