

**2275 Coleman Street
Brooklyn, NY 11234
Modern Office Space**

For Rent

For Rent

New Ownership undertaking Significant Base Building Upgrades

**11,258 Sq. Ft. Available Immediately
6,324 Sq., Ft. Available Immediately**

- Unique Suburban-style setting
- Quick Access To Flatbush Ave exit of the Belt Parkway
- 2 Blocks to Kings Plaza
- Easy Parking
- Tenant controlled utilities
- Excellent natural light
- New dedicated bathrooms
- Divisions Considered
- Buses: [B2](#) [B9](#) [B41](#) [B47](#) [B100](#)

For additional information or a tour of the site, please contact Exclusive Agent:

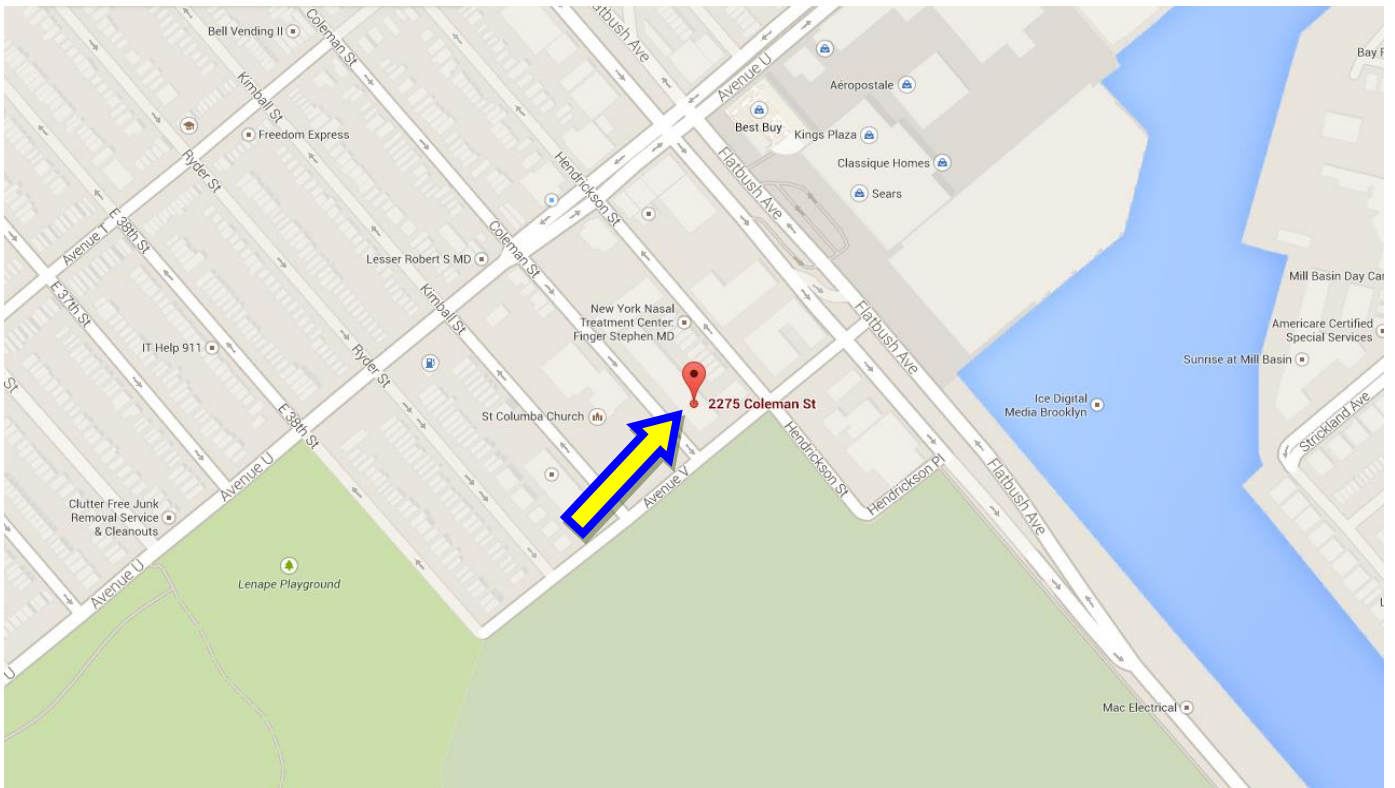
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All offers are submitted subject to prior lease, change in price, corrections or omissions, or withdrawal from market without notice, commissions due to cooperating brokers are deemed earned after an executed brokerage agreement has been acknowledged by this office.

2275 Coleman Street



2275 Coleman Street

2275 Coleman St, Brooklyn, NY
1st FLOOR



2275 Coleman St - 1st FL Units						
Unit	Tenant	Unit Total SF	Occupy from Total area	% of Common area	Common area/Unit for rent (SF)	TOTAL/Unit (SF)
Garage		756	3.48%			756
UNIT 1		10,817	49.80%	54.93%	441	11,258
UNIT 2	MAIMONIDES	3,024	13.92%	15.36%	359	3,383
UNIT 3	GPI	5,850	26.93%	29.71%	474	6,324
CORRIDOR		472	2.17%			
COMMON		552	2.54%			
50% of SHARED		250	1.15%			
		21,721	100%	100%	1,274	
						TOTAL Floor Area: 21,721

NOTE:
Dimensions are based on existing conditions
SCALE: 1/8" = 1'-0"
Page size: 36" x 48"