

# JABOUR REALTY COMPANY

8704 3RD. AVE  
BROOKLYN NY 11209  
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## FOR LEASE **10033 4TH AVE**

brooklyn ny 11209

Prime South Bay Ridge Corner Location for Medical Facility, Urgent Care, Surgery Center. Located short walk to the R-train, close proximity to the BQE and near the Belt Parkway. The ground floor is completely built out and includes 4,200 SF. There is a fully built out basement that is 4,200 SF as well.

## HIGHLIGHTS

- CORNER SPACE 8,400 SF TOTAL
- PARKING
- HVAC
- FULLY BUILT OUT MEDICAL FACILITY

CONTACT FOR PRICING

MILAN - 917-399-2085 / MILAN@JABOURREALTY.COM



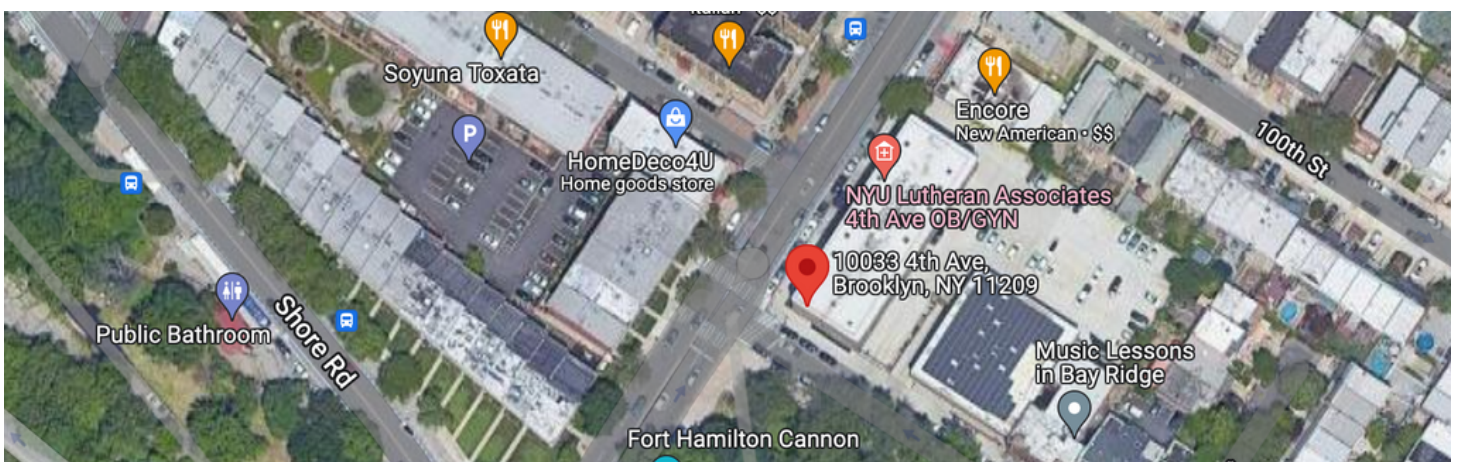




## PROPERTY DETAILS

- 4,200 SF GROUND FL'
- 4,200 SF LOWER LEVEL
- WAITING AREA
- RECEPTION
- X-RAY ROOM
- EXAM ROOMS
- PARKING
- CENTRAL HVAC

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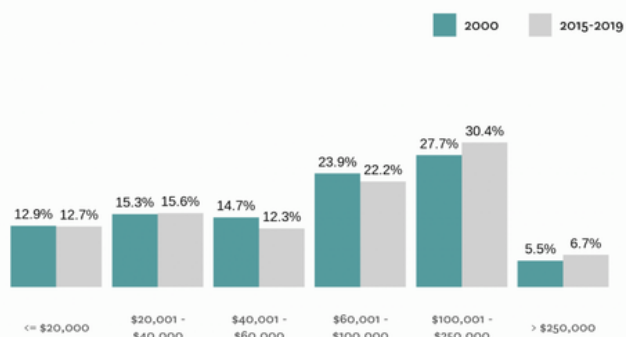
## Where is Bay Ridge?

Bay Ridge is nestled in the southwest corner of Brooklyn. Sunset Park is to the north, Dyker Heights is to the east, and Belt Parkway is on the west of this well-known neighborhood. To the south, you'll find Fort Hamilton Army Base and the Verrazzano-Narrows Bridge. The neighborhood provides an ideal balance of residential streets, lush green spaces, and waterfront access.

## Who lives in Bay Ridge Brooklyn?

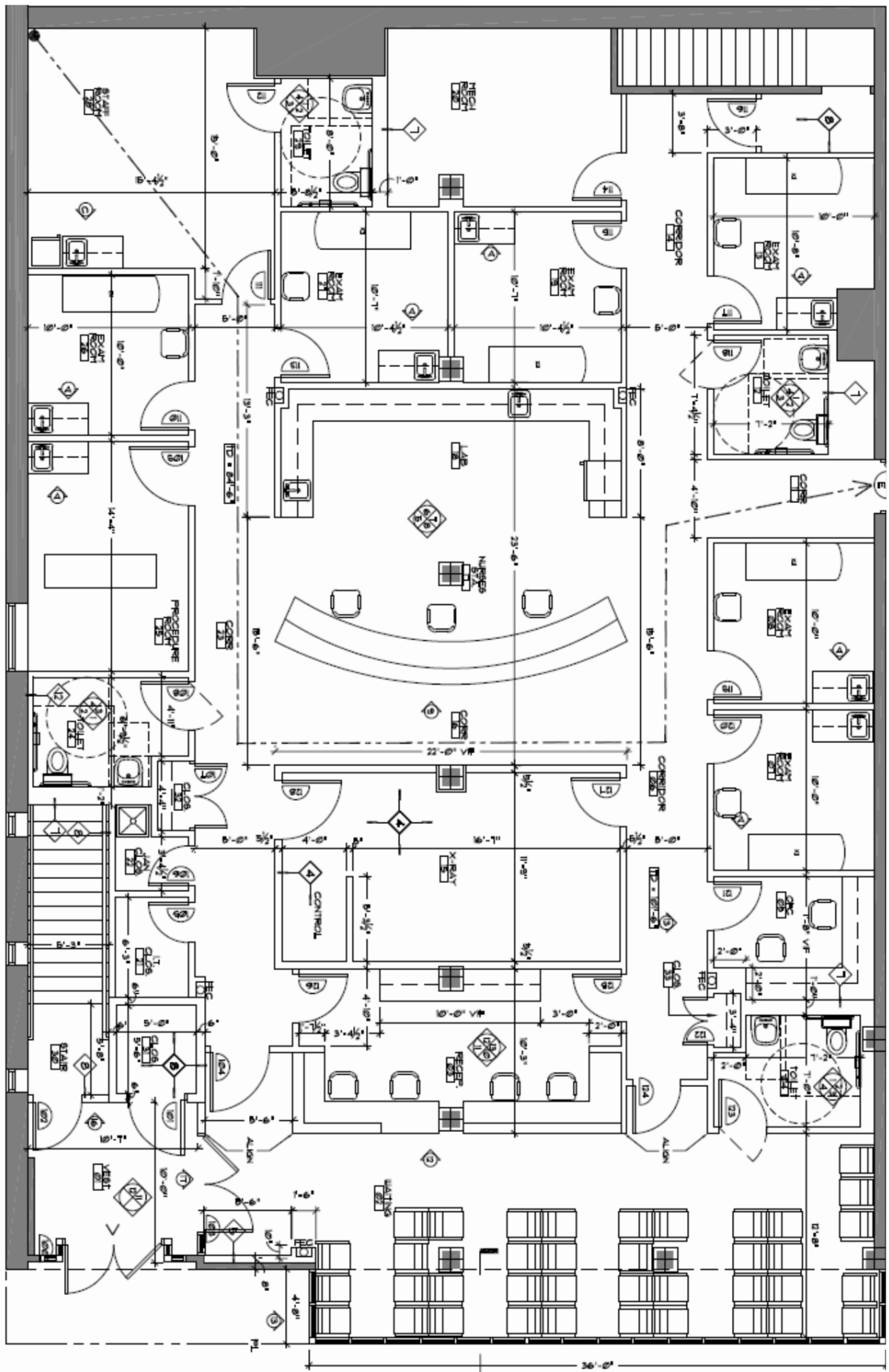
Bay Ridge is incredibly diverse. The neighborhood's residents are eclectic and add to the area's rich culture. Bay Ridge is home to just over 77,000 residents with a median age of 40.3. Just over 40% of the population are families with young children. The rest of the community consists of retired residents, many of whom have lived their entire life in Bay Ridge, and young professionals attracted to Bay Ridge's nightlife.

**Household Income Distribution  
in Bay Ridge/Dyker Heights (2021\$)**



Sources: Census (2000) and American Community Survey (2015-2019) via IPUMS USA, Furman Center





## **DETAILS:**

4,375 SF Ground Floor (Approx)

4,000 SF+ Basement

### GROUND FLOOR FEATURES

- 7 EXAM ROOMS
- STAFF ROOM
- PROCEDURE ROOM
- X-RAY ROOM
- NURSES STATION
- RECEPTION
- WAITING AREA
- 4 RESTROOMS
- PRIVATE OFFICE
- 2 PARKING SPACES

LISTED FOR: \$18K/MO

\$216,000/YR

\$25.7/SF/PY

- UTILITIES SEPARATE
- TENANT RESPONSIBLE FOR 100% OF TAX INCREASE FROM BASE YEAR