



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE




156-45 84TH STREET

HOWARD BEACH, NY 11414


**Customizable
Community Facility
Space for Lease –
Prime Howard Beach
Location**

Type

Community Facility / Medical / Educational

SQUARE FOOT
 **5,000 -
53,000_{SF}**

 ZONING
R2

PARCEL ID
 **13949**
BLOCK

 **26**
LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

The property at 156-45 84th Street in Howard Beach, NY, offers an excellent opportunity for potential tenants. Situated in a predominantly residential area. Across two levels, the space is ideal for use as a community center, indoor recreation facility, school, medical office, or event venue. Located in the heart of Howard Beach, it offers easy access to major transportation routes, including the Belt Parkway, and is just a short drive from JFK Airport.

Features

- Divisions of 5,000 - 53,000 Sq. Ft.
- Two-Story Structure with Functional Layout
- 10,000 Sq. Ft. on the Ground Floor
- 10,000 Sq. Ft. on a Lower Level
- Elevator
- ADA Access
- Ample Space for Operations and Storage
- Built-to-Suit
- On Site Parking

Ideal For

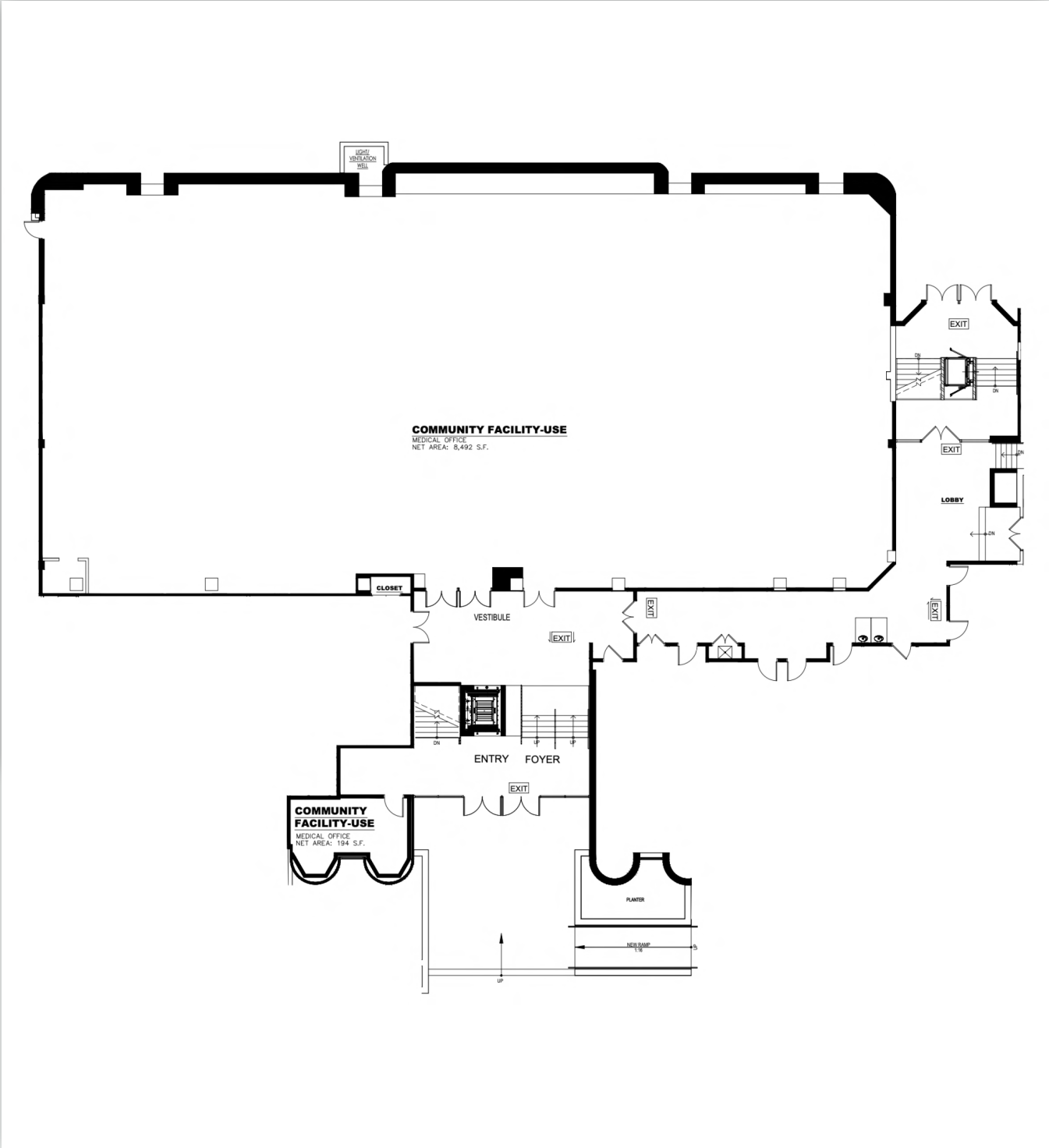
- Community Center
- Indoor Recreation Facility
- Charter Schools
- Vocational Schools
- Specialty Schools
- ADA Compliance / Immediate Occupancy Available



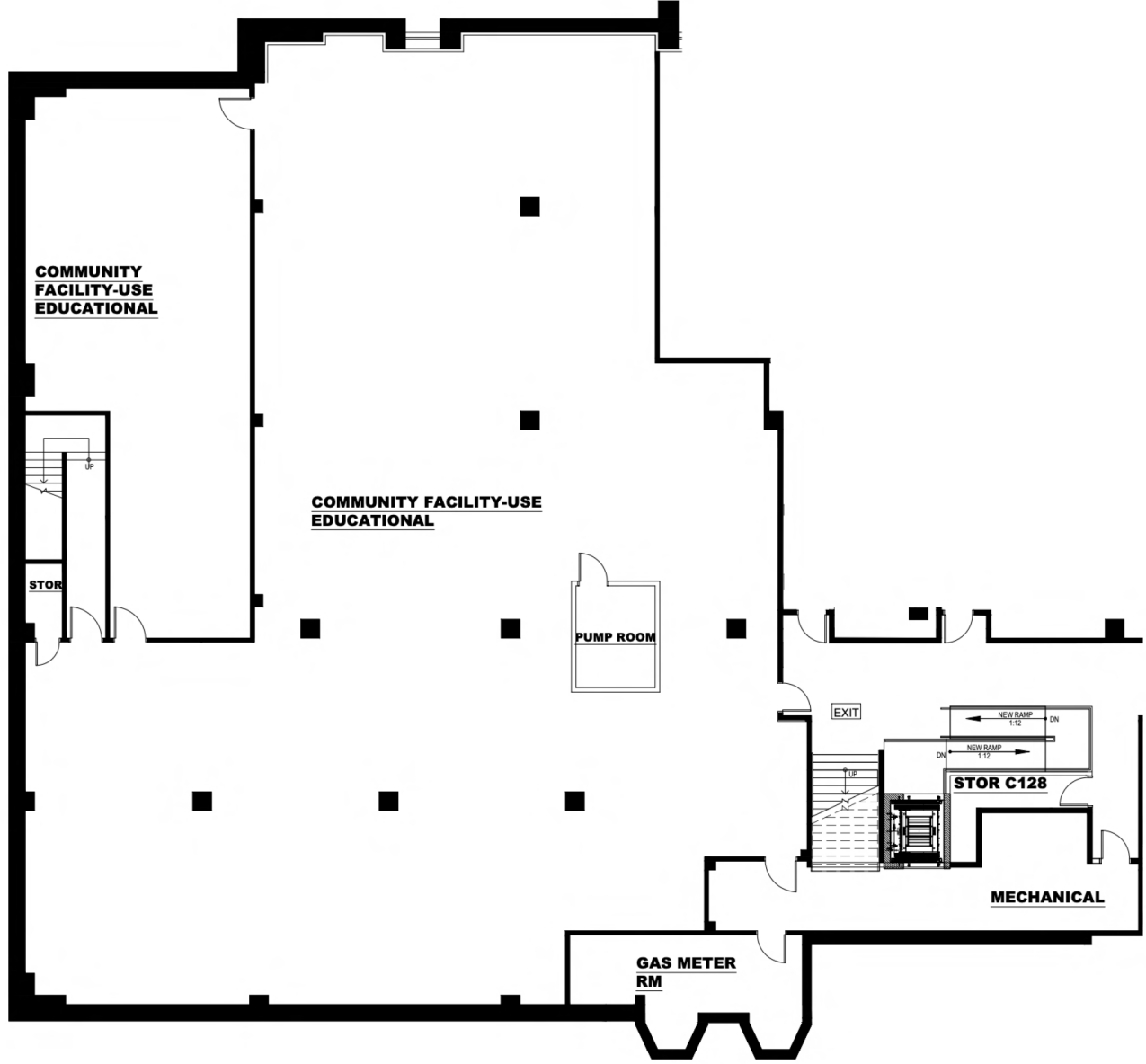
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FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - LOWER LEVEL



AERIAL VIEW

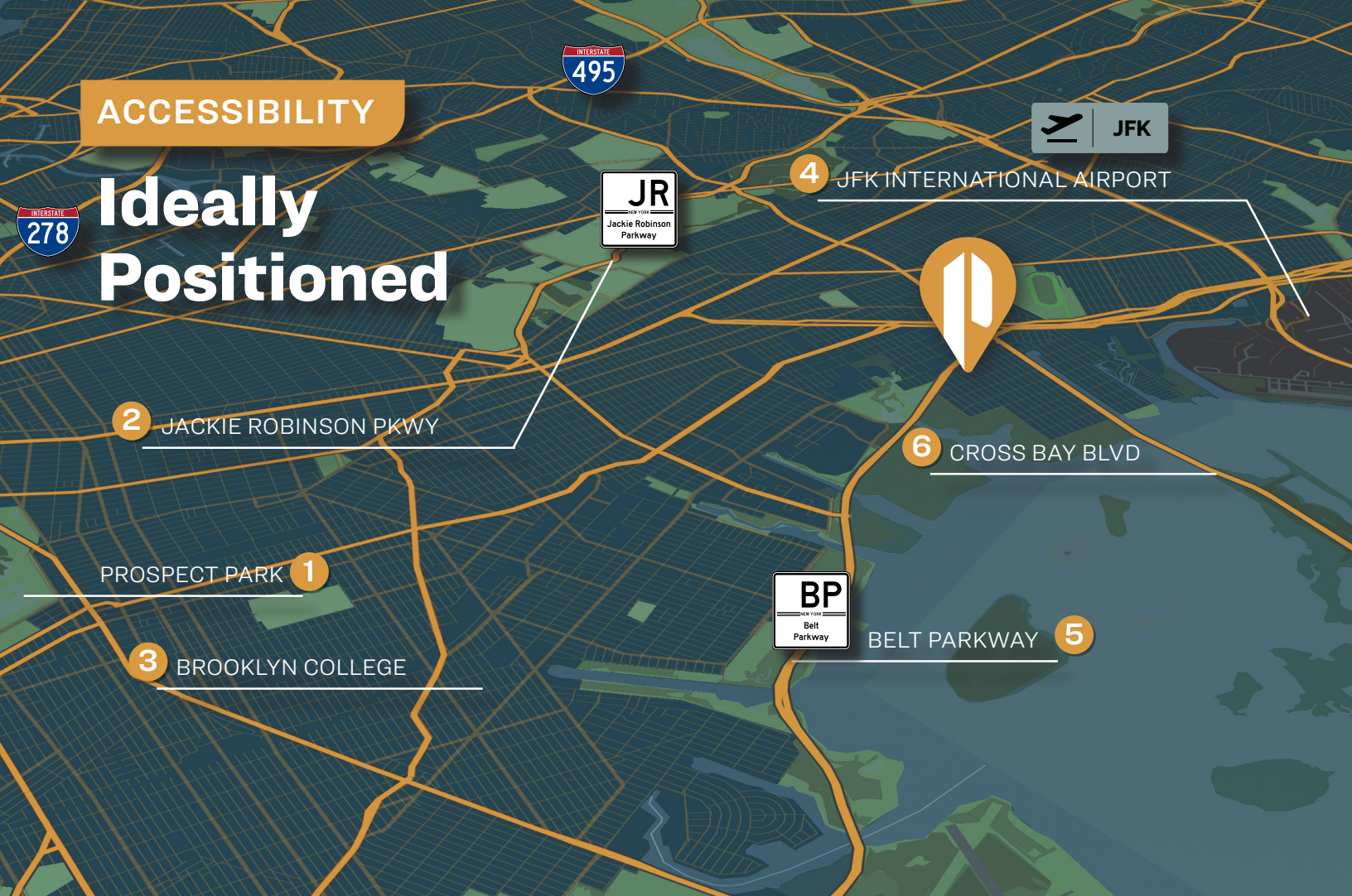


PARKING VIEW



ACCESSIBILITY

Ideally Positioned



KEY DISTANCES



BY SUBWAY

1	PROSPECT PARK	51 MIN
2	JACKIE ROBINSON PKWY	45 MIN
3	BROOKLYN COLLEGE	70 MIN



BY CAR

4	JFK AIRPORT	11 MIN
5	BELT PKWY	10 MIN
6	CROSS BAY BLVD	9 MIN



**PINNACLE
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FOR MORE INFORMATION ABOUT THIS
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