

# 8710 Fifth Avenue

Bay Ridge, Brooklyn  
Medical and Community Use Building for Lease



## Location

West Side, Between 87th & 88th Streets

## Premises

Ground Floor: 2,727 sf | Lower-Level: 4,116 sf  
2nd Floor: 5,725 sf | 3rd Floor: 4,890 sf  
Indoor Parking: 2,998 sf

## Possession

Immediate

## Neighboring Tenants

- NYU Langone
- Maimonides Doctors Cardiology
- Brooklyn Orthodontics
- JAG PT
- NY Center for ENT
- NY Eye and Ear Infirmary

## Comments

- The property was previously occupied by one medical tenant and consists of four floors, including a finished lower-level, three floors of usable space, and on-site indoor garage parking
- Total rentable area is approximately 17,458 SF (excluding parking). The location offers strong visibility along 5th Avenue and is well positioned to serve both the local community and patients traveling from surrounding neighborhoods, with convenient access to transportation
- The building can be made available as a full-building lease or on a floor-by-floor basis

## Accessibility

- Steps from Bay Ridge's 86th Street retail corridor, which is undergoing new retail development and adding more density to the area
- Short walk to the R train at 86th Street
- Easy access to the BQE (I-278) and the NYC Ferry via the B37 bus

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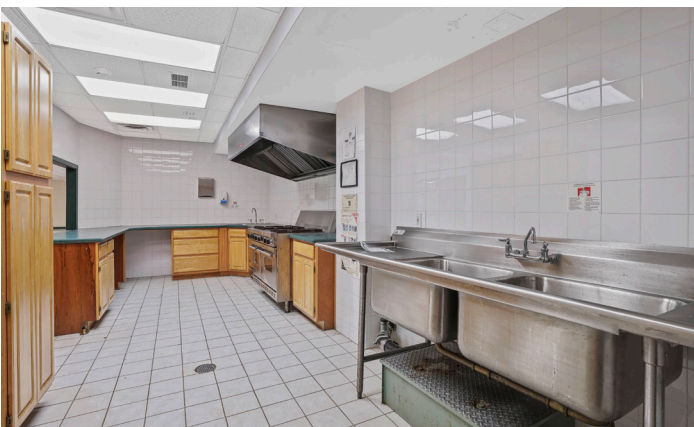
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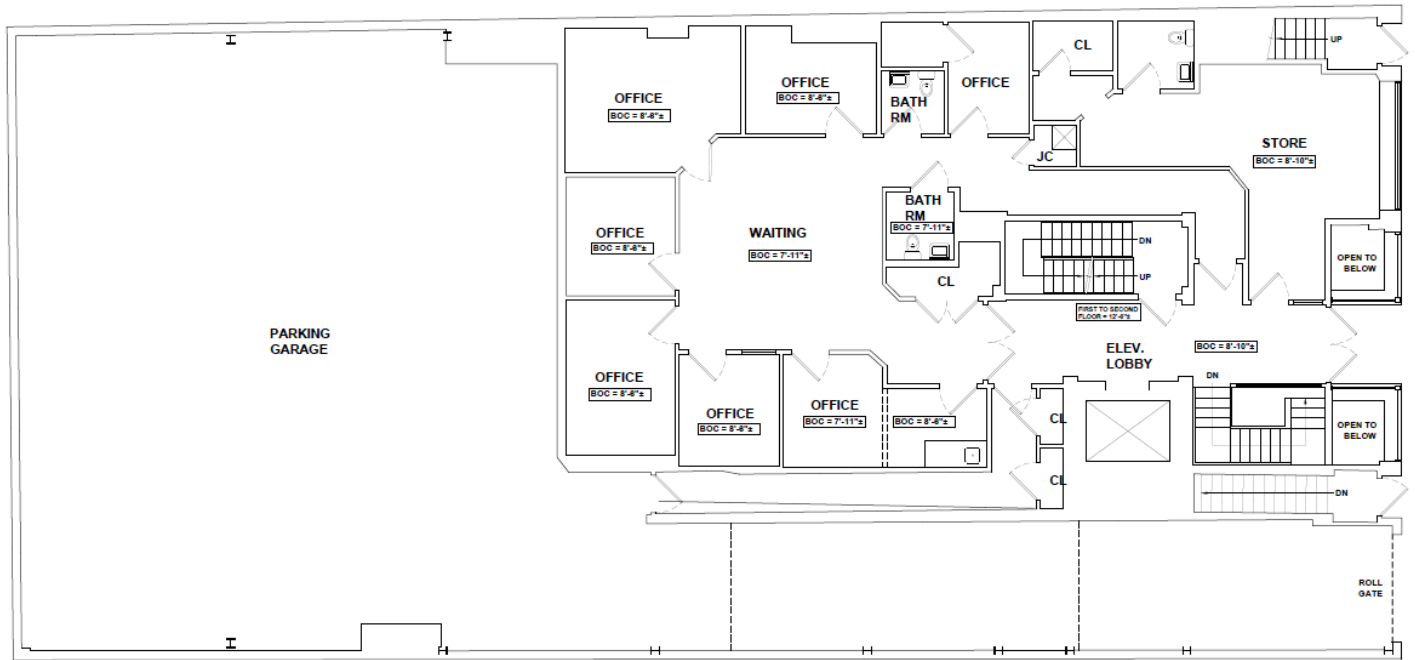


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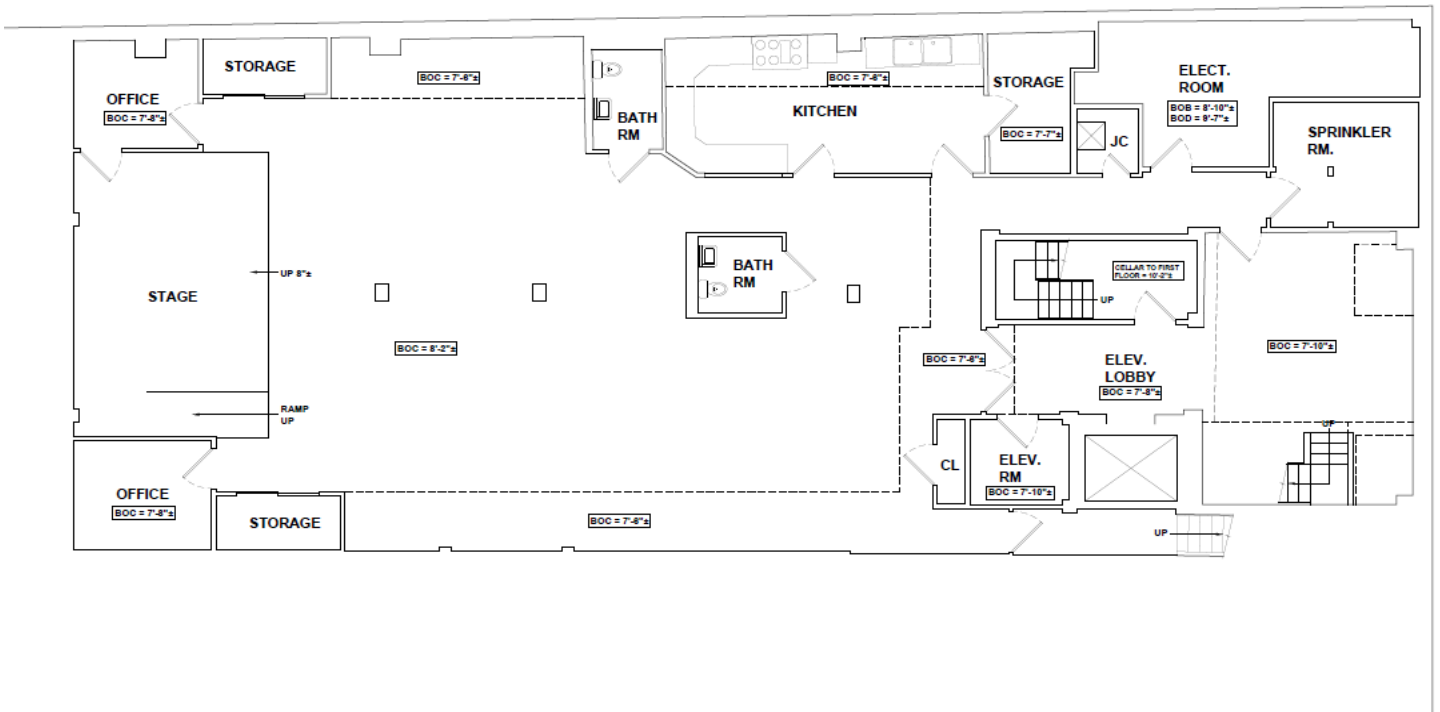




Ground Floor



Lower-Level



DISCLAIMER

