

# Prime Ground Floor Retail/Commercial Space plus possible Roof Top - Brand New Construction

101 Morgan Ave.  
Brooklyn, NY  
11206

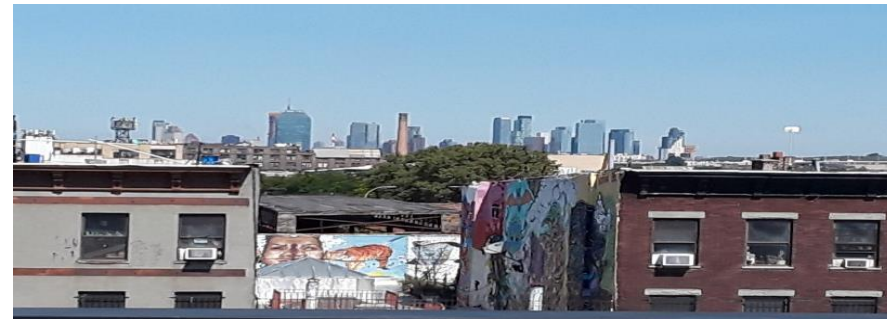
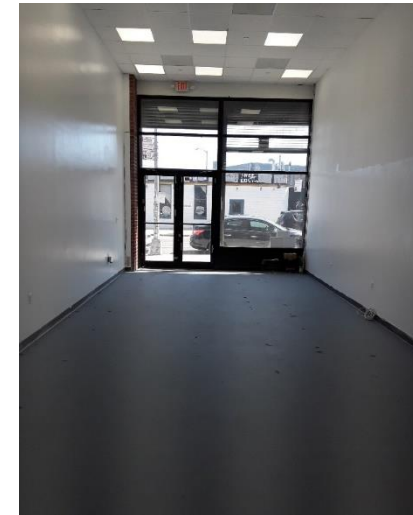
**\*Manhattan Views\***

**Around the Corner  
from Netflix**

**Lease Price:  
Call for Info**

Contact Exclusive Agent  
Grant Dolgin  
347-390-1166  
[gdolgin@kalmondolgin.com](mailto:gdolgin@kalmondolgin.com)

2,500 SF Ground Floor Plus  
Almost Full Basement  
25' x 100' Dimensions  
Brand New Construction  
Tons of Natural Light –  
Floor to Ceiling Windows  
17' Clear Ceiling Height  
HVAC  
LED Lights  
Male/Female Bathrooms  
Terrace in Back of Property  
Fireproof Construction  
Sprinkler  
Morgan Avenue “L”  
Subway Stop Across the  
Street  
Bus – At Doorstep



**Kalmon Dolgin Affiliates, Inc.**

**101 Richardson Street, Brooklyn, NY 11211 – Phone: 718-388-7700 – Fax: 718-782-3755**

**Web: [www.kalmondolgin.com](http://www.kalmondolgin.com)**

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