



SUMMARY

Situated in the heart of Downtown Brooklyn, 9 Bond Street presents a rare opportunity to own commercial office space in one of Brooklyn's most dynamic business districts. Located just steps from Fulton Mall, MetroTech, and multiple subway lines, the property offers exceptional accessibility throughout Brooklyn and Manhattan. Ideal for owner-users or investors, the space combines a prime Downtown Brooklyn address, outstanding transit connectivity, and long-term ownership potential in a well-established professional office building.

- **Address:** 9 Bond Street, Brooklyn, NY 11201
- **Size:** +/- **138,822 RSF**
- **Floor:** Second, Third, Fourth
- **Asking Rent:** \$40 PRSF AS IS
- **Term:** 5-15 years
- **Electric:** Sub-metered at 100%
- **Heating/Cooling:** HVAC Air and heat, gas fired
- **Building Access:** 24/7 with notice overtime charge
- **Other:** Whole building generator, sprinklered, Deli attached to building. Access to 2,3,4,5,A,C,F,R,B,Q within a short walk.

EXCLUSIVE BROKER

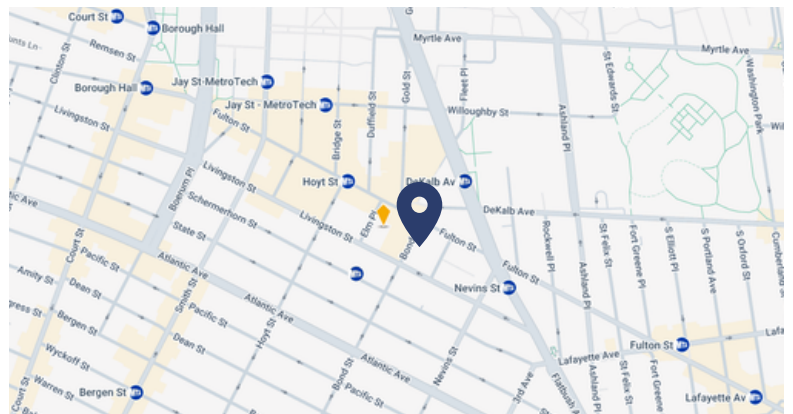
ROBERT HEBRON, SIOR
JOSEPH TORRES

 RFHebron@HebronRE.com

 **(347) 661-1230**



This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Prospective Tenants must verify the information and bears all risk for any inaccuracies.

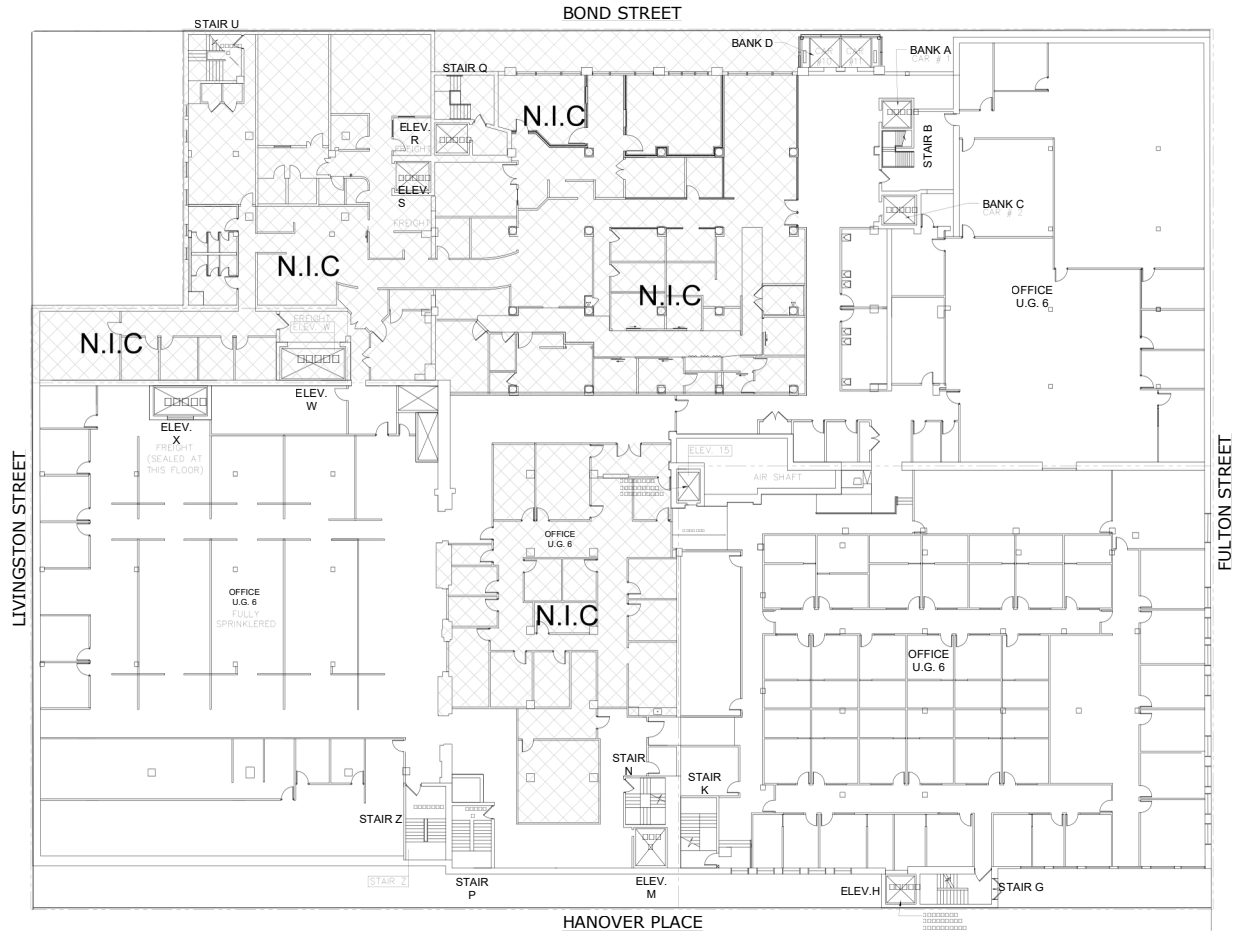




HEBRON

REALTY

9 BOND STREET



2ND FLOOR - 45,882 RSF • 3RD FLOOR - 45,882 RSF • 4TH FLOOR - 47,058 RSF



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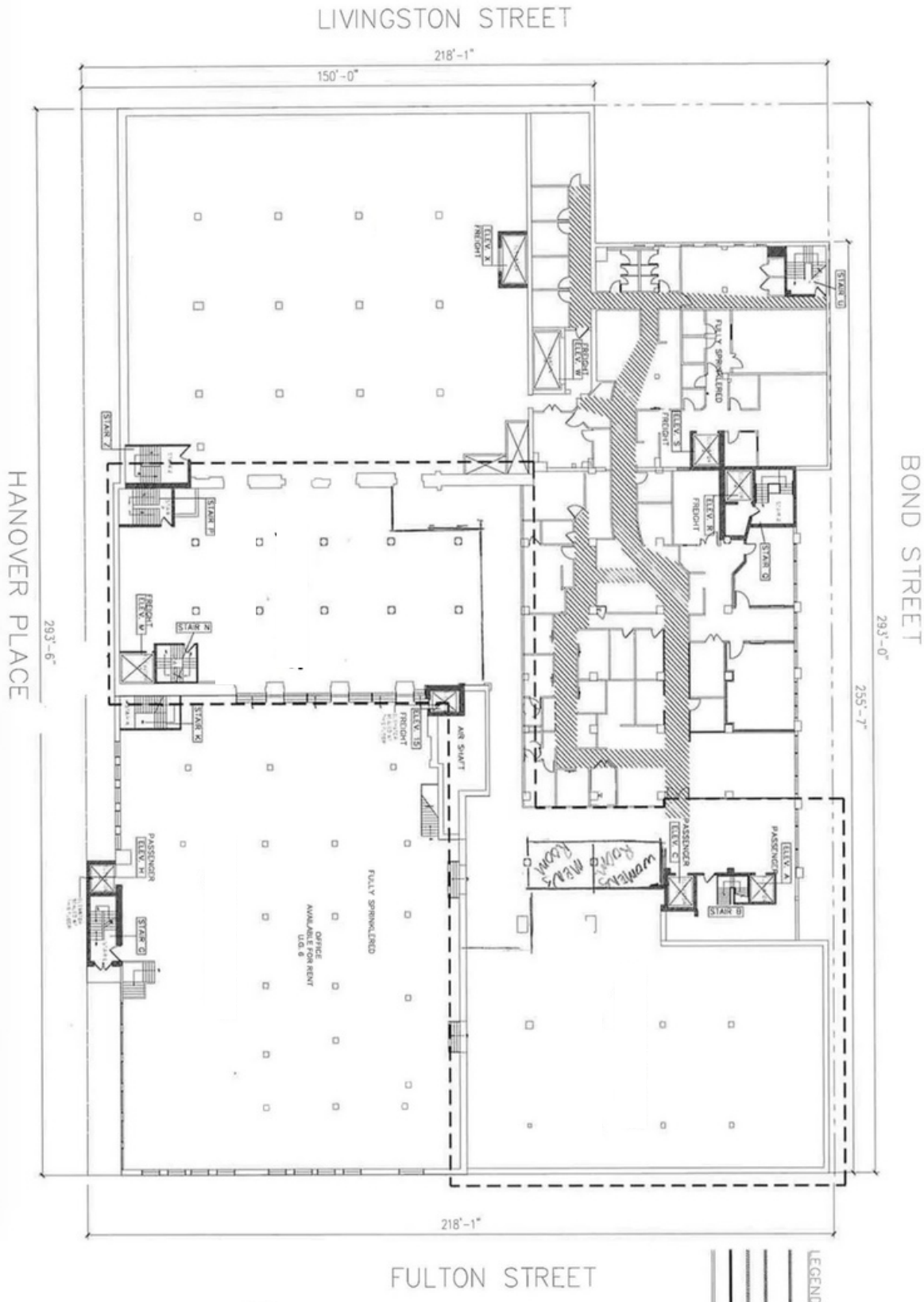
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REALTY

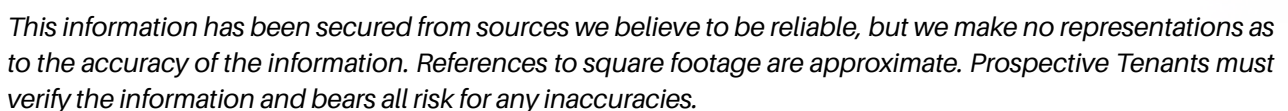
9 BOND STREET - 2ND FLOOR 45,882 RSF



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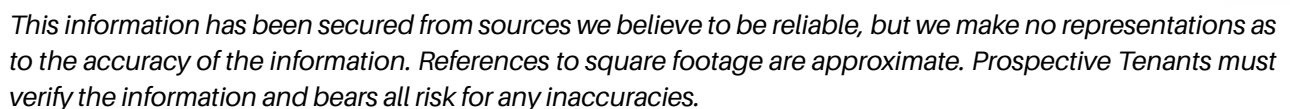


LIVINGSTON STREET





9 BOND STREET - 4TH FLOOR
47,058 RSF



EMPLOYMENT



White Collar

49.0%



Blue Collar

23.7%



Services

27.3%

7.1%

Unemployment Rate

Area Summary



2,678

2024 Total Businesses
(NAICS)



95,392

2024 Total Daytime
Population



30,388.4

2024 Daytime Pop Density

Variables	1 mile
2023 Total Population	102,843
2023 Total Households	32,034
2023 Average Household Size	3.11
2023 Median Household Income	\$67,315
2023 Median Age	38.2

EDUCATION

20%

No High School
Diploma



27%

High School
Graduate



23%

Some College



29%

Bachelor's/Grad/Prof
Degree



2,678

Total Businesses



28,107

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$2,238
Apparel &
Services



\$6,539
Groceries



\$235
Computers &
Hardware



\$5,512
Health Care



\$3,350
Eating Out



48.9%



4.5%



6.9%

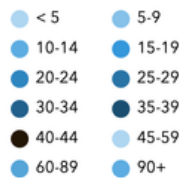


0.1%



30%

Commute Time: Minutes



27.3%

Services



23.7%

Blue
Collar



49.0%

White
Collar

PROJECTED ANNUAL GROWTH RATE



1.19%
Population



-0.27%
Generation X



2.07%
Generation Z



0.58%
Millennial



102,843 -0.14%

Population Total Population Growth

83.9

Diversity Index

Local Business Summary

2,678

Total Businesses

28,107

Total Employees

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