



NARROWS PROFESSIONAL BUILDING

9920 4TH AVENUE
BROOKLYN, NY 11209

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Property Summary



and



Wade Jabour, Broker / 718 748-1800

8704 3rd Avenue, Brooklyn, NY 11209

Have been exclusively retained to lease a 4,250 SF professional corner office located at 9920 4th Avenue, Brooklyn, NY 11209

- Lease Rate: \$38.00 SF
- Available SF: 4,250 SF
- Building Size: 45,000 SF
- Market: Brooklyn
- Submarket: Bay Ridge

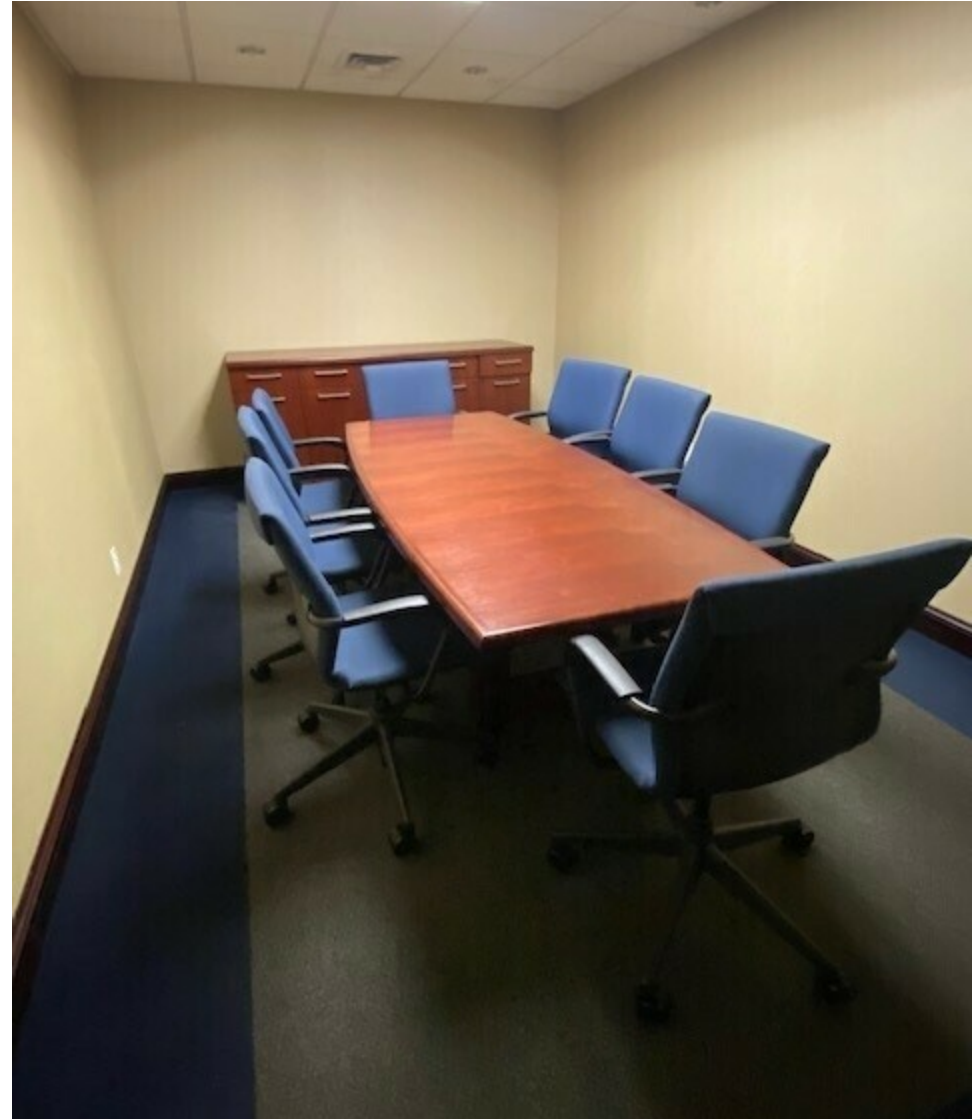
PROPERTY HIGHLIGHTS

SVN CPEX Real Estate and Jabour Realty Company have been exclusively retained to lease this prime 2nd floor 4,250 SF professional corner office space located at 9920 4th Avenue in Brooklyn, New York's Bay Ridge neighborhood. This elevator building office space features the following:

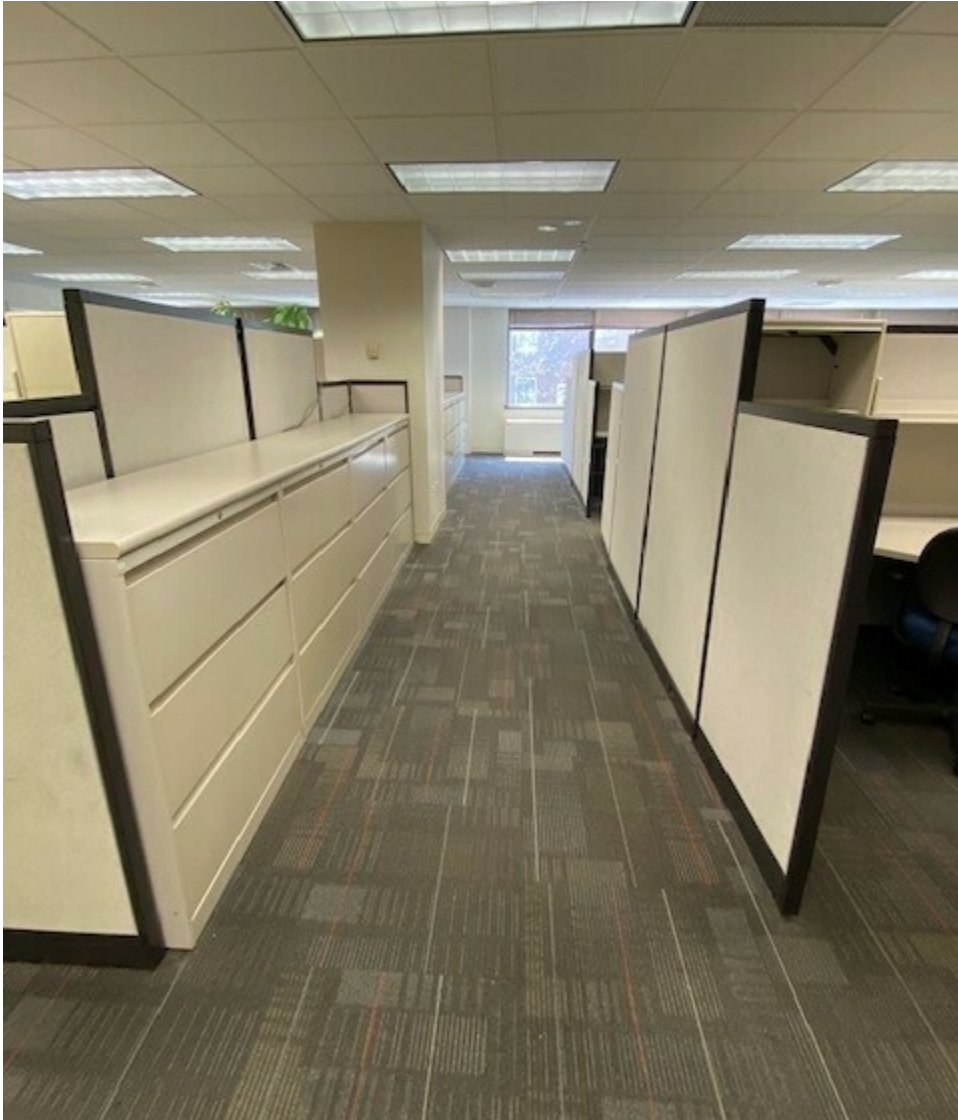
- *Fully Furnished and Move in Ready
- *Modern Reception Area
- *4 Windowed Executive Offices Facing 4th Avenue
- *20 Full Size Cubicles
- *Large Conference
- *Training Room
- *Full Kitchen / Pantry
- *4 Dedicated Parking Spaces

TRANSPORTATION: Four blocks from R subway line at 95th Street Station; B8, B16, B37, B63 Bus Lines service the area; Easy access to the Belt Parkway,

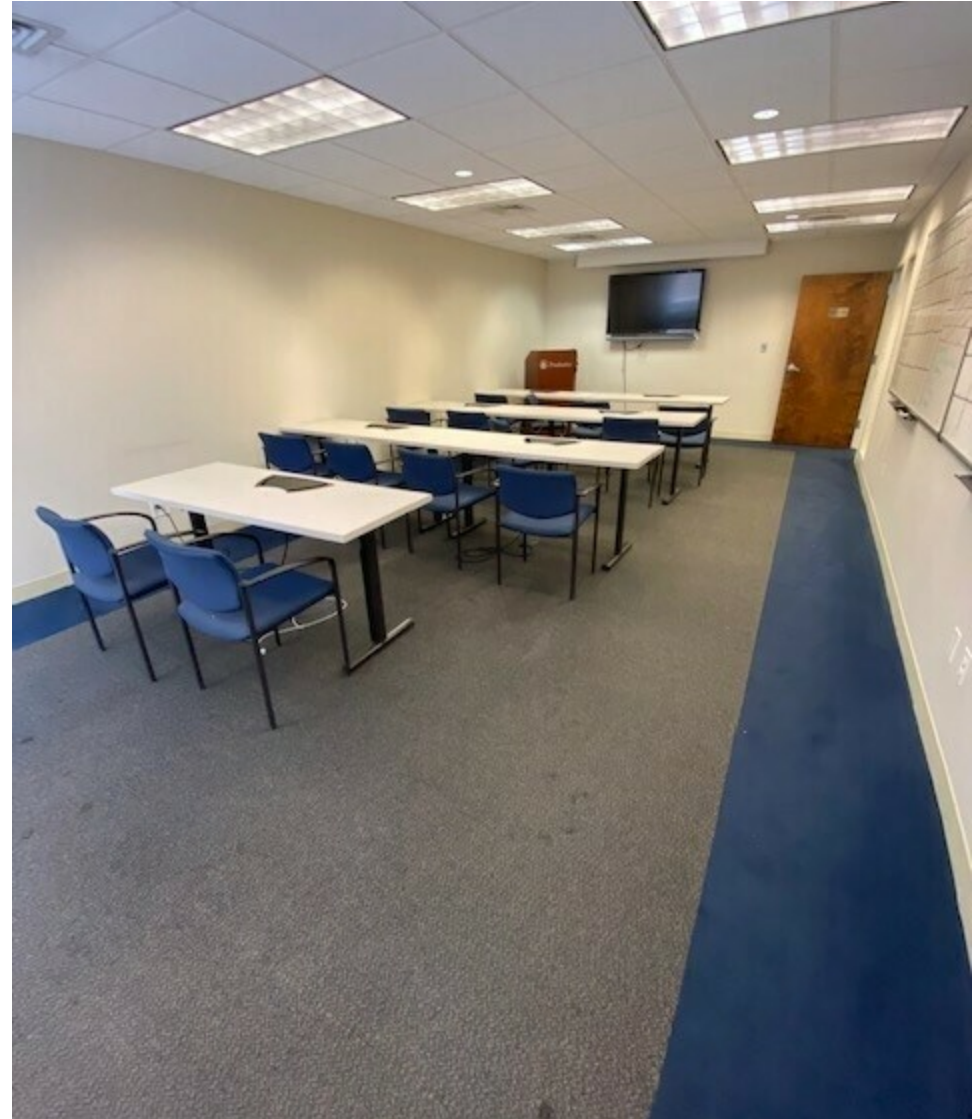
Photos



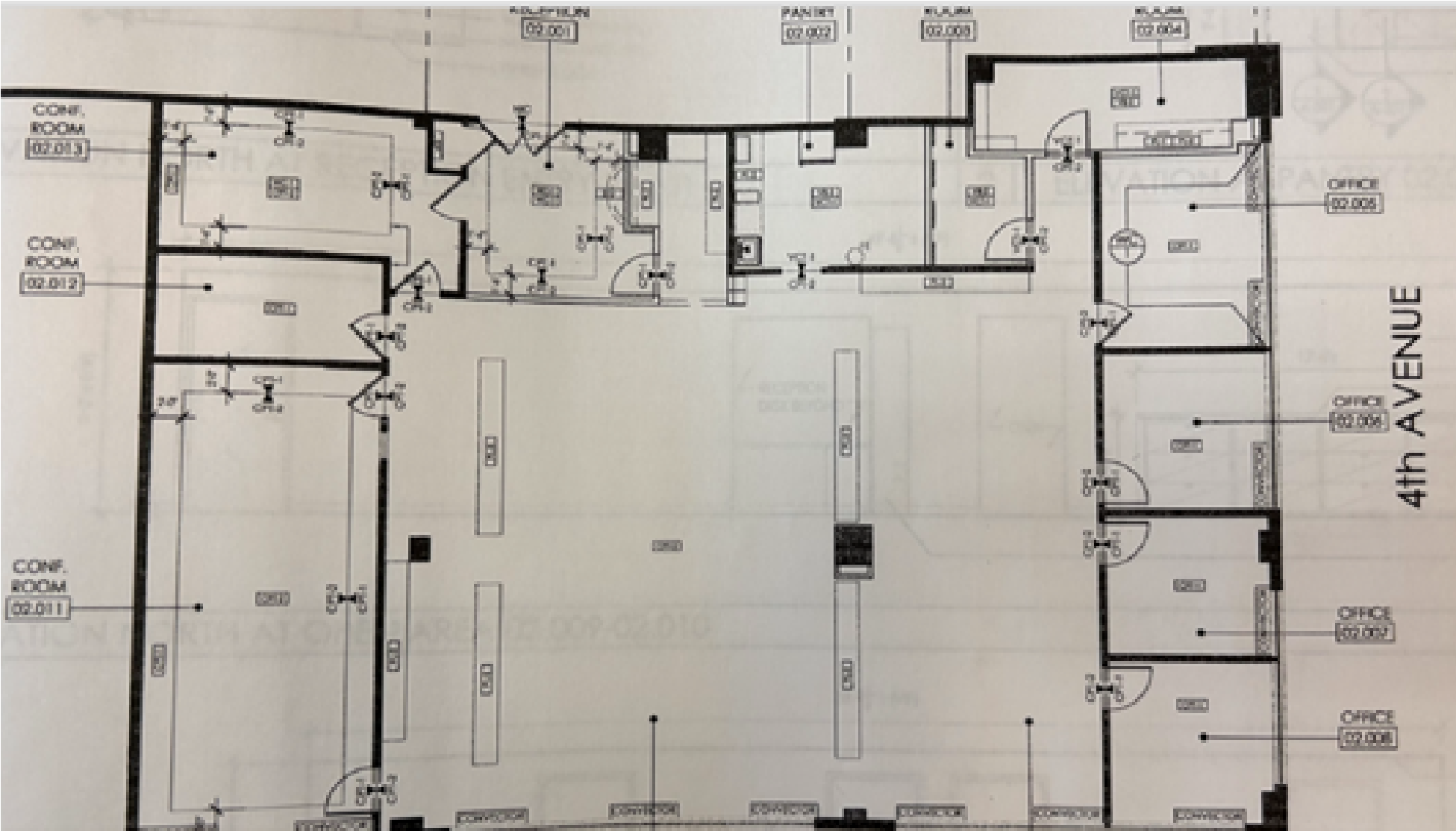
Additional Photos



Additional Photos

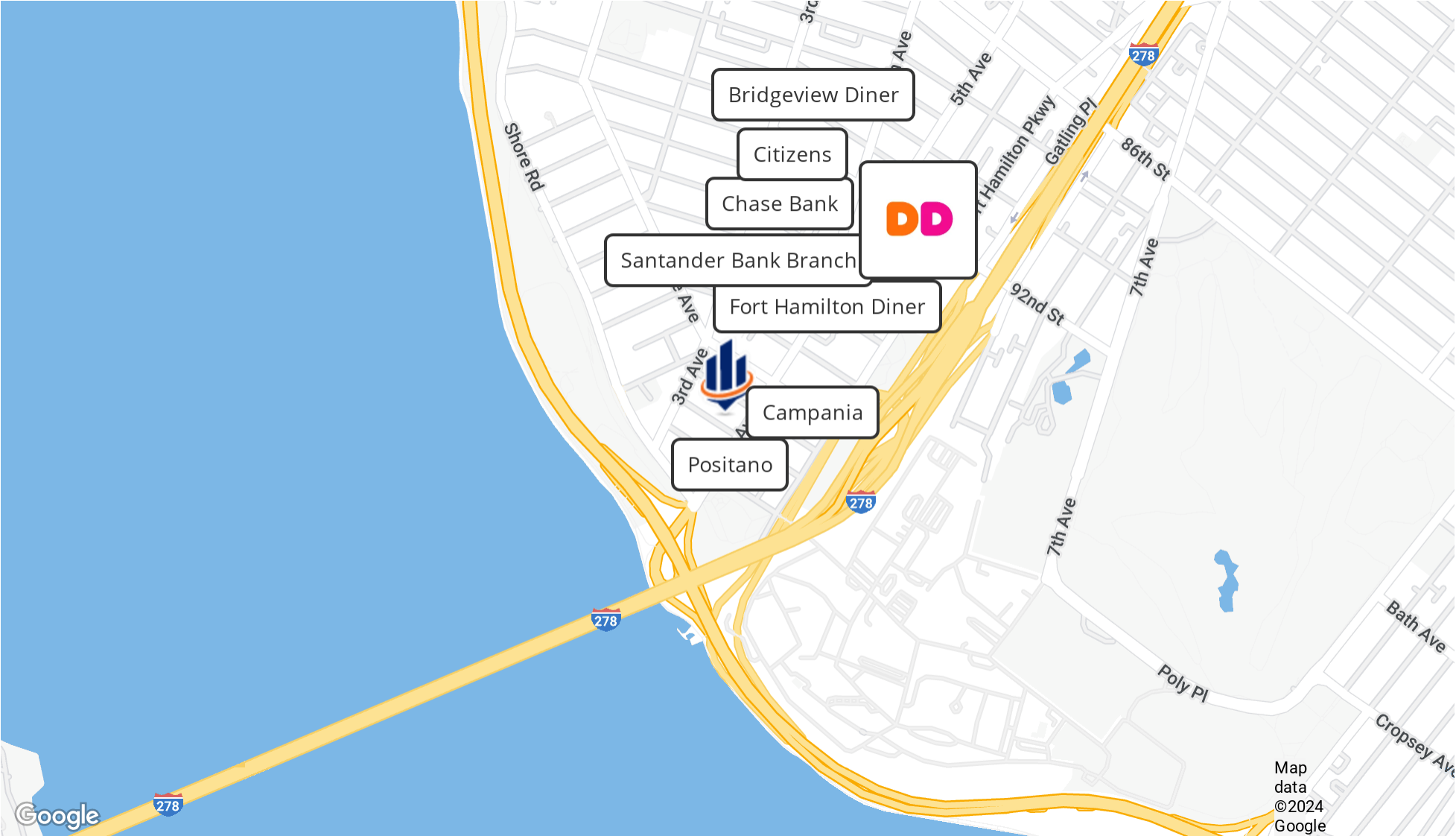


Floor Plan



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Map



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Demographics Map & Report

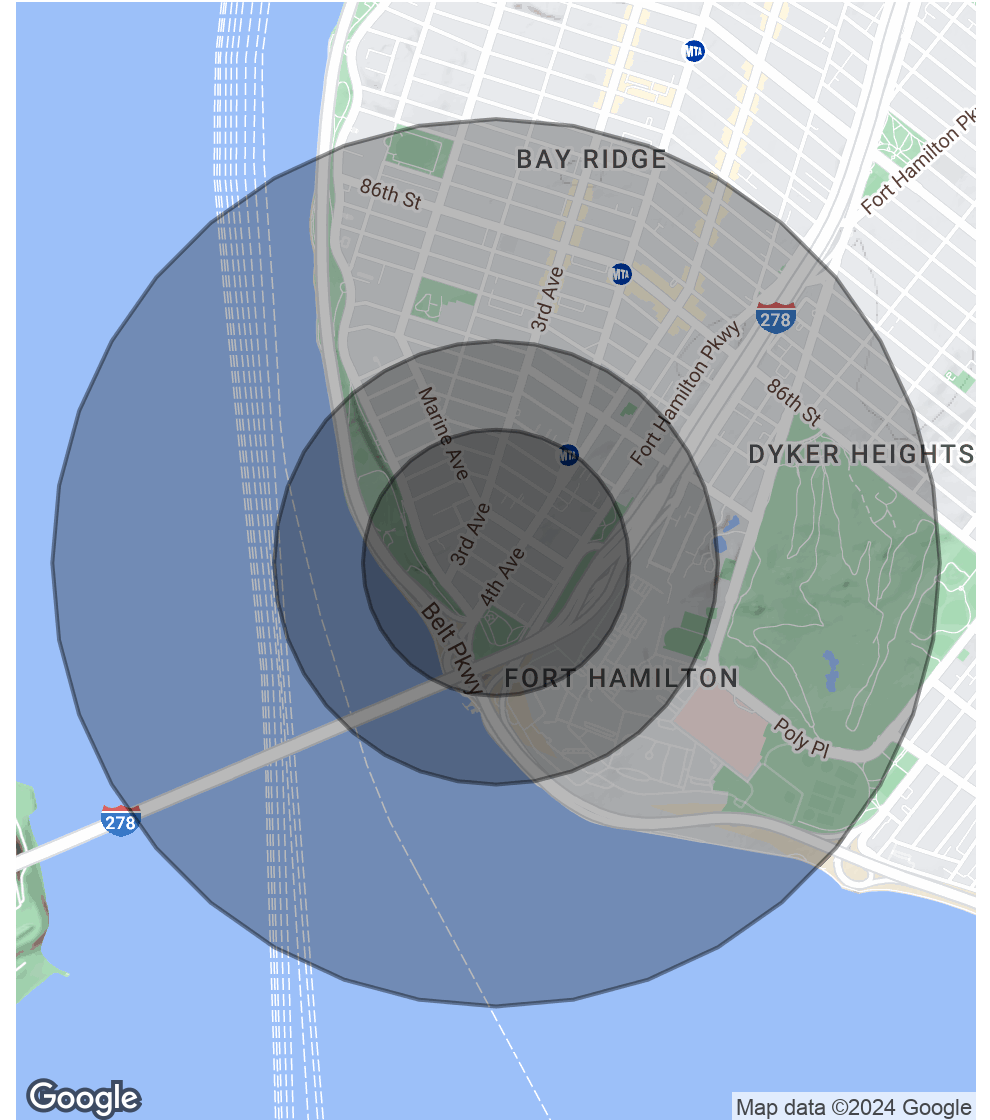
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,549	15,904	40,830
Average Age	44	43	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,877	7,609	18,200
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$125,428	\$118,593	\$124,564
Average House Value	\$788,157	\$940,910	\$1,071,182

Demographics data derived from AlphaMap





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<https://www.svn.com>