



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Professional Offices For Lease With Private Balcony

850 - 1,700 SF

462 36th St • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
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Victor Safenia
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victor.sf@tristatecr.com



Location Overview

Located in the family-friendly and busy neighborhood of Sunset Park, between 36th St & 37th St, on the same block as on the 36th St subway station and across the street from the 5th Ave/36th St bus station.

Nearest Transit: D, N, & R trains are located at 36th St just one block away and the B63 bus line.

Nearby tenants include Petco, Costco Wholesale, Sophisticated Stature, Sweatbox, Pollo Campero, Blink Fitness, Domino's Pizza, Bravo Supermarkets, Chase Bank, Chipotle Mexican Grill, Dunkin' Donuts, McDonald's, TD Bank, Castillo, Amalgamated Bank, Capital One, West Elm Outlet, and more!

Main Highlights

- ▶ 12 Ft ceilings
- ▶ Elevator access
- ▶ Private balcony
- ▶ Floor to ceiling windows
- ▶ HVAC



25,256 SF

Total Building Size



M1-2

Zoning

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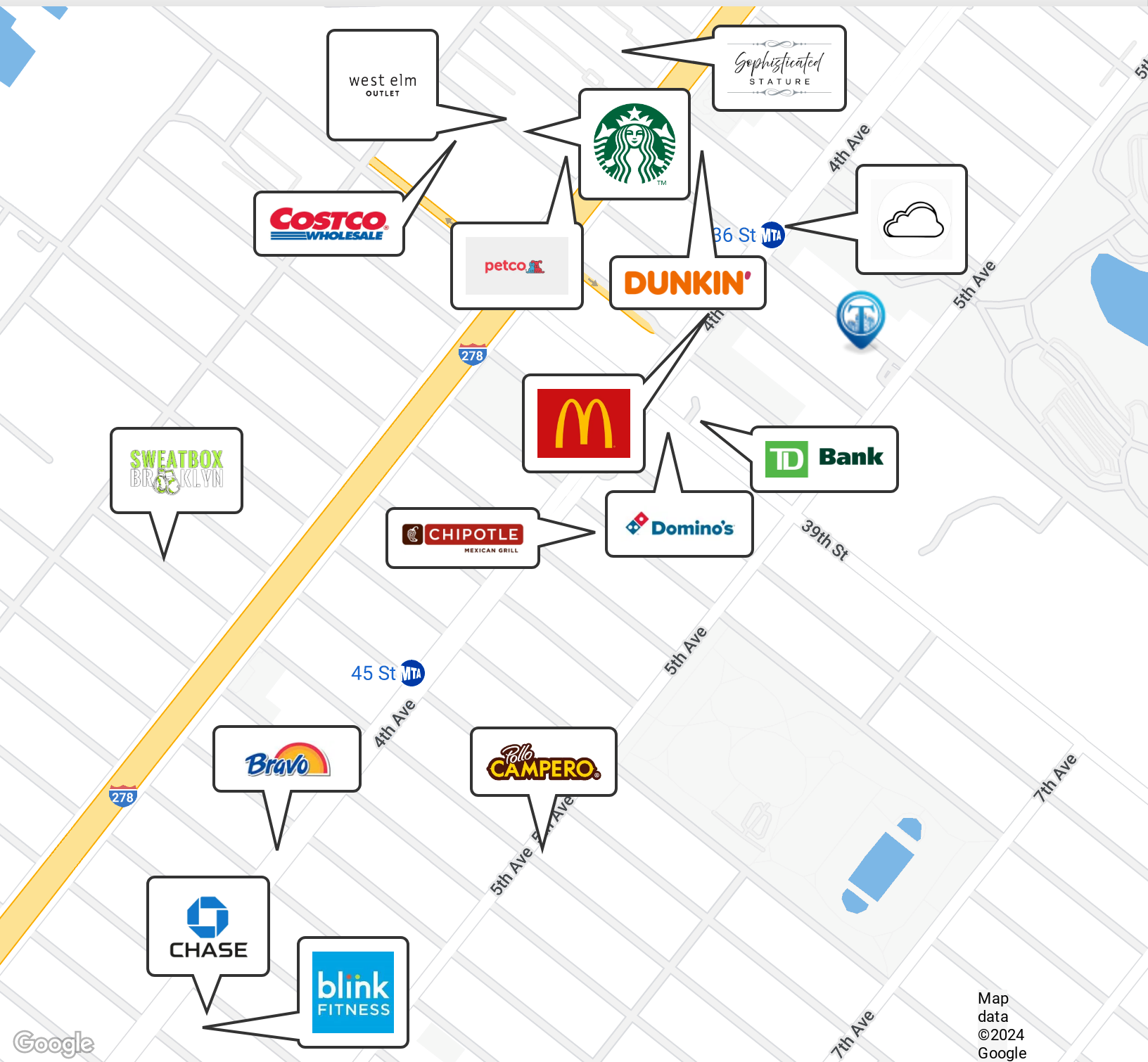
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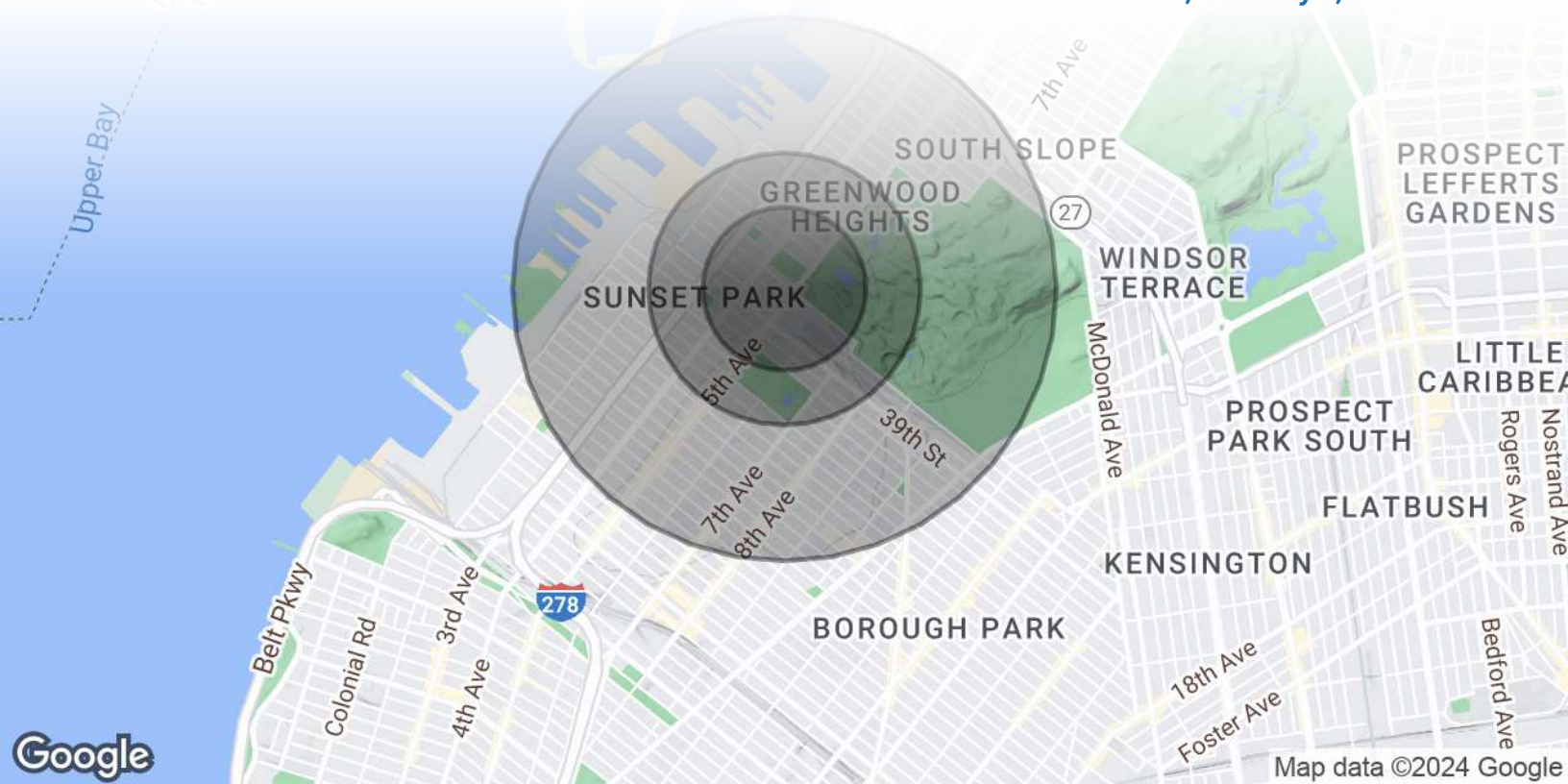
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,381	25,755	99,175
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,119	7,576	30,180
# of Persons per HH	3	3.4	3.3
Average HH Income	\$109,027	\$99,697	\$97,887
Average House Value	\$1,110,644	\$958,246	\$1,107,586



99,175

People within 1 Mile



\$97,887

Avg Household Income

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