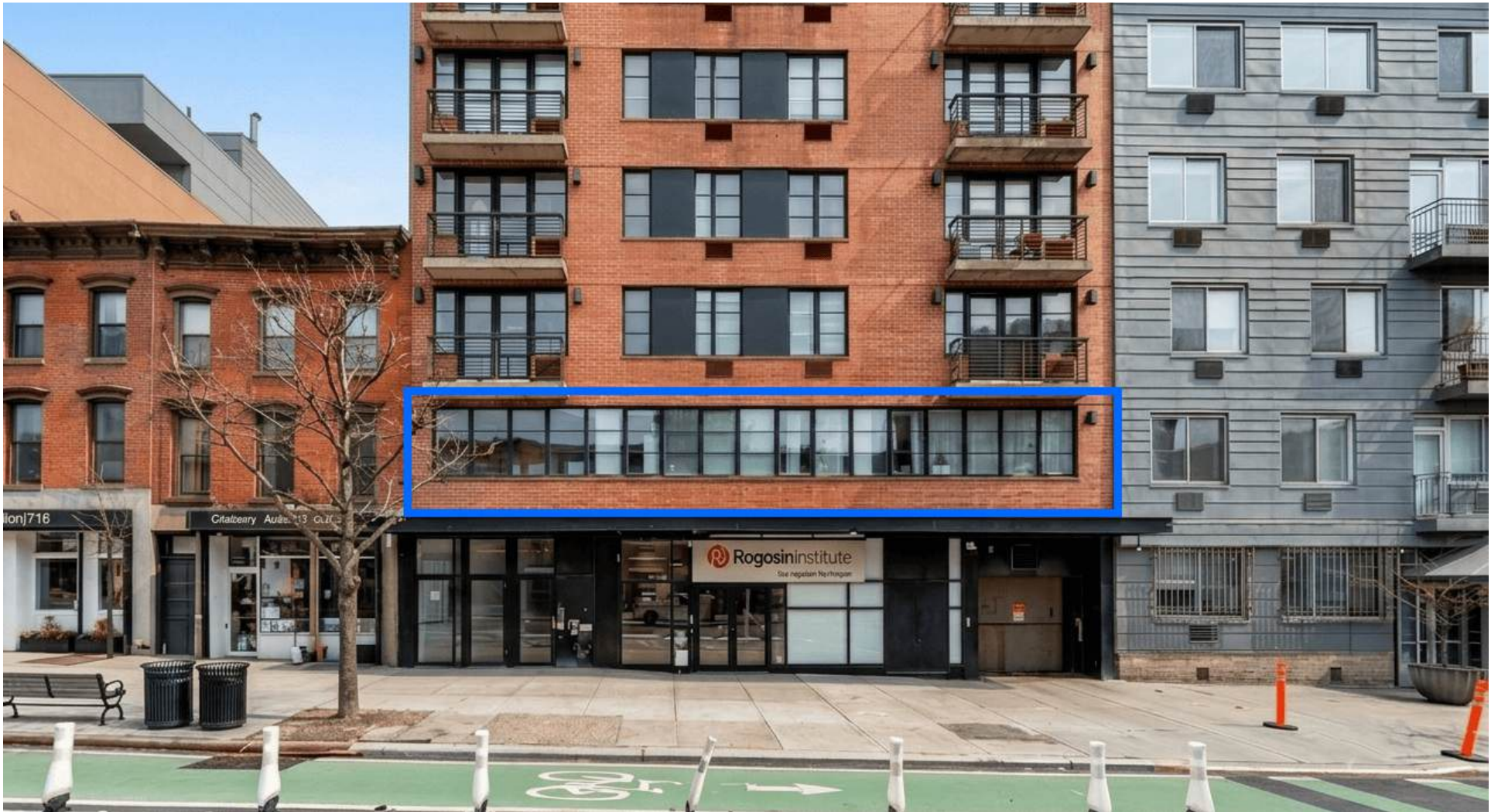


527 COURT STREET, BROOKLYN, NY 11231

FOR LEASE

1,200 SF FLEXIBLE CARROLL GARDENS BUILT-TO-SUIT 2ND FLOOR OFFICE

Between West 9th Street & Garnet Street



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

ALICIA GUZZONE-CASH
212.433.3355 x1040
alicia.gc@tristatecr.com

TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Carroll Gardens neighborhood of Brooklyn.

HIGHLIGHTS

- High Pedestrian Traffic Area & Surrounded by Local Boutiques
- Close Proximity to Public Transit & Subway
- Easy Access to Highways and Bridges
- Dense Residential Population Nearby
- Walkable Area With Vibrant Street Life, High Foot & Vehicle Traffic

SPACE DETAILS

- 2nd Floor Office – Suite C4
- Ceiling Height: 9 FT
- Flexible Floorpan/Layout with Built-To-Suit: 5 Private Offices, Reception/Lobby Area & Storage/File Rooms
- Break Room/Kitchen & In-Suite Bathrooms
- Clean Space with Private Roof Deck
- Move-In-Ready Condition with HVAC System, Plumbing, & Sprinklers in Place
- Utilities included (Electric, Water, Internet, HVAC, etc.)
- Lease Type: Gross Including Utilities
- Indoor Parking Garage Available – \$300/Month

TRANSPORTATION

F **G** Trains at Smith – 9th Street

B57 **B61** **SIM4** **SIM35** **SIM4C** **SIM34** **SIM2** Bus Lines

NEIGHBORS

Loafers Cocktail Bar, Aromi, Cremini's, Animal Loving Care, Fat Cat Wines & Spirits, 532 Court Restaurant, Trudie's Tavern, Mezcal's, Ramblin' Chick, Wing Hua, 6 Restaurant – NYC, Le Petit Cafe, Los Hermanos Coffee and Taqueria, Line Bagels, Atelier Ariana, and more!



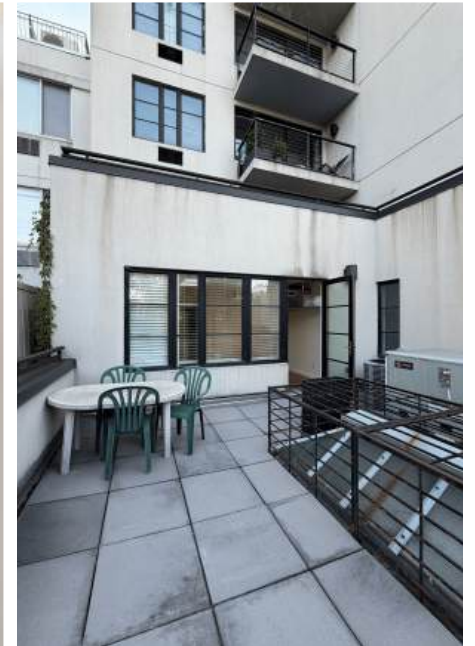
FLOOR PLANS



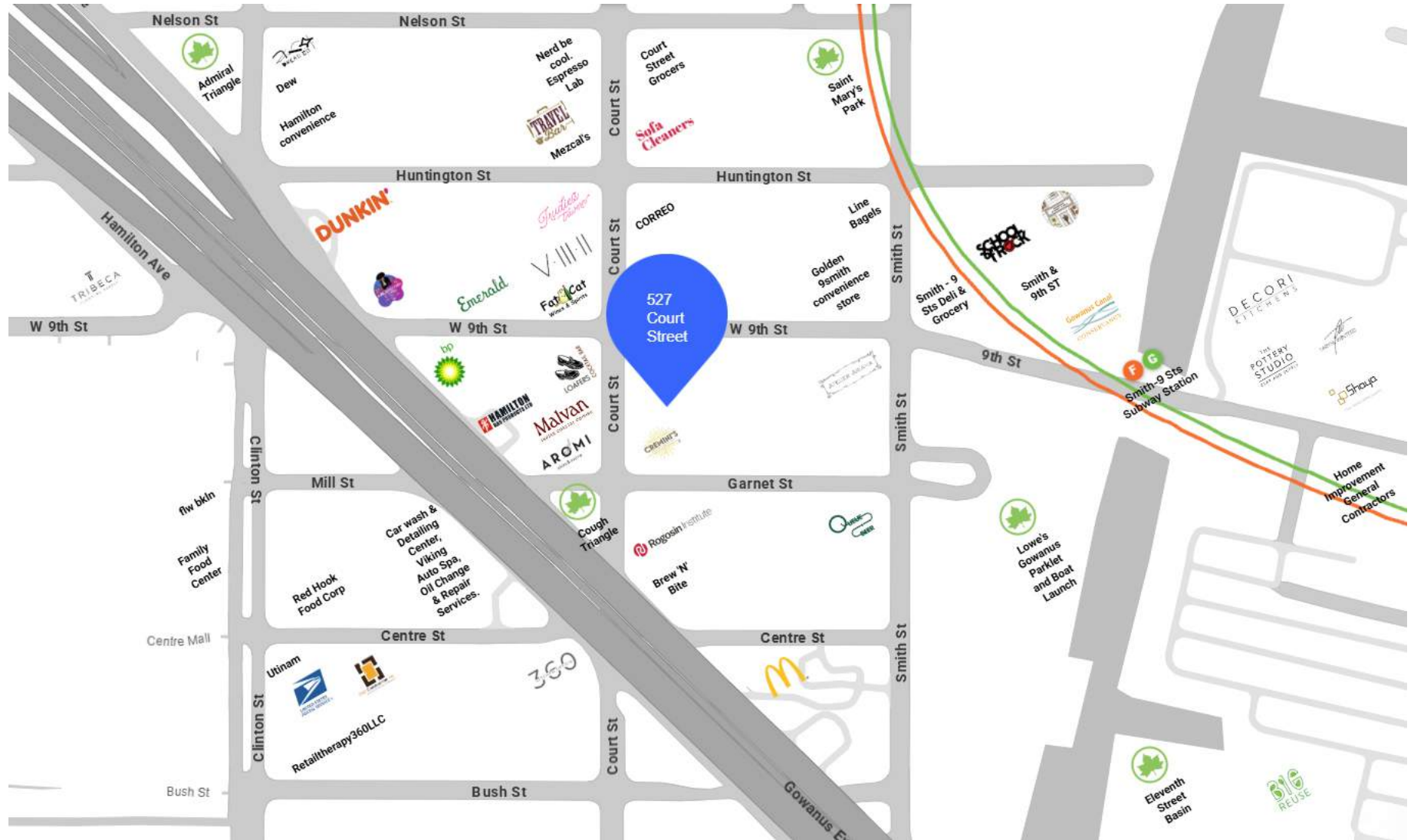
SECOND FLOOR

All square footages are approximate

PROPERTY PHOTOS



RETAIL MAP



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TSC.