



SUMMARY

Iconic Downtown Brooklyn location at the gateway to Brooklyn Heights and Fort Greene. Situated within the historic One Hanson Place, steps from Atlantic Terminal and Barclays Center with unmatched subway and LIRR access. Professional office condominium in a trophy, client-facing building—ideal for firms seeking prestige, convenience, and connectivity.

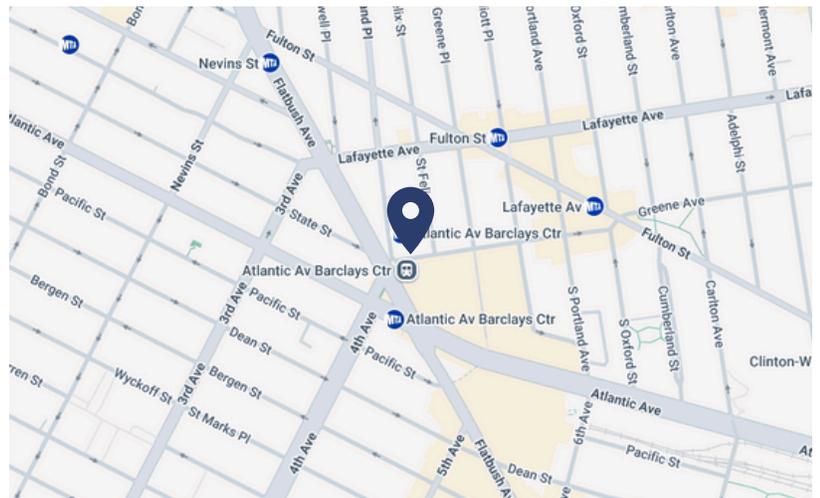
- **Address:** One Hanson Place, Brooklyn, NY 11243
- **Price:** \$999,000
- **Size:** +/- 3,255 SF
- **Floor:** Fifth
- **Electric:** Sub-metered at 100%
- **Heating/Cooling:** HVAC Air and heat, gas fired
- **Building Access:** 24/7
- **Other:** Whole building generator, sprinklered, Deli attached to building. Access to 2,3,4,5,A,C,F,R,B,Q within a short walk.

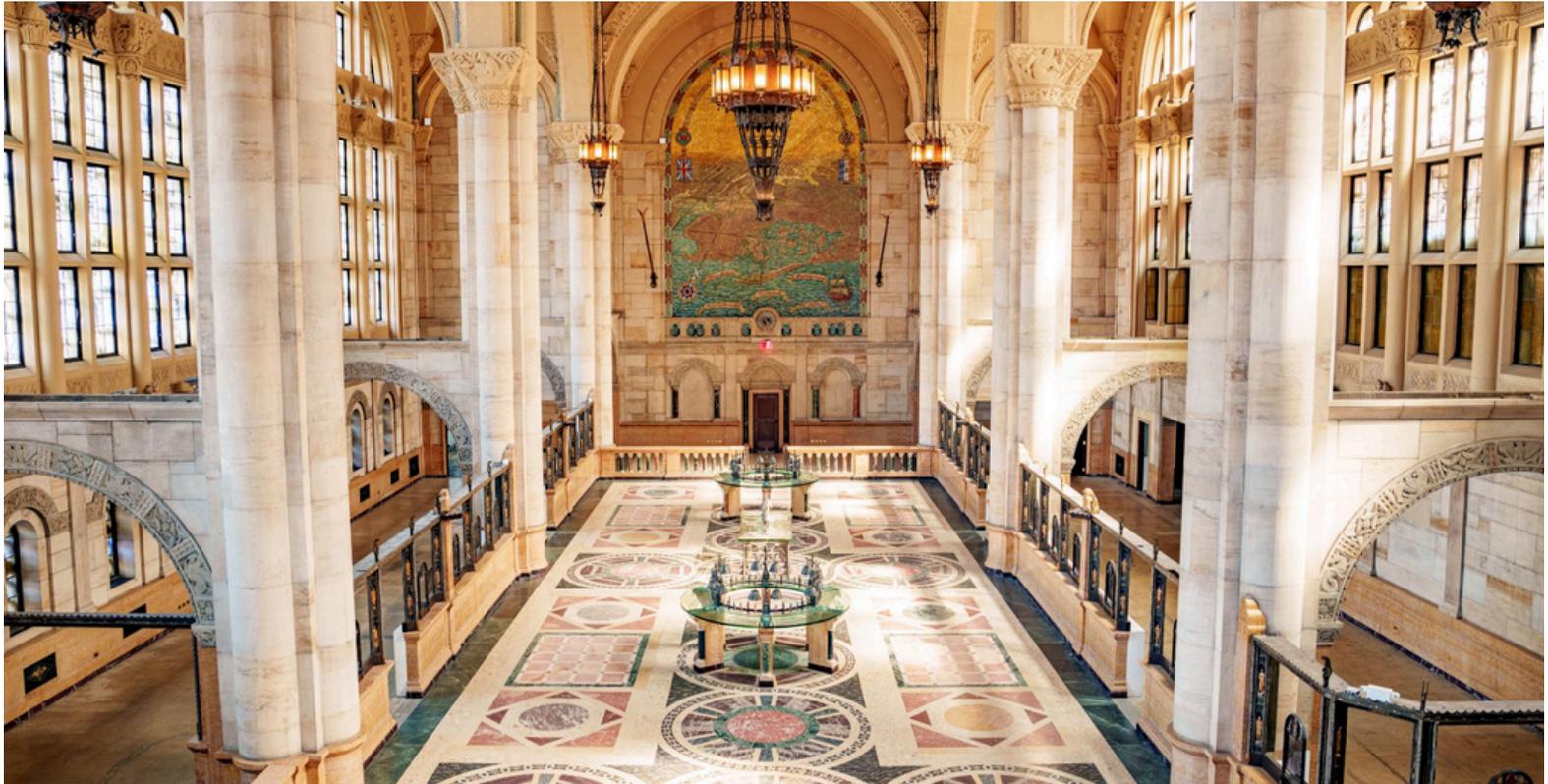
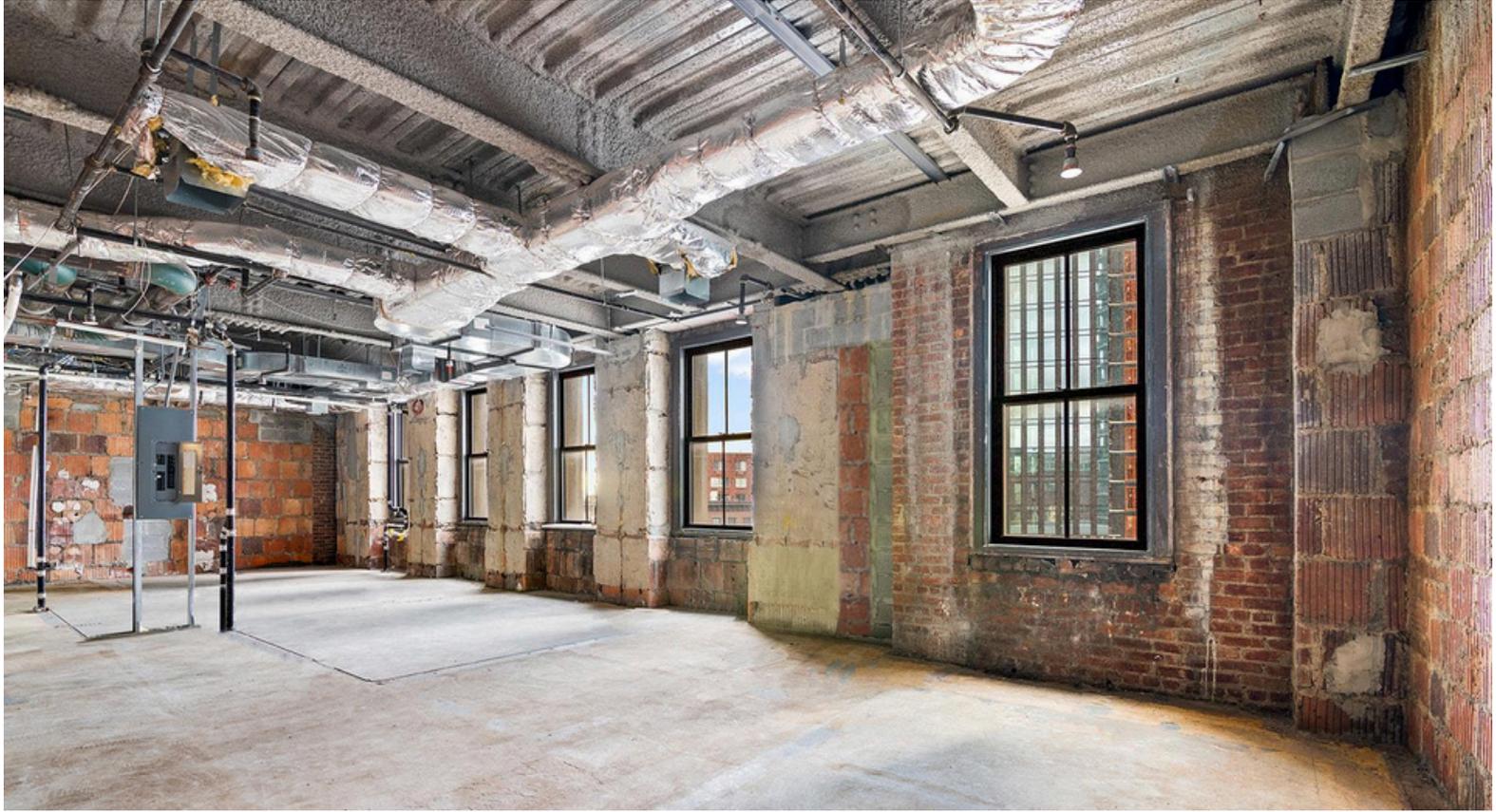
EXCLUSIVE BROKERS

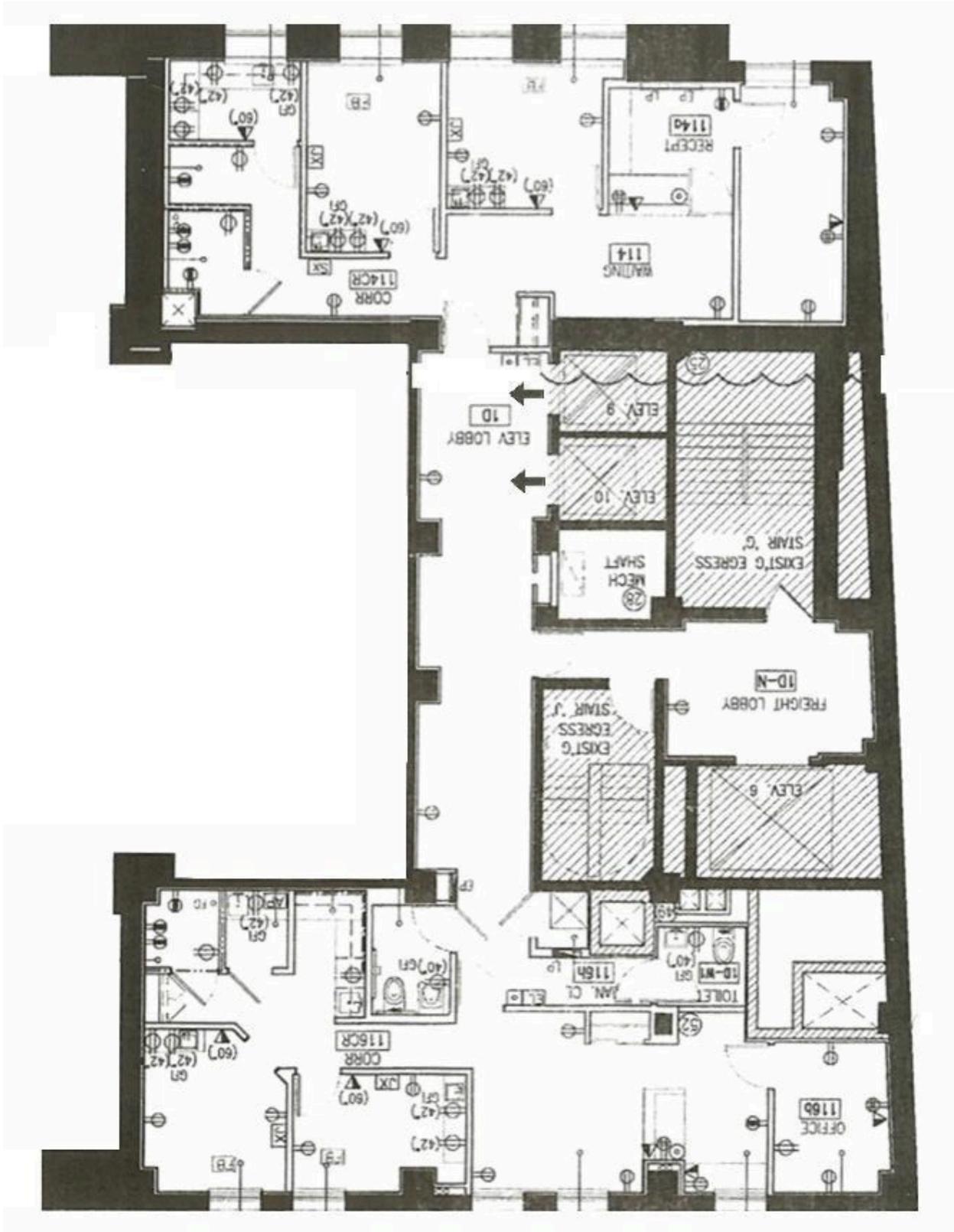
ROB HEBRON - CCIM, SIOR
ROBERT HEBRON, SIOR

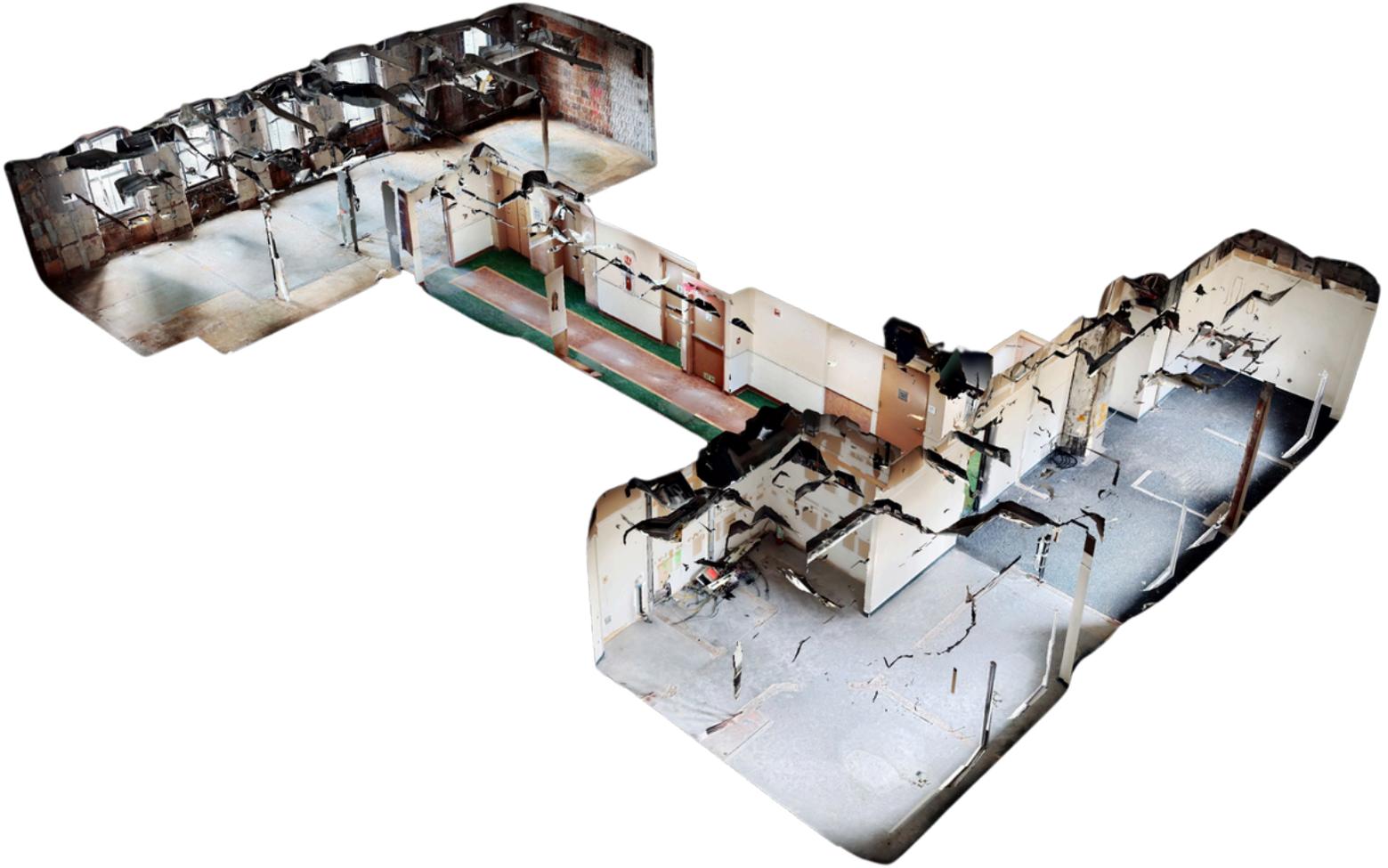
347-528-5077 

Rob@HebronRE.com 









EMPLOYMENT

5 minutes



White Collar

86.8%



Blue Collar

4.1%



Services

9.1%



Unemployment Rate

Area Summary

5 minutes



539

2024 Total Businesses (NAICS)



12,490

2024 Total Daytime Population



79,028.5

2024 Daytime Pop Density

Variables	2 minutes	5 minutes	8 minutes
2023 Total Population	1,430	10,916	23,331
2023 Total Households	775	6,028	12,355
2023 Average Household Size	1.82	1.79	1.85
2023 Median Household Income	\$169,500	\$153,345	\$151,570
2023 Median Age	36.3	34.8	35.5

EDUCATION

5 minutes

BUSINESS

5 minutes



No High School Diploma



7%

High School Graduate



10%

Some College



79%

Bachelor's/Grad/Prof Degree



539

Total Businesses



5,047

Total Employees

ANNUAL HOUSEHOLD SPENDING

5 minutes



\$4,921
Apparel & Services



\$13,864
Groceries



\$452
Computers & Hardware



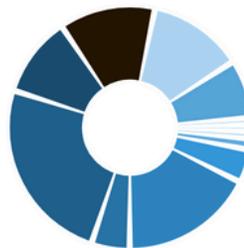
\$11,938
Health Care



\$8,318
Eating Out

Commute Minutes

5 minutes



- < 5
- 5-9
- 10-14
- 15-19
- 20-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-59
- 60-89
- 90+



9.1%
Services



4.1%
Blue Collar



86.8%
White Collar

PROJECTED ANNUAL GROWTH RATE

5 minutes

6.40%
Population

36.85%
Generation Z

2.67%
Generation X

0.53%
Millennial



51.9%



0.5%



6.7%



2.0%



4%



10,916 1.53%

Population Total Population Growth

75.6

Diversity Index

Local Business Summary

5 minutes

5 minutes

539

Total Businesses

5,047

Total Employees

EMPLOYMENT

5 minutes



White Collar

86.8%



Blue Collar

4.1%



Services

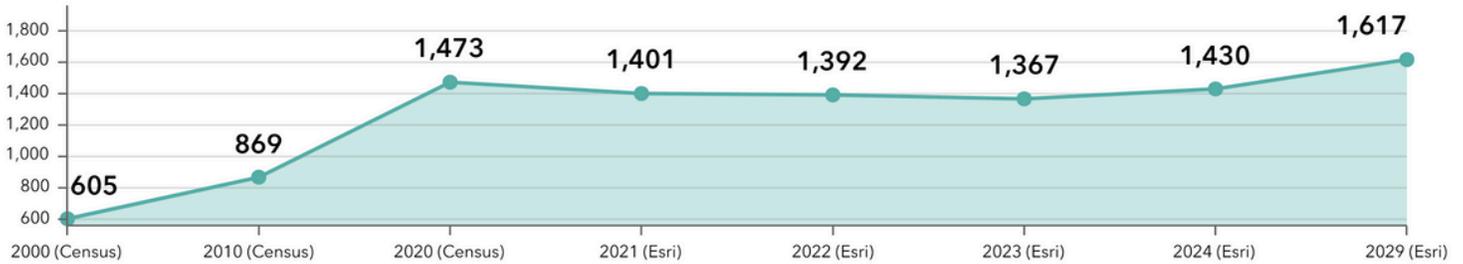
9.1%



Unemployment Rate

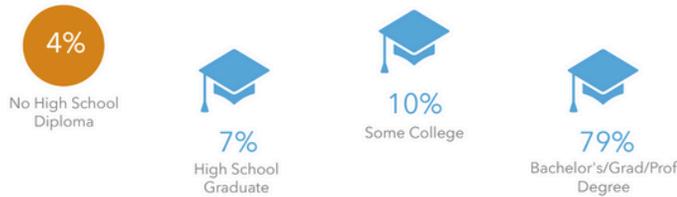
Total Population

2 minutes



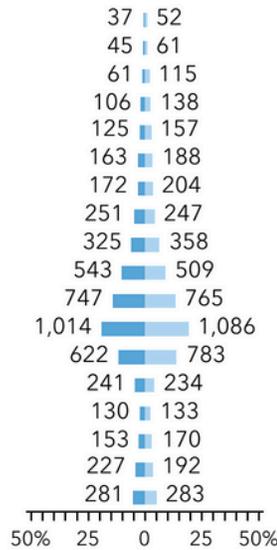
EDUCATION

5 minutes



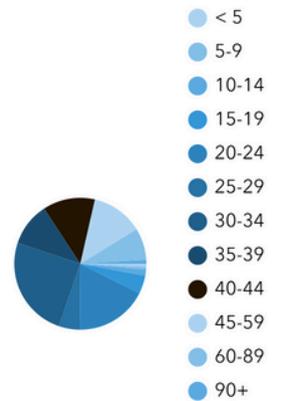
Age Pyramid

5 minutes



Commute Minutes

5 minutes



BUSINESS

5 minutes



539

Total Businesses



5,047

Total Employees

ANNUAL HOUSEHOLD SPENDING

5 minutes



The largest group:

2025 Females Age 30-34

The smallest group:

2025 Males Age 85+

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