

785 FLUSHING AVENUE

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OFFICE BUILDING FOR LEASE

GABRIEL BETESH

718.415.7808
gb@marquisnyc.com

WWW.MARQUISNYC.COM



PROPERTY DESCRIPTION

Class B Office space for lease on the 4th and 5th floors of a mixed-use building at the intersection of Broadway and Flushing Ave. The space benefit from being situated at a major retail and transportation hub as well as being directly across from Woodhull Medical Center, and in front of the J and Z Subway. The space is ideal for medical or any professional or administrative use.

Motivated Ownership will build-to-suit. Over 40,000 SF on 2 floors in the heart of Brooklyn.

LOCATION DESCRIPTION

Location Location Location !

Nearest Transit: J & M trains at Flushing Ave and the B43, B57, B46, and B15 bus lines. This Class B Office space for lease on the 4th and 5th floors of a mixed-use building at the intersection of Broadway and Flushing Ave. The space benefit from being situated at a major retail and transportation hub as well as being directly across from Woodhull Medical Center, and in front of the J and Z Subway. The space is ideal for medical or any professional or administrative use. Motivated Ownership will build-to-suit. Over 40,000 SF on 2 floors in the heart of Brooklyn.

SITE DESCRIPTION

Newly renovated Lobby

-20,000 SF FLOOR PLATE

-APPROX. 13' CEILINGS

-24-HR ACCESS

-5 STORY BUILDING

-OUTSTANDING LOCATION

-4TH & 5TH FLOOR SIGNAGE AVAILABLE

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OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (MG)
Building Size:	140,000 SF
Available SF:	7,139 - 40,000 SF
Lot Size:	38,700 SF
Number of Units:	4
Year Built:	1900
Renovated:	2005
Zoning:	C4-3
Market:	South Williamsburg
Submarket:	Broadway Triangle

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- 20,000 SF FLOOR PLATE

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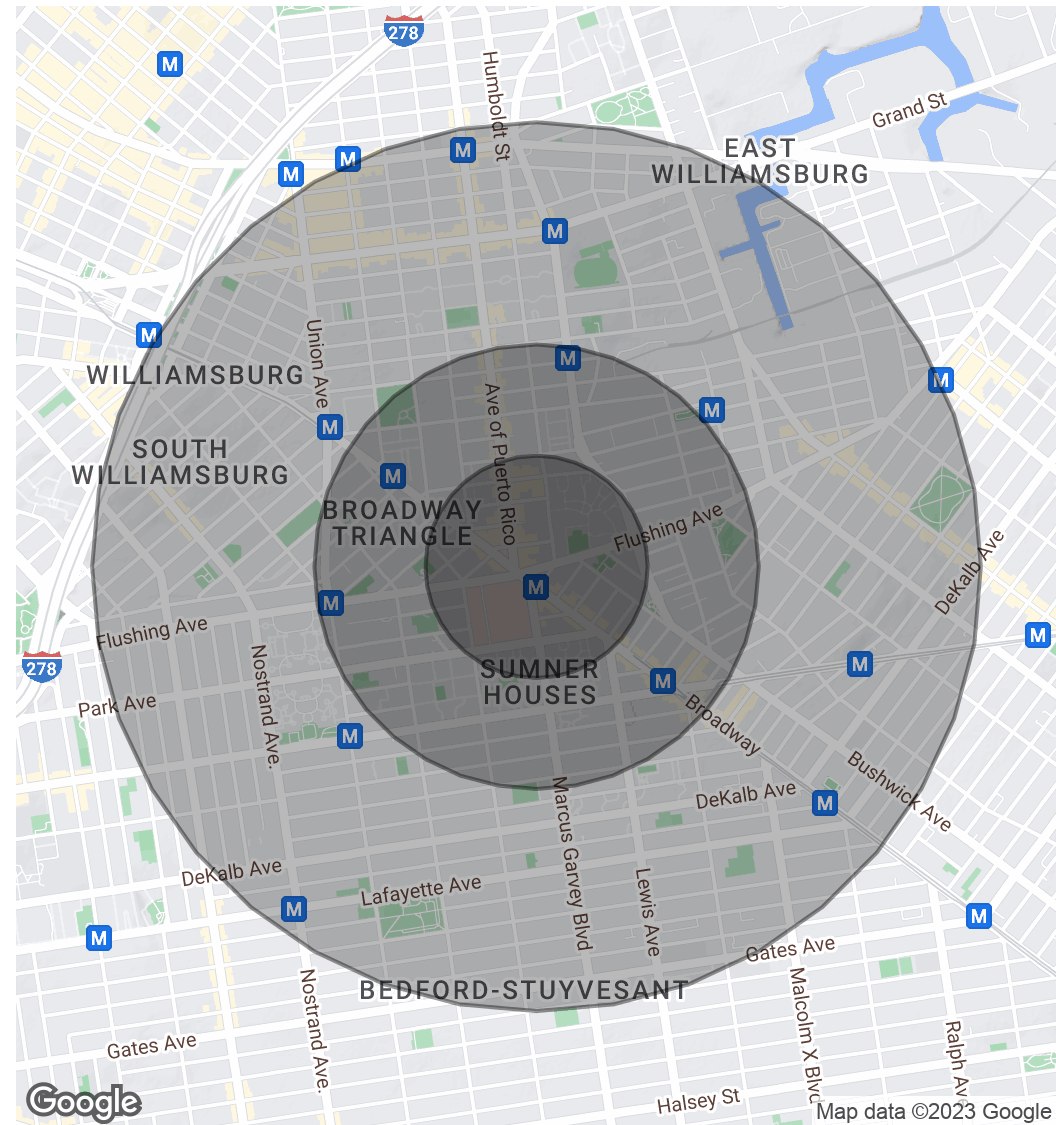
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,087	46,278	182,071
Average Age	33.3	32.0	29.5
Average Age (Male)	26.8	28.5	27.8
Average Age (Female)	35.5	34.8	31.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,437	17,979	70,114
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$56,863	\$67,081	\$74,295
Average House Value	\$155,612	\$247,084	\$461,401

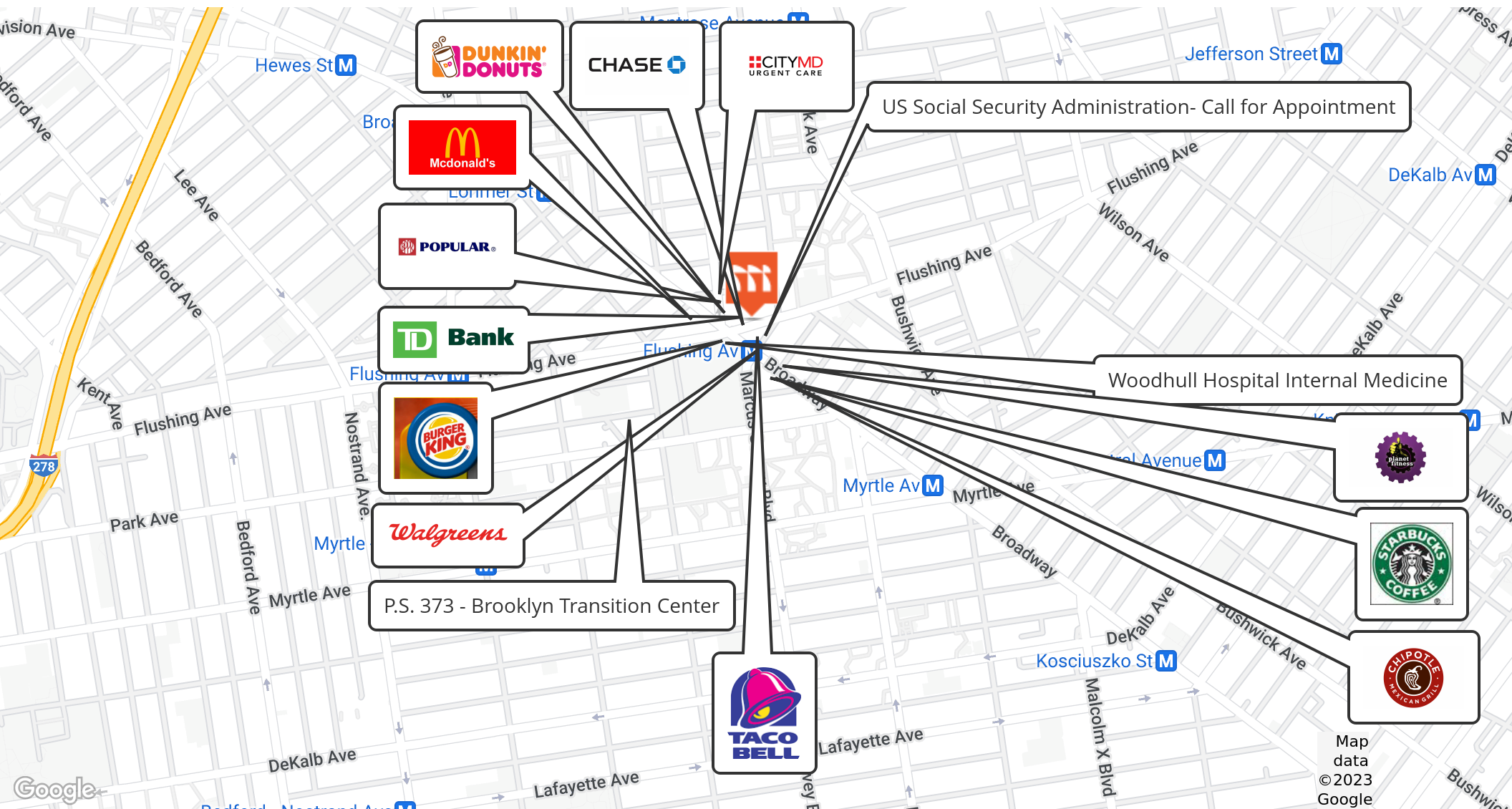
** Demographic data derived from 2020 ACS - US Census*



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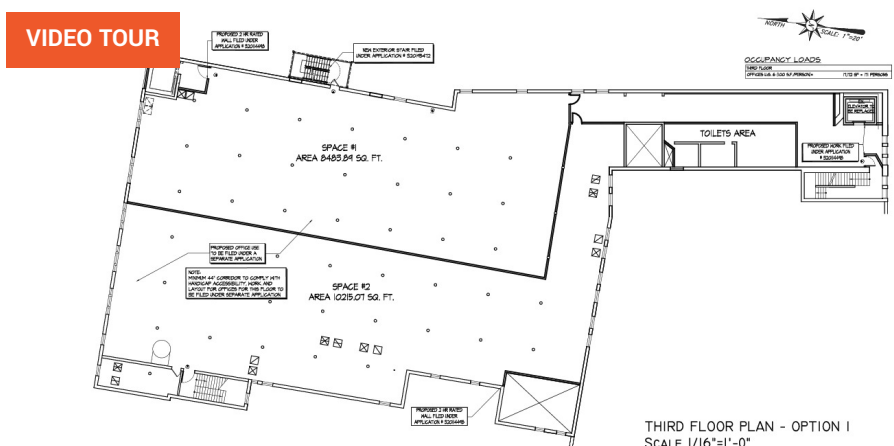
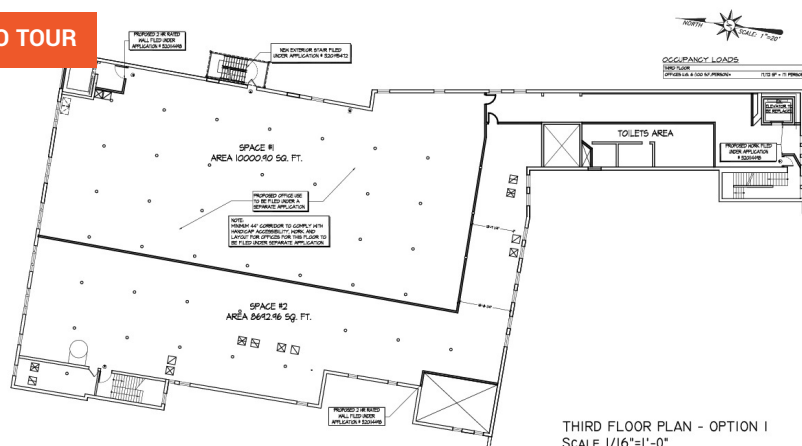
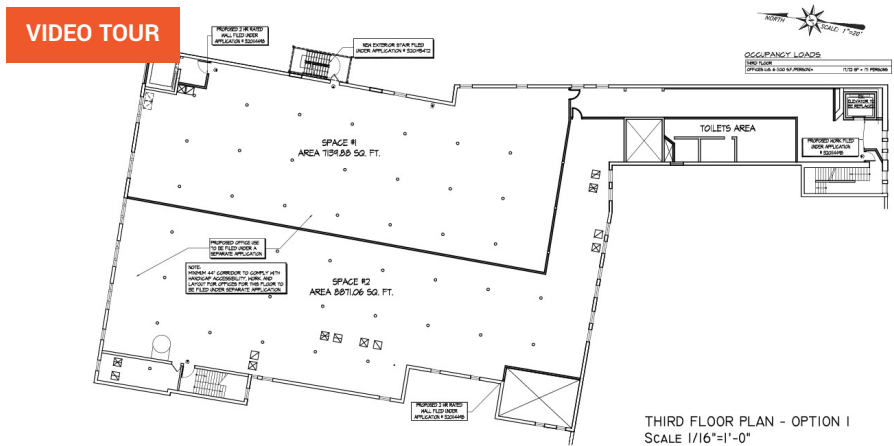
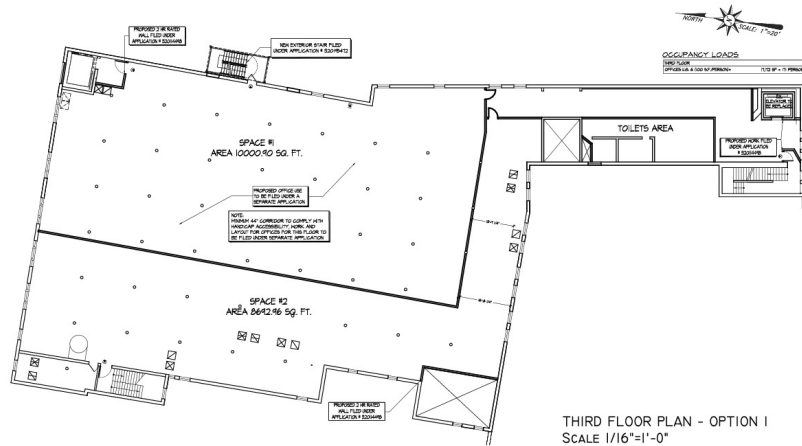
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