



SUMMARY

Central Downtown Brooklyn location on Elm Place. Stunning glass front offices, 11' open ceilings. Full kitchenette, private bathrooms. Original antique tin ceilings, ADA restrooms, turnkey, natural light.

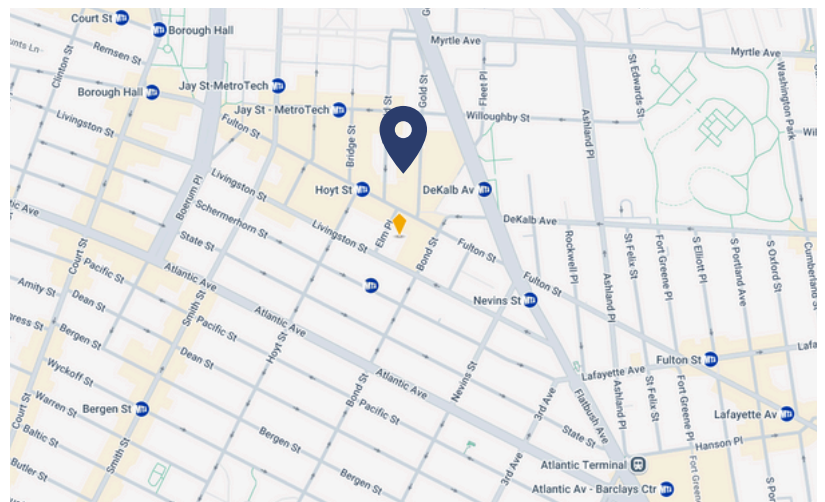
- **Address:** 25 Elm Place Brooklyn, NY 11201
- **Size:** +/- **24,448 RSF**
- **Floor:** 5th
- **Asking Rent:** \$25 PRSF AS IS
- **Term:** 5-15 years
- **Electric:** Sub-metered at 100%
- **Heating/Cooling:** HVAC Air and heat, gas fired
- **Building Access:** 24/7 with notice overtime charge
- **Other:** 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

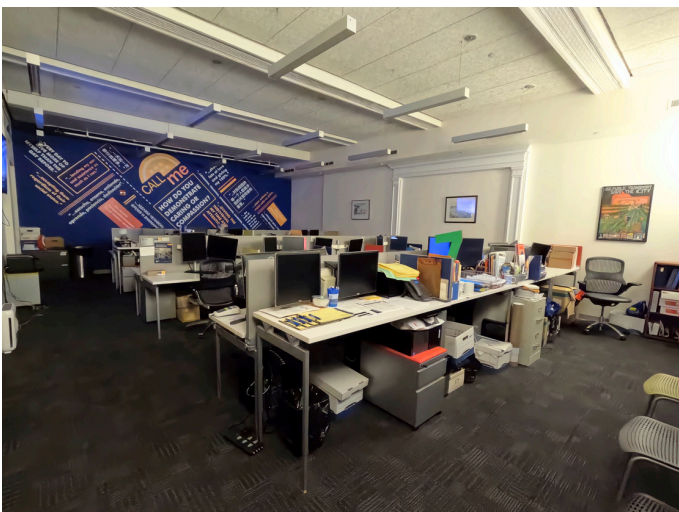
ROB HEBRON - CCIM, SIOR
ROBERT HEBRON, SIOR

347-528-5077

Rob@HebronRE.com



FOR LEASE - OFFICE 25 ELM PLACE - 5TH FLOOR





Pinner Associates
Architecture, Engineering, Planning, Design
100 West Street, New York, NY 10038
Tel: 212 693 1100 Fax: 212 693 1101
www.pinner.com

OWNER
ICS
Map
Independence Care System
200 West 12th Street
New York, NY 10013
Tel: 212 693 1100 Fax: 212 693 1101
www.pinner.com

DESIGN ARCHITECT
STARKER ARCHITECTURE P.C.
131 PARK STREET, SUITE 1800
NEW YORK, NY 10013
Tel: 212 693 1100 Fax: 212 693 1101
www.pinner.com

CONSULTING ARCHITECT
dcm design
100 West 12th Street, New York, NY 10013
Tel: 212 693 1100 Fax: 212 693 1101
www.pinner.com

PROJECT MANAGER
SCOTT & WOOD
Planning Works LLC
100 West 12th Street, New York, NY 10013
Tel: 212 693 1100 Fax: 212 693 1101
www.pinner.com

CONSULTING ENGINEER
Mansour Engineering
200 West 12th Street, New York, NY 10013
Tel: 212 693 1100 Fax: 212 693 1101
www.pinner.com

ISSUES	DATE	BY	FOR
1	07-09-07	AD/VA	010.0

REVISIONS	DATE	BY	FOR
1	07-09-07	AD/VA	010.0

DATE	DESCRIPTION
06-20-07	SCHEMATIC
07-17-07	SCHEMATIC
08-01-07	SCHEMATIC
08-15-07	SCHEMATIC
08-29-07	SCHEMATIC
09-12-07	SCHEMATIC
09-26-07	SCHEMATIC
10-10-07	SCHEMATIC
10-24-07	SCHEMATIC
11-07-07	SCHEMATIC
11-21-07	SCHEMATIC
12-05-07	SCHEMATIC
12-19-07	SCHEMATIC
01-02-08	SCHEMATIC
01-16-08	SCHEMATIC
01-30-08	SCHEMATIC
02-13-08	SCHEMATIC
02-27-08	SCHEMATIC
03-13-08	SCHEMATIC
03-27-08	SCHEMATIC
04-10-08	SCHEMATIC
04-24-08	SCHEMATIC
05-08-08	SCHEMATIC
05-22-08	SCHEMATIC
06-05-08	SCHEMATIC
06-19-08	SCHEMATIC
07-03-08	SCHEMATIC
07-17-08	SCHEMATIC
07-31-08	SCHEMATIC
08-14-08	SCHEMATIC
08-28-08	SCHEMATIC
09-11-08	SCHEMATIC
09-25-08	SCHEMATIC
10-09-08	SCHEMATIC
10-23-08	SCHEMATIC
11-06-08	SCHEMATIC
11-20-08	SCHEMATIC
12-04-08	SCHEMATIC
12-18-08	SCHEMATIC
01-01-09	SCHEMATIC
01-15-09	SCHEMATIC
01-29-09	SCHEMATIC
02-12-09	SCHEMATIC
02-26-09	SCHEMATIC
03-12-09	SCHEMATIC
03-26-09	SCHEMATIC
04-09-09	SCHEMATIC
04-23-09	SCHEMATIC
05-07-09	SCHEMATIC
05-21-09	SCHEMATIC
06-04-09	SCHEMATIC
06-18-09	SCHEMATIC
07-02-09	SCHEMATIC
07-16-09	SCHEMATIC
07-30-09	SCHEMATIC
08-13-09	SCHEMATIC
08-27-09	SCHEMATIC
09-10-09	SCHEMATIC
09-24-09	SCHEMATIC
10-08-09	SCHEMATIC
10-22-09	SCHEMATIC
11-05-09	SCHEMATIC
11-19-09	SCHEMATIC
12-03-09	SCHEMATIC
12-17-09	SCHEMATIC
01-07-10	SCHEMATIC
01-21-10	SCHEMATIC
02-04-10	SCHEMATIC
02-18-10	SCHEMATIC
03-04-10	SCHEMATIC
03-18-10	SCHEMATIC
04-01-10	SCHEMATIC
04-15-10	SCHEMATIC
04-29-10	SCHEMATIC
05-13-10	SCHEMATIC
05-27-10	SCHEMATIC
06-10-10	SCHEMATIC
06-24-10	SCHEMATIC
07-08-10	SCHEMATIC
07-22-10	SCHEMATIC
08-05-10	SCHEMATIC
08-19-10	SCHEMATIC
09-02-10	SCHEMATIC
09-16-10	SCHEMATIC
09-30-10	SCHEMATIC
10-14-10	SCHEMATIC
10-28-10	SCHEMATIC
11-11-10	SCHEMATIC
11-25-10	SCHEMATIC
12-09-10	SCHEMATIC
12-23-10	SCHEMATIC
01-06-11	SCHEMATIC
01-20-11	SCHEMATIC
02-03-11	SCHEMATIC
02-17-11	SCHEMATIC
03-03-11	SCHEMATIC
03-17-11	SCHEMATIC
04-07-11	SCHEMATIC
04-21-11	SCHEMATIC
05-05-11	SCHEMATIC
05-19-11	SCHEMATIC
06-02-11	SCHEMATIC
06-16-11	SCHEMATIC
06-30-11	SCHEMATIC
07-14-11	SCHEMATIC
07-28-11	SCHEMATIC
08-11-11	SCHEMATIC
08-25-11	SCHEMATIC
09-08-11	SCHEMATIC
09-22-11	SCHEMATIC
10-06-11	SCHEMATIC
10-20-11	SCHEMATIC
11-03-11	SCHEMATIC
11-17-11	SCHEMATIC
12-01-11	SCHEMATIC
12-15-11	SCHEMATIC
12-29-11	SCHEMATIC
01-12-12	SCHEMATIC
01-26-12	SCHEMATIC
02-09-12	SCHEMATIC
02-23-12	SCHEMATIC
03-09-12	SCHEMATIC
03-23-12	SCHEMATIC
04-06-12	SCHEMATIC
04-20-12	SCHEMATIC
05-04-12	SCHEMATIC
05-18-12	SCHEMATIC
06-01-12	SCHEMATIC
06-15-12	SCHEMATIC
06-29-12	SCHEMATIC
07-13-12	SCHEMATIC
07-27-12	SCHEMATIC
08-10-12	SCHEMATIC
08-24-12	SCHEMATIC
09-07-12	SCHEMATIC
09-21-12	SCHEMATIC
10-05-12	SCHEMATIC
10-19-12	SCHEMATIC
11-02-12	SCHEMATIC
11-16-12	SCHEMATIC
12-03-12	SCHEMATIC
12-17-12	SCHEMATIC
12-31-12	SCHEMATIC
01-14-13	SCHEMATIC
01-28-13	SCHEMATIC
02-11-13	SCHEMATIC
02-25-13	SCHEMATIC
03-11-13	SCHEMATIC
03-25-13	SCHEMATIC
04-08-13	SCHEMATIC
04-22-13	SCHEMATIC
05-06-13	SCHEMATIC
05-20-13	SCHEMATIC
06-03-13	SCHEMATIC
06-17-13	SCHEMATIC
06-30-13	SCHEMATIC
07-14-13	SCHEMATIC
07-28-13	SCHEMATIC
08-11-13	SCHEMATIC
08-25-13	SCHEMATIC
09-08-13	SCHEMATIC
09-22-13	SCHEMATIC
10-06-13	SCHEMATIC
10-20-13	SCHEMATIC
11-03-13	SCHEMATIC
11-17-13	SCHEMATIC
12-01-13	SCHEMATIC
12-15-13	SCHEMATIC
12-29-13	SCHEMATIC
01-12-14	SCHEMATIC
01-26-14	SCHEMATIC
02-09-14	SCHEMATIC
02-23-14	SCHEMATIC
03-09-14	SCHEMATIC
03-23-14	SCHEMATIC
04-06-14	SCHEMATIC
04-20-14	SCHEMATIC
05-04-14	SCHEMATIC
05-18-14	SCHEMATIC
06-01-14	SCHEMATIC
06-15-14	SCHEMATIC
06-29-14	SCHEMATIC
07-13-14	SCHEMATIC
07-27-14	SCHEMATIC
08-10-14	SCHEMATIC
08-24-14	SCHEMATIC
09-07-14	SCHEMATIC
09-21-14	SCHEMATIC
10-05-14	SCHEMATIC
10-19-14	SCHEMATIC
11-02-14	SCHEMATIC
11-16-14	SCHEMATIC
12-03-14	SCHEMATIC
12-17-14	SCHEMATIC
12-31-14	SCHEMATIC
01-14-15	SCHEMATIC
01-28-15	SCHEMATIC
02-11-15	SCHEMATIC
02-25-15	SCHEMATIC
03-11-15	SCHEMATIC
03-25-15	SCHEMATIC
04-08-15	SCHEMATIC
04-22-15	SCHEMATIC
05-06-15	SCHEMATIC
05-20-15	SCHEMATIC
06-03-15	SCHEMATIC
06-17-15	SCHEMATIC
06-30-15	SCHEMATIC
07-14-15	SCHEMATIC
07-28-15	SCHEMATIC
08-11-15	SCHEMATIC
08-25-15	SCHEMATIC
09-08-15	SCHEMATIC
09-22-15	SCHEMATIC
10-06-15	SCHEMATIC
10-20-15	SCHEMATIC
11-03-15	SCHEMATIC
11-17-15	SCHEMATIC
12-03-15	SCHEMATIC
12-17-15	SCHEMATIC
12-31-15	SCHEMATIC
01-14-16	SCHEMATIC
01-28-16	SCHEMATIC
02-11-16	SCHEMATIC
02-25-16	SCHEMATIC
03-11-16	SCHEMATIC
03-25-16	SCHEMATIC
04-08-16	SCHEMATIC
04-22-16	SCHEMATIC
05-06-16	SCHEMATIC
05-20-16	SCHEMATIC
06-03-16	SCHEMATIC
06-17-16	SCHEMATIC
06-30-16	SCHEMATIC
07-14-16	SCHEMATIC
07-28-16	SCHEMATIC
08-11-16	SCHEMATIC
08-25-16	SCHEMATIC
09-08-16	SCHEMATIC
09-22-16	SCHEMATIC
10-06-16	SCHEMATIC
10-20-16	SCHEMATIC
11-03-16	SCHEMATIC
11-17-16	SCHEMATIC
12-03-16	SCHEMATIC
12-17-16	SCHEMATIC
12-31-16	SCHEMATIC
01-14-17	SCHEMATIC
01-28-17	SCHEMATIC
02-11-17	SCHEMATIC
02-25-17	SCHEMATIC
03-11-17	SCHEMATIC
03-25-17	SCHEMATIC
04-08-17	SCHEMATIC
04-22-17	SCHEMATIC
05-06-17	SCHEMATIC
05-20-17	SCHEMATIC
06-03-17	SCHEMATIC
06-17-17	SCHEMATIC
06-30-17	SCHEMATIC
07-14-17	SCHEMATIC
07-28-17	SCHEMATIC
08-11-17	SCHEMATIC
08-25-17	SCHEMATIC
09-08-17	SCHEMATIC
09-22-17	SCHEMATIC
10-06-17	SCHEMATIC
10-20-17	SCHEMATIC
11-03-17	SCHEMATIC
11-17-17	SCHEMATIC
12-03-17	SCHEMATIC
12-17-17	SCHEMATIC
12-31-17	SCHEMATIC
01-14-18	SCHEMATIC
01-28-18	SCHEMATIC
02-11-18	SCHEMATIC
02-25-18	SCHEMATIC
03-11-18	SCHEMATIC
03-25-18	SCHEMATIC
04-08-18	SCHEMATIC
04-22-18	SCHEMATIC
05-06-18	SCHEMATIC
05-20-18	SCHEMATIC
06-03-18	SCHEMATIC
06-17-18	SCHEMATIC
06-30-18	SCHEMATIC
07-14-18	SCHEMATIC
07-28-18	SCHEMATIC
08-11-18	SCHEMATIC
08-25-18	SCHEMATIC
09-08-18	SCHEMATIC
09-22-18	SCHEMATIC
10-06-18	SCHEMATIC
10-20-18	SCHEMATIC
11-03-18	SCHEMATIC
11-17-18	SCHEMATIC
12-03-18	SCHEMATIC
12-17-18	SCHEMATIC
12-31-18	SCHEMATIC
01-14-19	SCHEMATIC
01-28-19	SCHEMATIC
02-11-19	SCHEMATIC
02-25-19	SCHEMATIC
03-11-19	SCHEMATIC
03-25-19	SCHEMATIC
04-08-19	SCHEMATIC
04-22-19	SCHEMATIC
05-06-19	SCHEMATIC
05-20-19	SCHEMATIC
06-03-19	SCHEMATIC
06-17-19	SCHEMATIC
06-30-19	SCHEMATIC
07-14-19	SCHEMATIC
07-28-19	SCHEMATIC
08-11-19	SCHEMATIC
08-25-19	SCHEMATIC
09-08-19	SCHEMATIC
09-22-19	SCHEMATIC
10-06-19	SCHEMATIC
10-20-19	SCHEMATIC
11-03-19	SCHEMATIC
11-17-19	SCHEMATIC
12-03-19	SCHEMATIC
12-17-19	SCHEMATIC
12-31-19	SCHEMATIC
01-14-20	SCHEMATIC
01-28-20	SCHEMATIC
02-11-20	SCHEMATIC
02-25-20	SCHEMATIC
03-11-20	SCHEMATIC
03-25-20	SCHEMATIC
04-08-20	SCHEMATIC
04-22-20	SCHEMATIC
05-06-20	SCHEMATIC
05-20-20	SCHEMATIC
06-03-20	SCHEMATIC
06-17-20	SCHEMATIC
06-30-20	SCHEMATIC
07-14-20	SCHEMATIC
07-28-20	SCHEMATIC
08-11-20	SCHEMATIC
08-25-20	SCHEMATIC
09-08-20	SCHEMATIC
09-22-20	SCHEMATIC
10-06-20	SCHEMATIC
10-20-20	SCHEMATIC
11-03-20	SCHEMATIC
11-17-20	SCHEMATIC
12-03-20	SCHEMATIC
12-17-20	SCHEMATIC
12-31-20	SCHEMATIC
01-14-21	SCHEMATIC
01-28-21	SCHEMATIC
02-11-21	SCHEMATIC
02-25-21	SCHEMATIC
03-11-21	SCHEMATIC
03-25-21	SCHEMATIC
04-08-21	SCHEMATIC
04-22-21	SCHEMATIC
05-06-21	SCHEMATIC
05-20-21	SCHEMATIC
06-03-21	SCHEMATIC
06-17-21	SCHEMATIC
06-30-21	SCHEMATIC
07-14-21	SCHEMATIC
07-28-21	SCHEMATIC
08-11-21	SCHEMATIC
08-25-21	SCHEMATIC
09-08-21	SCHEMATIC
09-22-21	SCHEMATIC
10-06-21	SCHEMATIC
10-20-21	SCHEMATIC
11-03-21	SCHEMATIC
11-17-21	SCHEMATIC
12-03-21	SCHEMATIC
12-17-21	SCHEMATIC
12-31-21	SCHEMATIC
01-14-22	SCHEMATIC
01-28-22	SCHEMATIC
02-11-22	SCHEMATIC
02-25-22	SCHEMATIC
03-11-22	SCHEMATIC
03-25-22	SCHEMATIC
04-08-22	SCHEMATIC
04-22-22	SCHEMATIC
05-06-22	SCHEMATIC
05-20-22	SCHEMATIC
06-03-22	SCHEMATIC
06-17-22	SCHEMATIC
06-30-22	SCHEMATIC
07-14-22	SCHEMATIC
07-28-22	SCHEMATIC
08-11-22	SCHEMATIC
08-25-22	SCHEMATIC
09-08-22	SCHEMATIC
09-22-22	SCHEMATIC
10-06-22	SCHEMATIC
10-20-22	SCHEMATIC
11-03-22	SCHEMATIC
11-17-22	SCHEMATIC
12-03-22	SCHEMATIC
12-17-22	SCHEMATIC
12-31-22	SCHEMATIC
01-14-23	SCHEMATIC
01-28-23	SCHEMATIC
02-11-23	SCHEMATIC
02-25-23	SCHEMATIC
03-11-23	SCHEMATIC
03-25-23	SCHEMATIC
04-08-23	SCHEMATIC
04-22-23	SCHEMATIC
05-06-23	SCHEMATIC
05-20-23	SCHEMATIC
06-03-23	SCHEMATIC
06-17-23	SCHEMATIC
06-30-23	SCHEMATIC
07-14-23	SCHEMATIC
07-28-23	SCHEMATIC
08-11-23	SCHEMATIC
08-25-23	SCHEMATIC
09-08-23	SCHEMATIC
09-22-23	SCHEMATIC
10-06-23	SCHEMATIC
10-20-23	SCHEMATIC
11-03-23	SCHEMATIC
11-17-23	SCHEMATIC
12-03-23	SCHEMATIC
12-17-23	SCHEMATIC
12-31-23	SCHEMATIC
01-14-24	SCHEMATIC
01-28-24	SCHEMATIC
02-11-24	SCHEMATIC
02-25-24	SCHEMATIC
03-11-24	SCHEMATIC
03-25-24	SCHEMATIC
04-08-24	SCHEMATIC
04-22-24	SCHEMATIC
05-06-24	SCHEMATIC
05-20-24	SCHEMATIC
06-03-24	SCHEMATIC
06-17-24	SCHEMATIC

EMPLOYMENT



White Collar

49.0%



Blue Collar

23.7%



Services

27.3%

7.1%

Unemployment Rate

Area Summary



2,678

2024 Total Businesses
(NAICS)



95,392

2024 Total Daytime
Population



30,388.4

2024 Daytime Pop Density

Variables

1 mile

2023 Total Population

102,843

2023 Total Households

32,034

2023 Average Household Size

3.11

2023 Median Household Income

\$67,315

2023 Median Age

38.2

EDUCATION

20%

No High School
Diploma



27%

High School
Graduate



23%

Some College



29%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,678

Total Businesses



28,107

Total Employees

ANNUAL HOUSEHOLD SPENDING



\$2,238

Apparel &
Services



\$235

Computers &
Hardware



\$3,350

Eating Out



\$6,539

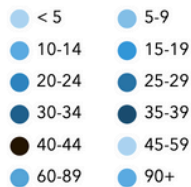
Groceries



\$5,512

Health Care

Commute Time: Minutes



27.3%

Services



23.7%

Blue
Collar



49.0%

White
Collar

PROJECTED ANNUAL GROWTH RATE



1.19%

Population



2.07%

Generation Z



-0.27%

Generation X



0.58%

Millennial



102,843 -0.14%

Population Total
Population Growth

83.9

Diversity
Index

Local Business Summary

2,678

Total Businesses

28,107

Total Employees