



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

13,000 SF Office | Retail w/ Private Terrace for lease in Clinton Hill!

500 Dekalb Ave, Brooklyn, NY 11205

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 13,000 SF

Lease Rate: Upon Request

Lot Size: 12,240 SF

Building Size: 56,112 SF

Zoning: R7A

PROPERTY OVERVIEW

13,000 SF Office | Retail w/ Private Terrace for lease in Clinton Hill!

Highlights:
-Common Rooftop
-2 Elevators
-Upgraded Lobby
-Modern Facade
-Brand New HVAC System
-Private Terrace

LOCATION OVERVIEW

Located on the borderline of Clinton Hill & Bed-Stuy near the Classon Ave & Bedford-Nostrand Av train station.

Public Transport: G train at Classon Ave & Bedford-Nostrand Av. B38, B48, and B44 bus.

Nearby national tenants include,

-Chase
-Apple Bank
-Starbucks
-TD Bank
-Malgreens

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Additional Photos



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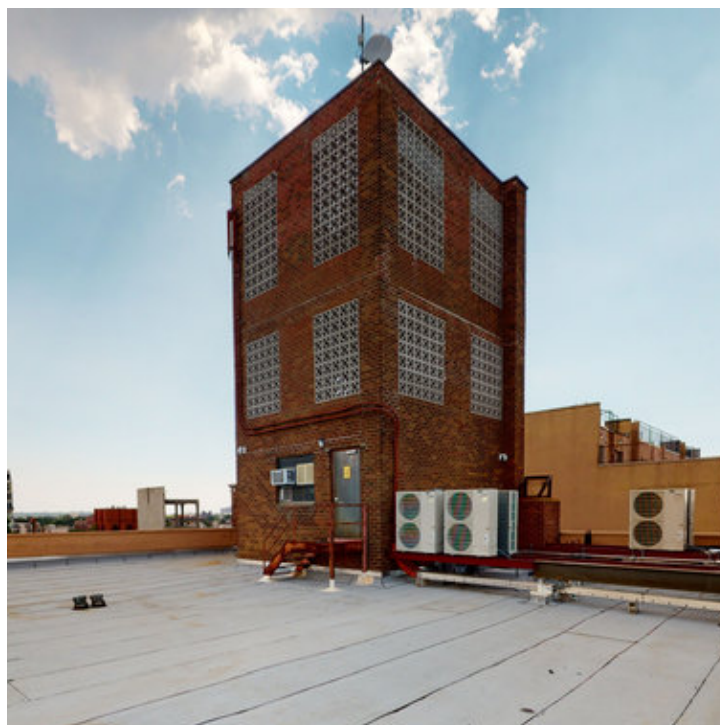
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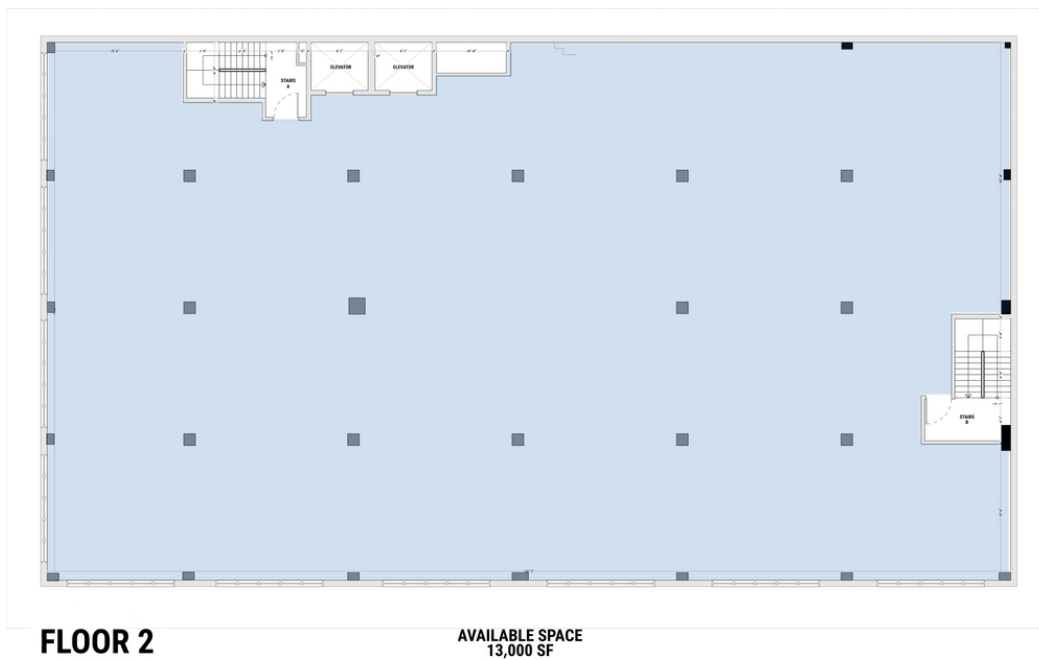
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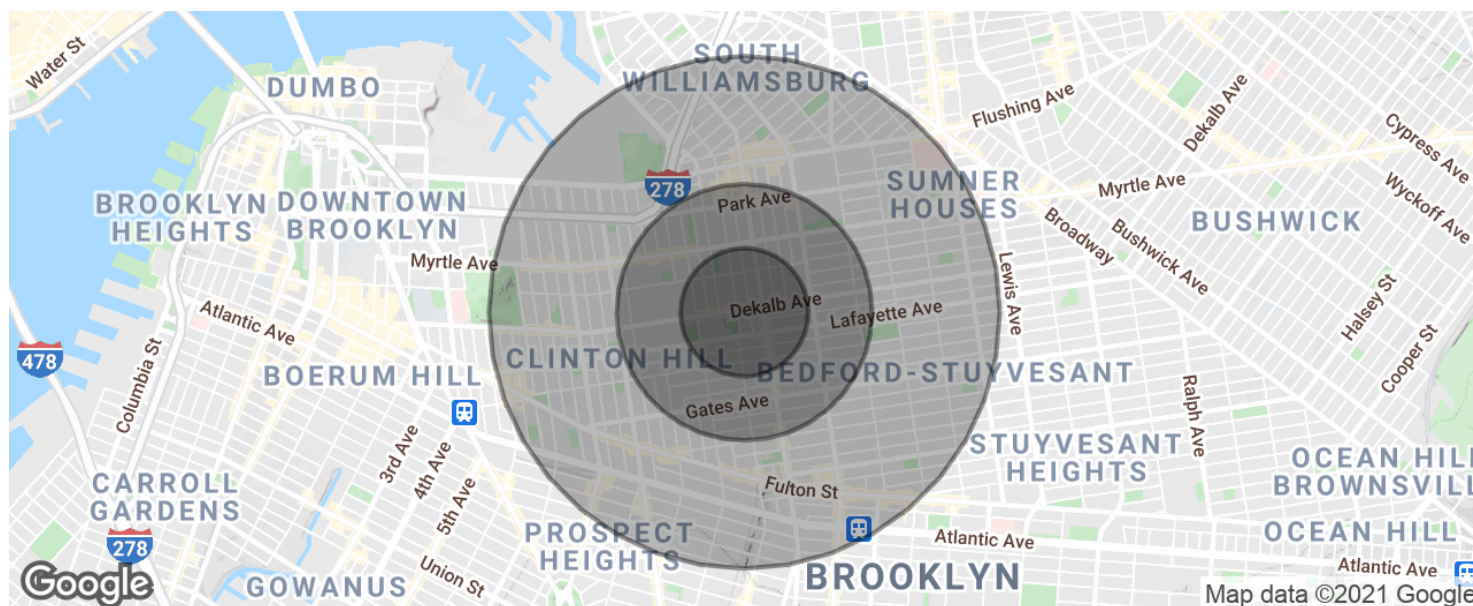
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	11,072	40,267	164,217
Median age	29.3	28.6	28.1
Median age (Male)	28.8	28.4	28.0
Median age (Female)	29.9	28.6	28.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,960	14,734	59,359
# of persons per HH	2.8	2.7	2.8
Average HH income	\$52,637	\$53,976	\$55,635
Average house value	\$649,677	\$565,958	\$630,807

* Demographic data derived from 2010 US Census

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Retailer Map



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Available Spaces

LEASE TYPE | Upon Request

TOTAL SPACE | 2,000 - 49,200 SF

LEASE TERM | Negotiable

LEASE RATE | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ground Floor	-	1,600 SF	Upon Request	Upon Request	-
2nd Floor	Available	13,000 SF	Upon Request	Upon Request	-
4th Floor	-	846 - 12,220 SF	Upon Request	Upon Request	Private 5,000 SF terrace
5th Floor	-	850 - 7,080 SF	Upon Request	Upon Request	Private 5,000 SF terrace
6th Floor	-	850 - 7,080 SF	Upon Request	Upon Request	+ Rooftop

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