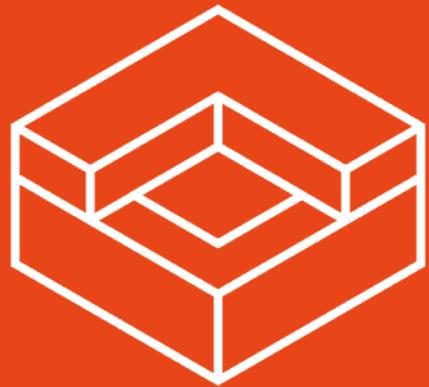


49 WYCOFF AVE
BUSHWICK, BK

FOR LEASE



COUNTER

REAL ESTATE

49 WYCKOFF AVE BUSHWICK, BK

JUSTIN LOSH

(347) 388 4649

JUSTIN@COUNTERNY.COM

OFFICE

96 KNICKERBOCKER AVE # 110
BROOKLYN, NY, 11237



PROPERTY DETAILS

\$32 PSF - \$47 PSF

9,500SF BASEMENT (VACANT)
10,000 SF 4TH FLOOR (VACANT)

LEASE NEGOTIABLE

BASEMENT RETAIL AND UPPER FLOOR OFFICES AVAILABLE. GROUND FLOOR TO BE NEW COWORKING COMPANY

4 STORIES W/ BASEMENT - 10,000 SF FLOORPLATES

LOT AREA - APPROXIMATELY 18,300 SF HAS PARKING

JEFFERSON AVE L TRAIN ENTRANCE ACROSS STREET FROM BUILDING

ALL FLOORS ARE FOR COMMERCIAL USE
ALL FLOORS WILL BE AVAILABLE

JEFFERSON L TRAIN STOP ADJACENT TO BUILDING

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BUSHWICK, BK**

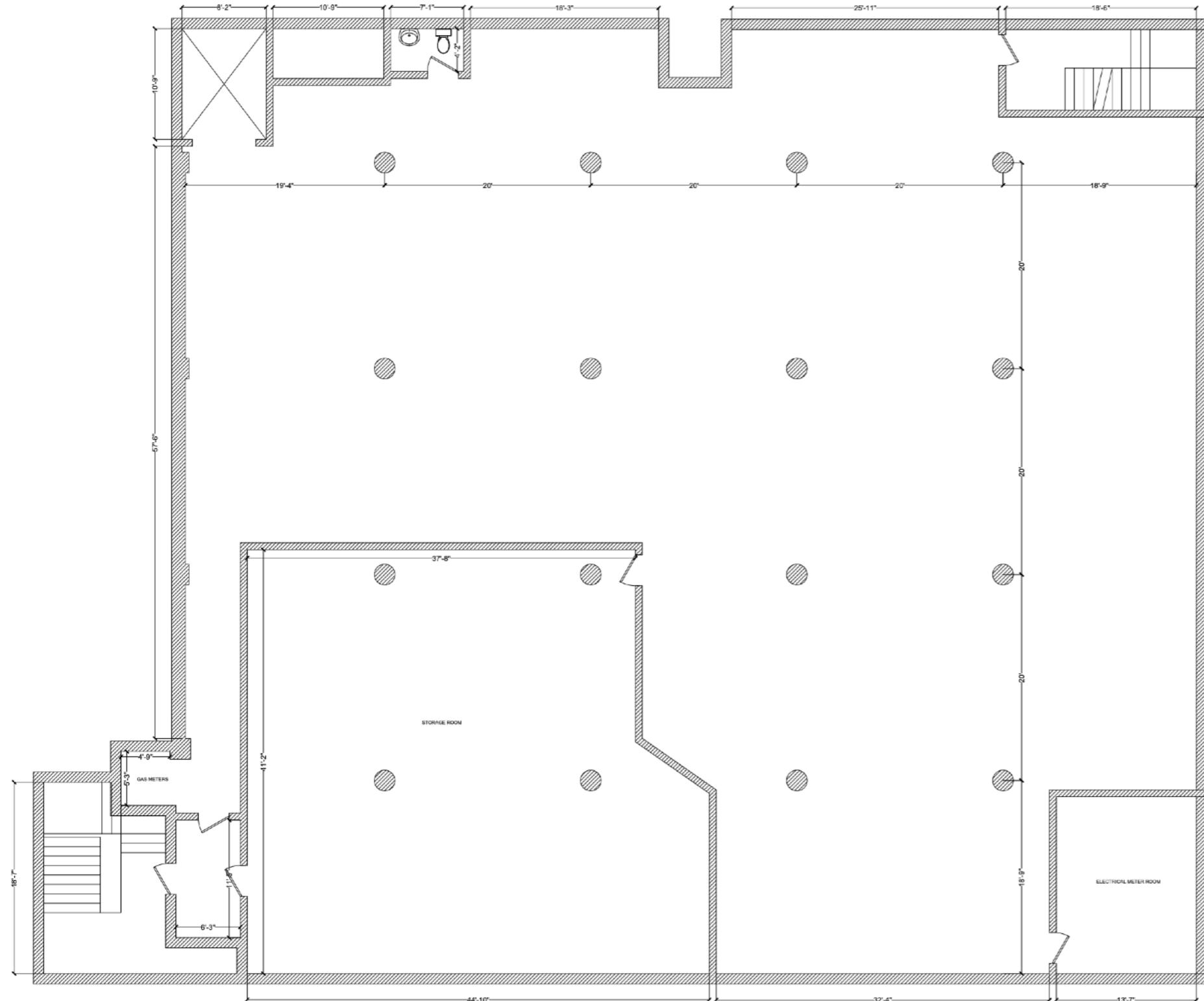
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BASEMENT

Current offer for lease
for use as bar and
entertainment venue.
Experienced operator.

Private street entrance

3 egresses

Columns 20' apart

Ideal for nightlife

Outdoor space can be
rented additionally

Separate gas and
electric meters. High
amperage capacity

Partially above grade
and has existing light
wells.

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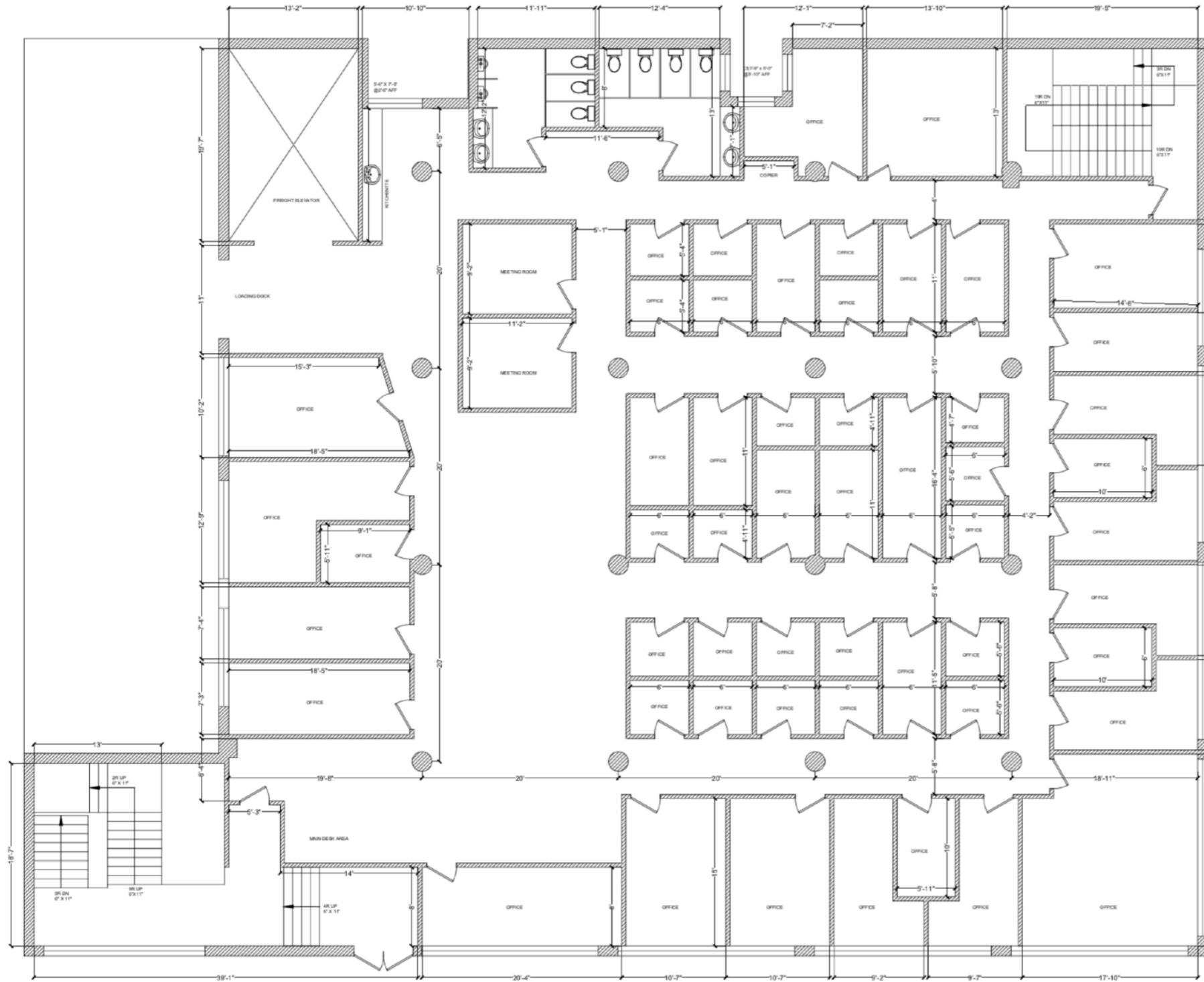
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1st Floor

Leased to Coworking Space

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2nd Floor

Formerly non use
compliant apartments.

One tenant in eviction
proceedings.

Partitions to be
removed and
delivered vacant in
2020

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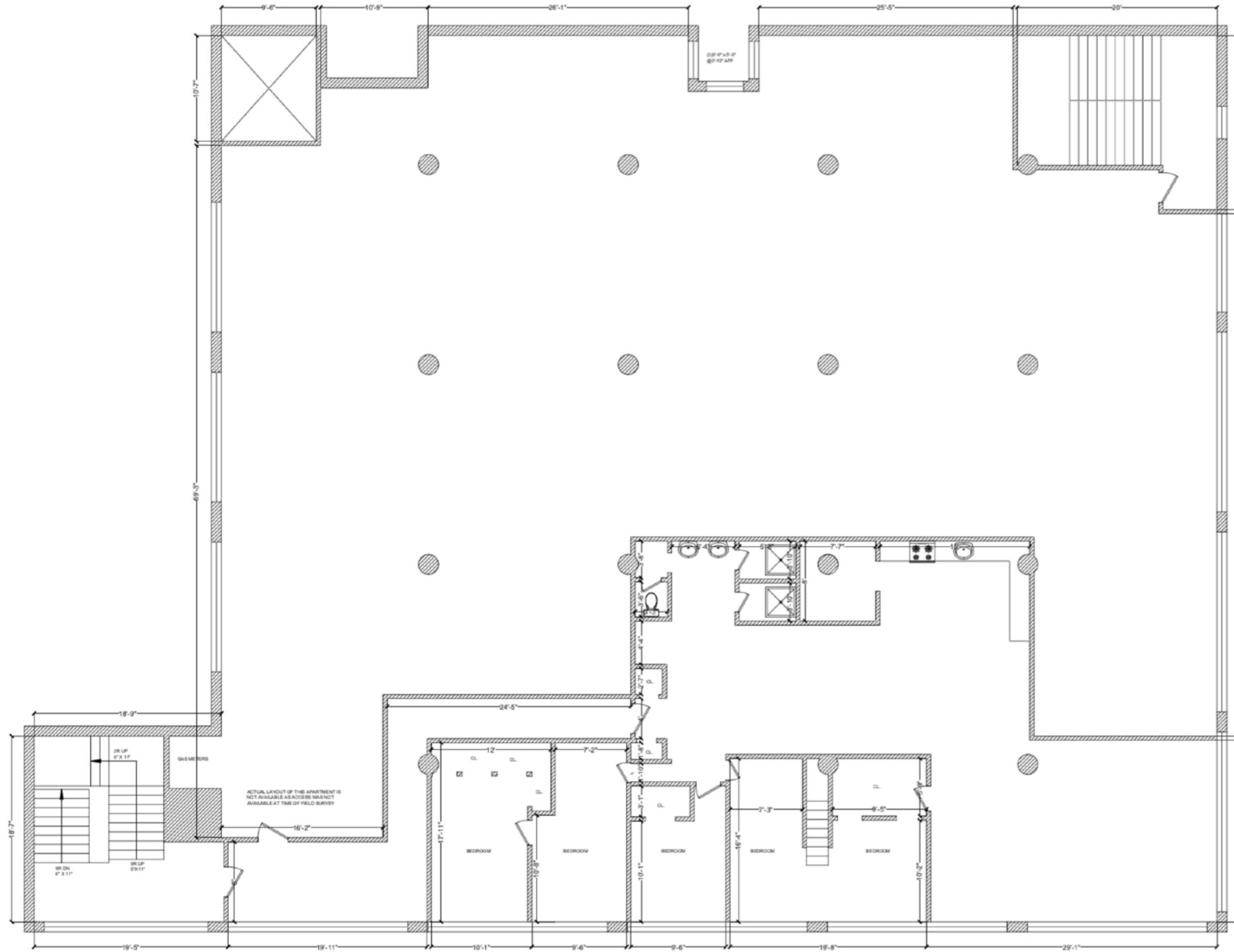
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3rd Floor

Vacant

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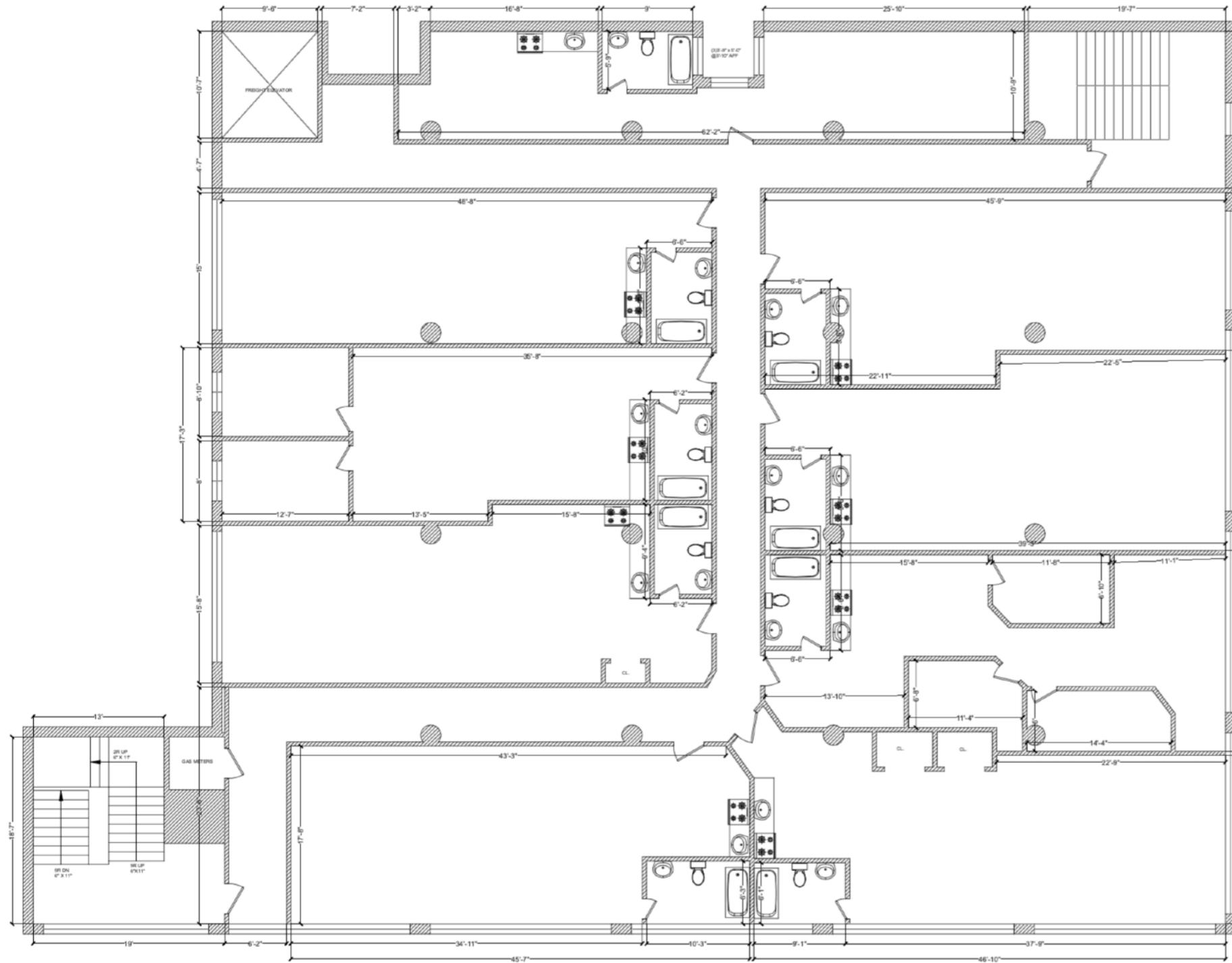
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FLOOR PLAN

Vacant

Office space available -
1000 - 10,000 SF

Model office under Construction

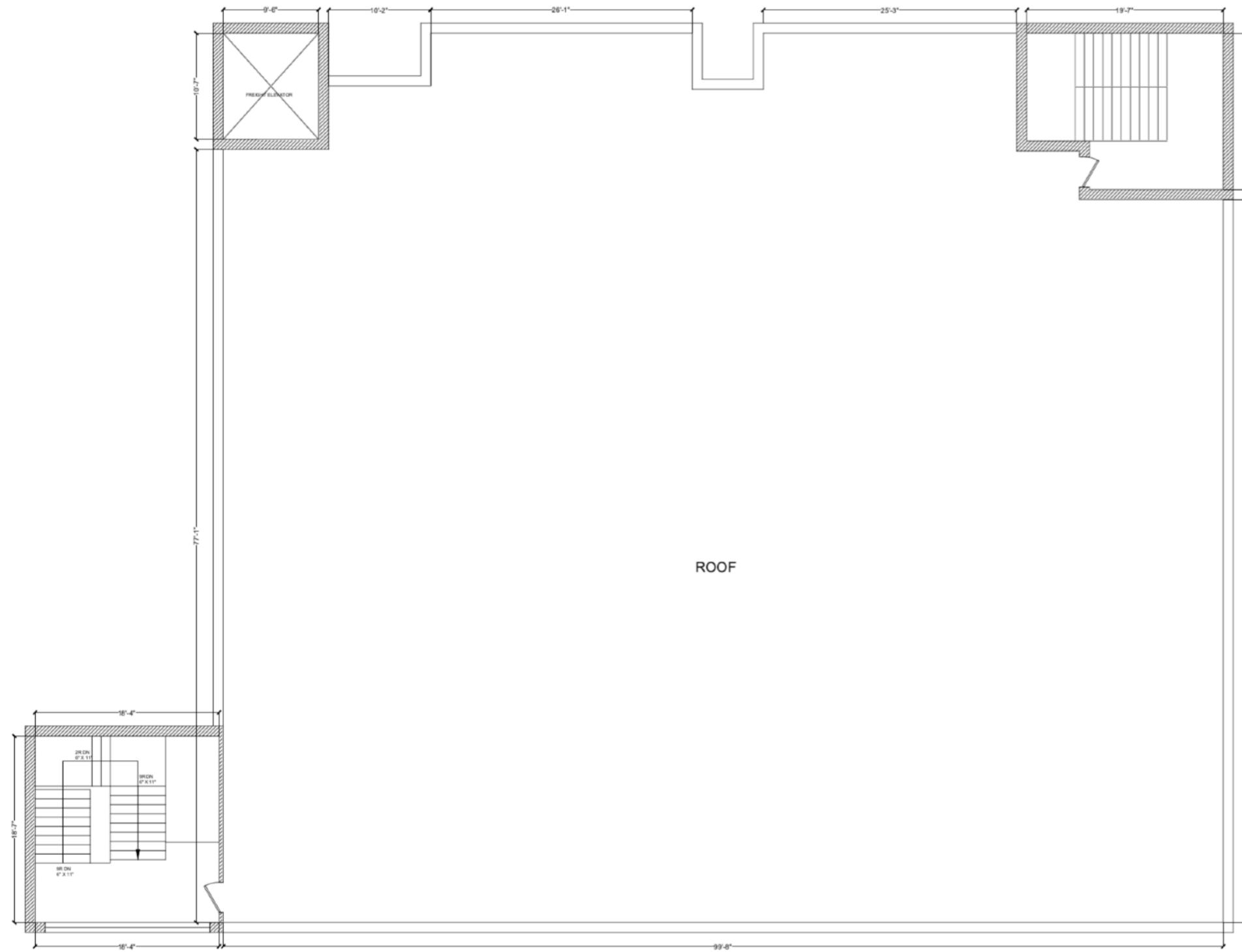
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ROOF

Potential for Rooftop Bar

NYC Skyline Views

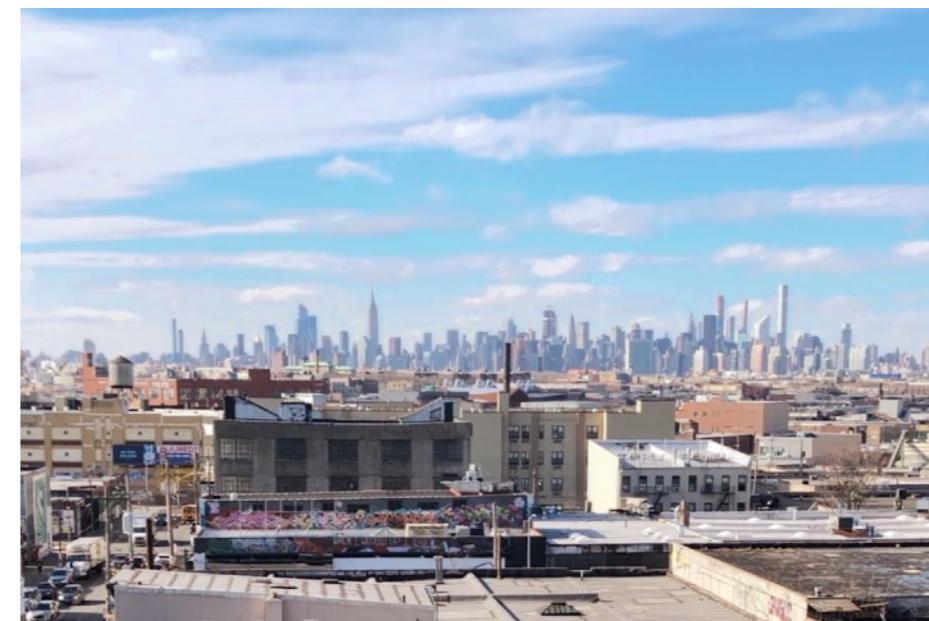
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BUILDING PHOTOS

Interior Photo Is Of Basement. This Is Most Representative Of All Floors Once Partitions Are Removed

All Ceilings 12'

Outdoor Space Roughly 9000 Sf

Large Window Openings Throughout

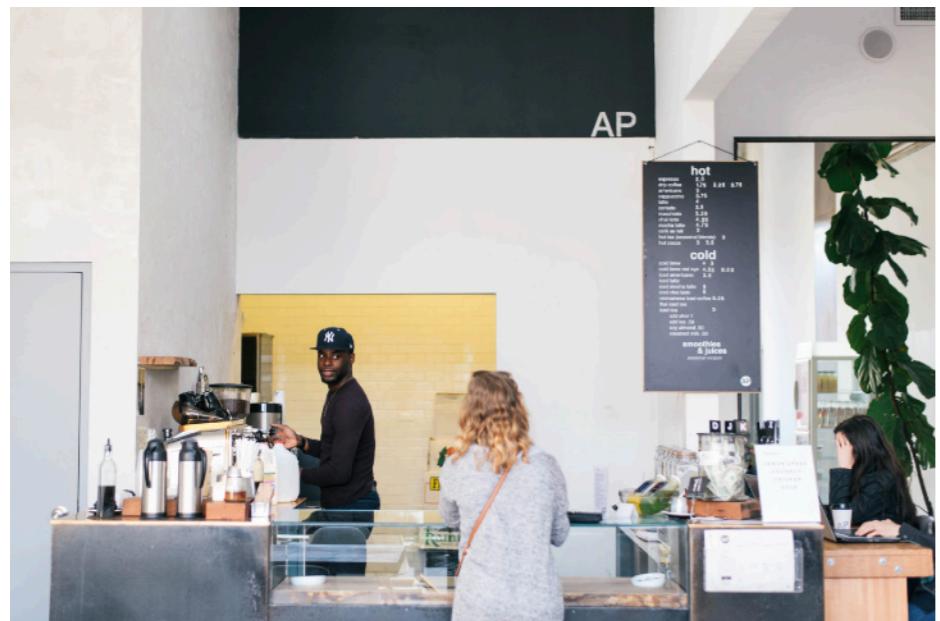
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BUSHWICK PHOTOS

All Photos From Within 1 Block Of Property.

Picturing Bushwick Collective Block Party, AP Cafe, Seawolf And Assorted Graffiti

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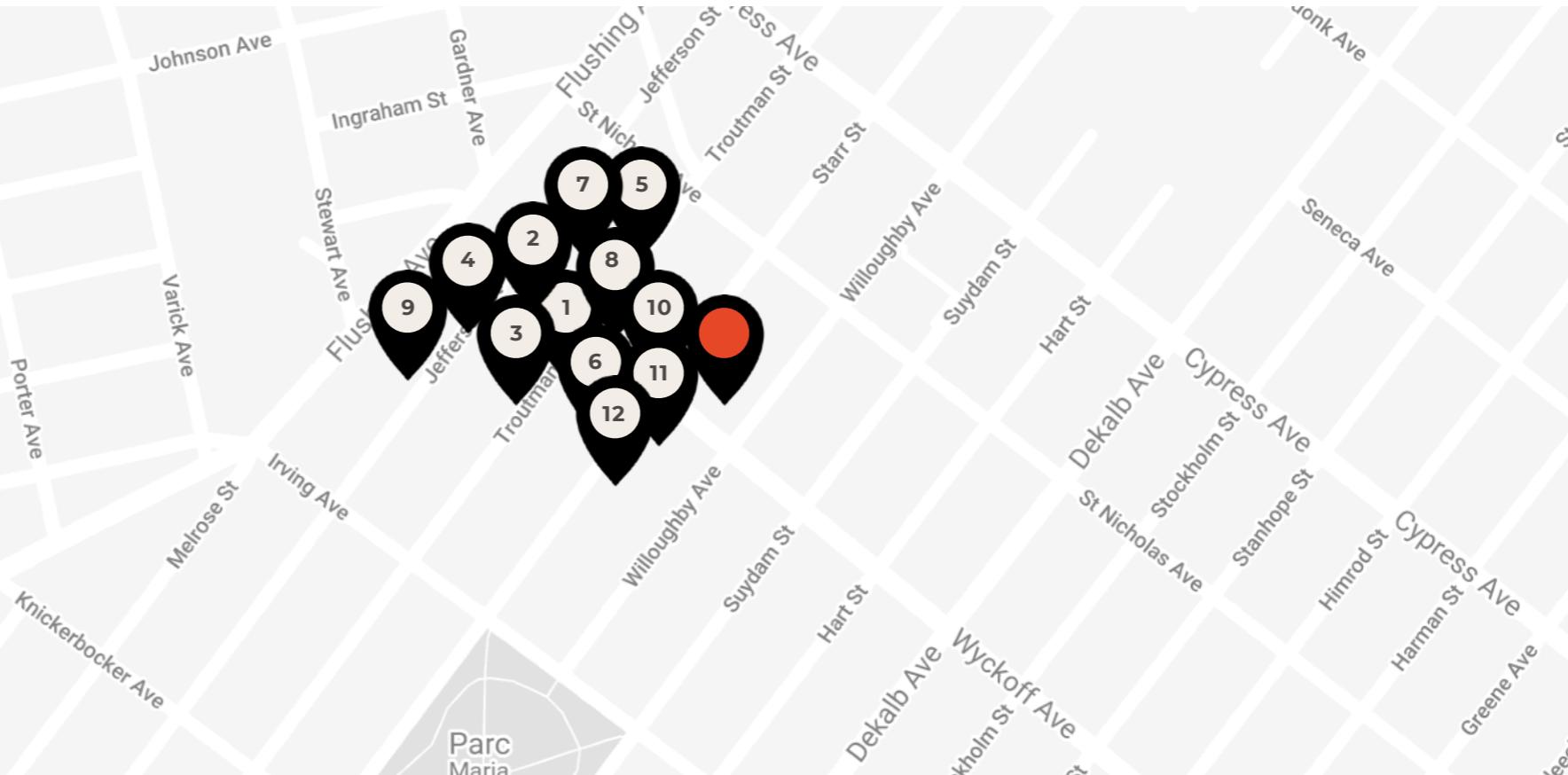
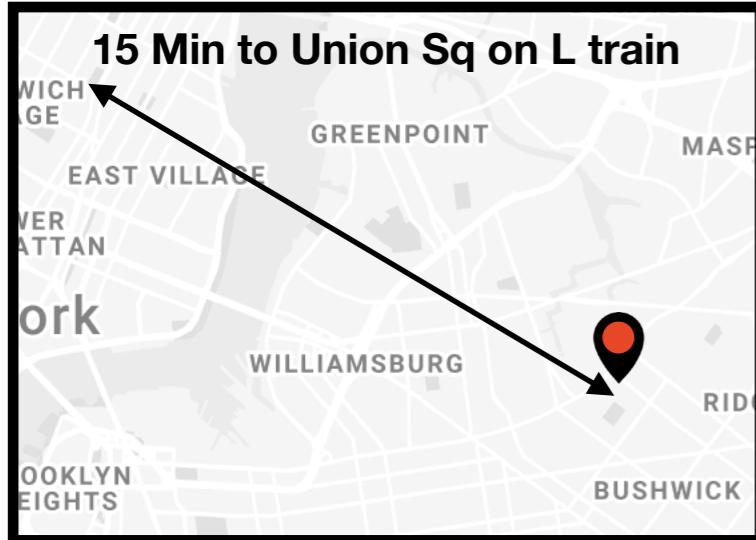
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NEIGHBORS

1 - ARTICHOKE BASILE

7- THE ROOKERY

2 - HOUSE OF YES

8 - SEAWOLF

3 - COMPANY XIV

9- DAYA YOGA

4 - THE JOHNSON'S

10 - BEER GARDEN

5 - AP CAFE

11 - QUEEN OF FALAFEL

6 - HANNA MARKET

12 - L TRAIN

DEMOGRAPHICS 1 MILE/3 MILE

POPULATION - 135,769 / 1,067,049

AVERAGE AGE - 34 / 35

AVERAGE HH INCOME - \$68,876 / \$76,384

TRANSPORT

JEFFERSON ST L ROUTE

AVG JEFFERSON L WEEKDAY - 7807 RIDERS DAILY

AVG JEFFERSON L WEEKEND - 11,465 RIDERS DAILY