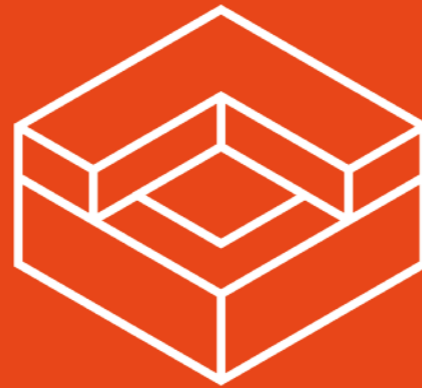


**49 WYCOFF AVE**  
BUSHWICK, BK

**FOR LEASE**



**COUNTER**  
REAL ESTATE

**49 WYCKOFF AVE**  
**BUSHWICK, BK**

**JUSTIN LOSH**  
(347) 388 4649  
JUSTIN@COUNTRYNY.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**

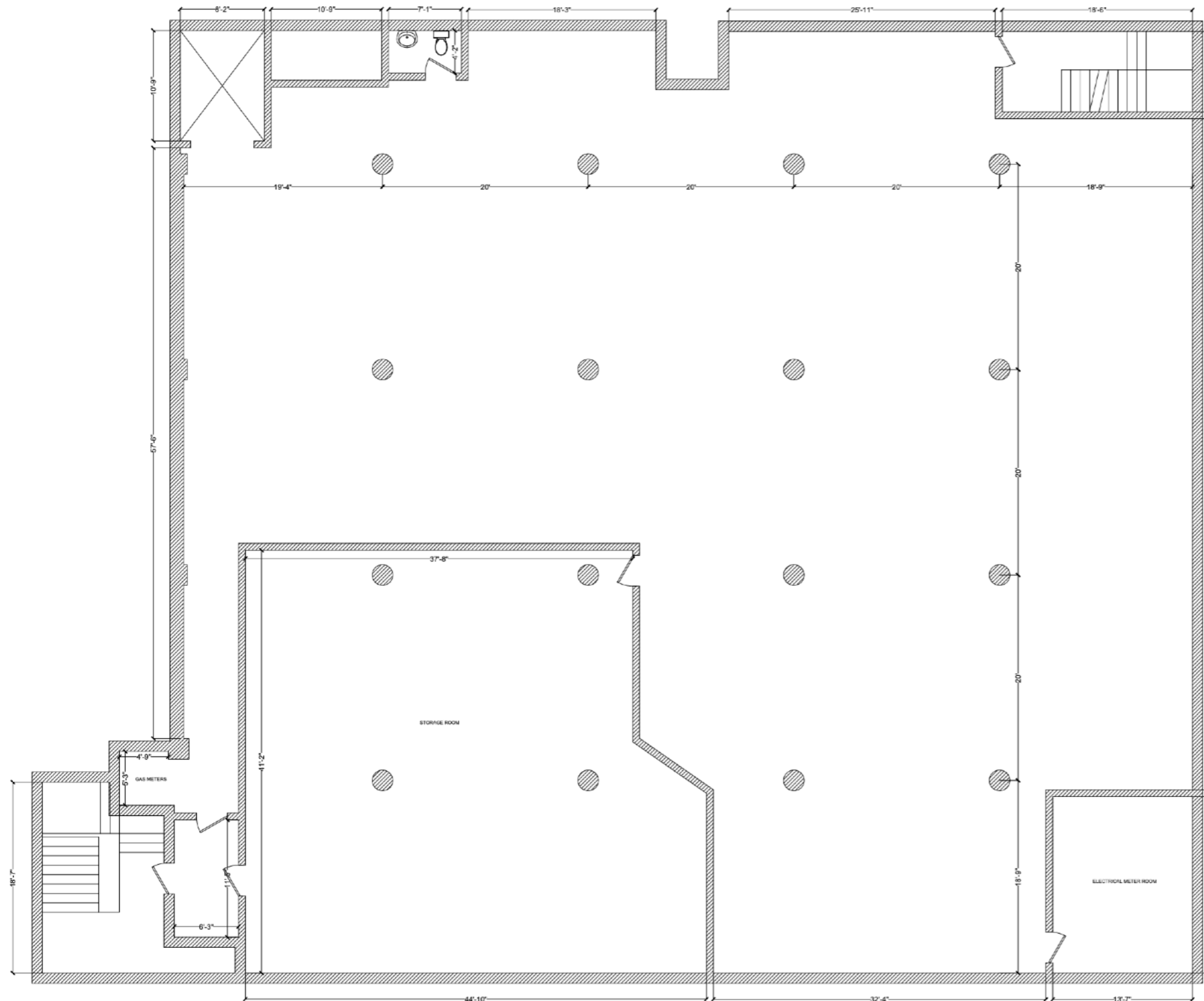
**ALL FLOORS ARE FOR COMMERCIAL USE  
ALL FLOORS WILL BE AVAILABLE**

**JEFFERSON L TRAIN STOP ADJACENT TO  
BUILDING**

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## 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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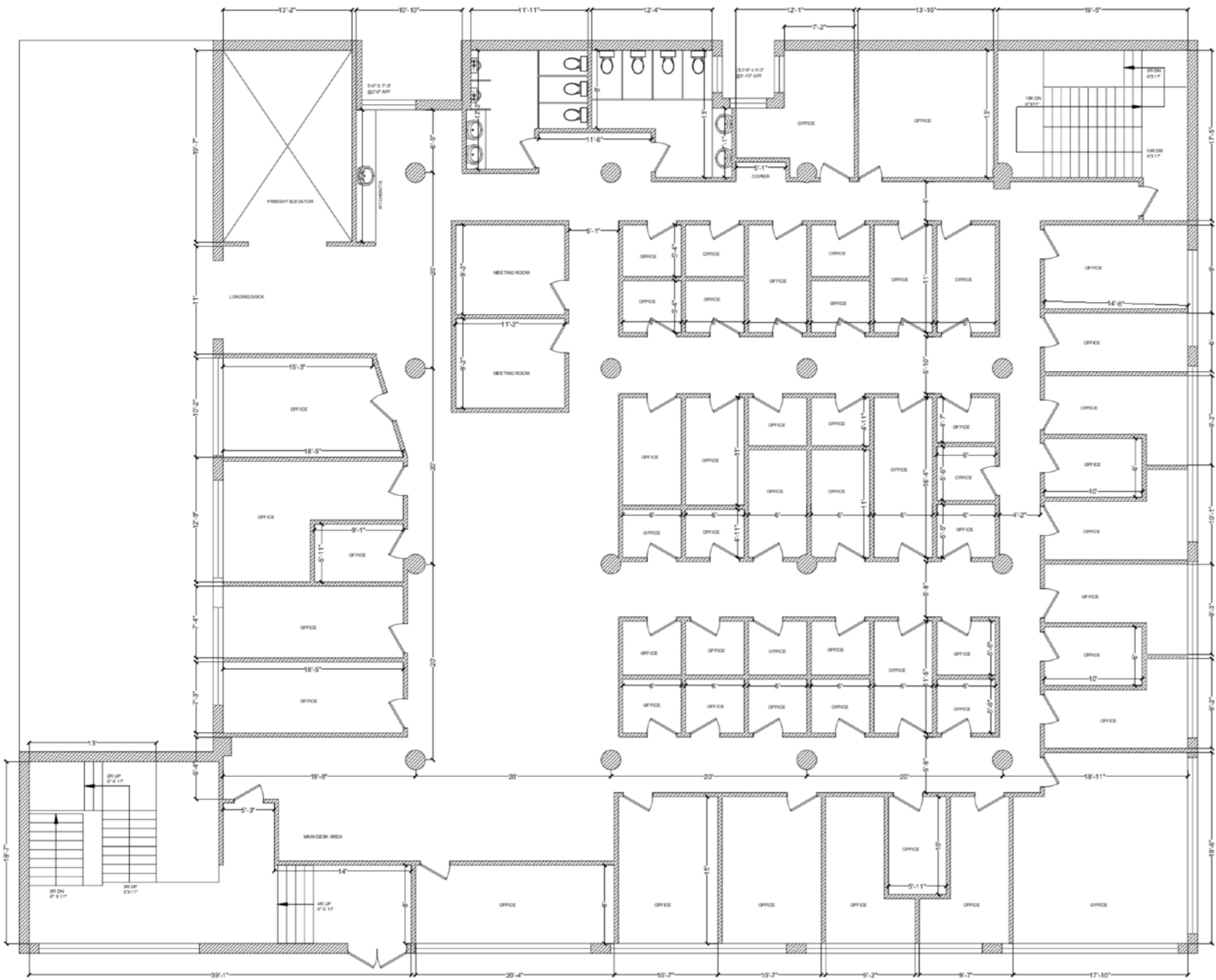
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1st Floor

Leased to Coworking  
Space

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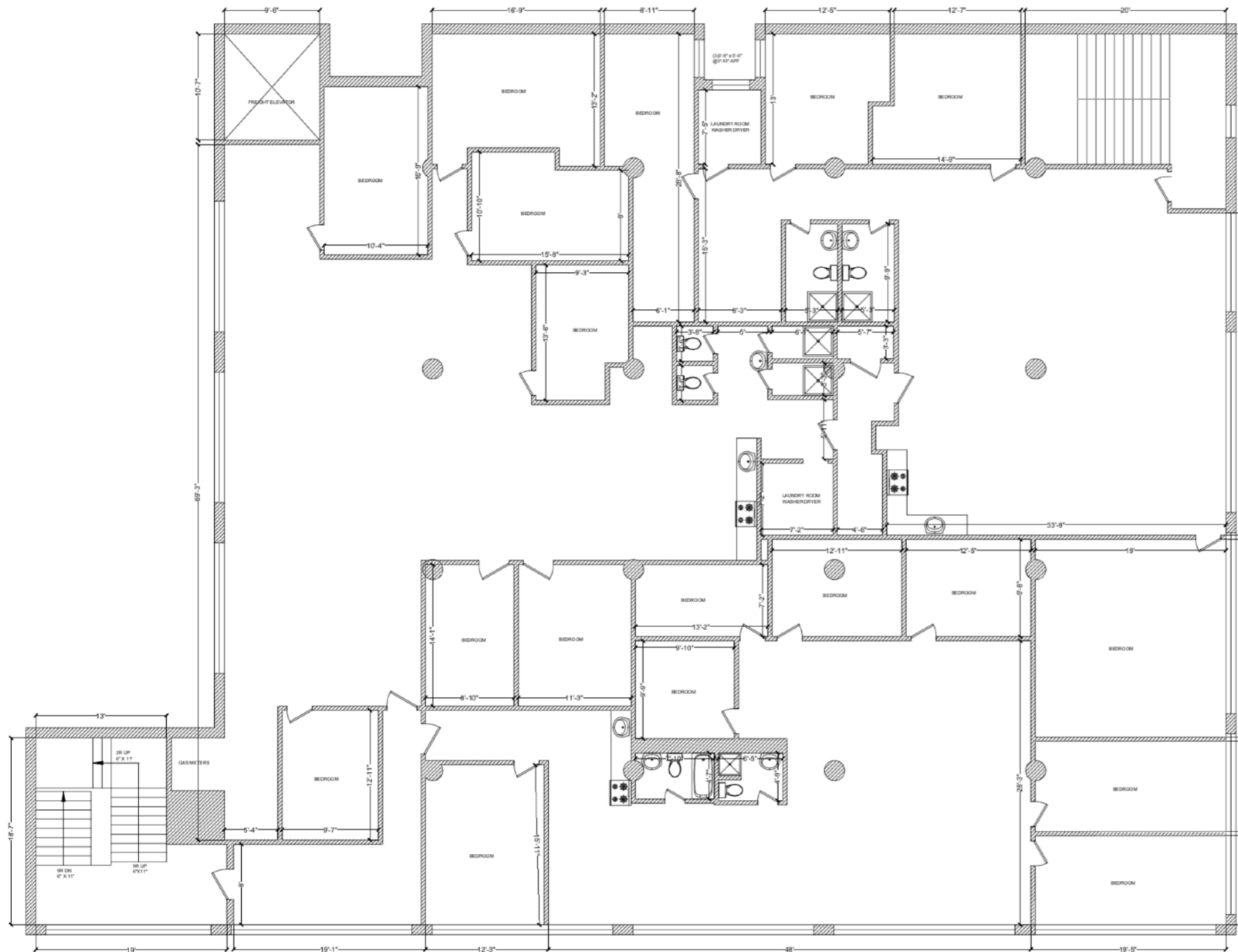


## 2nd Floor

Formerly non use  
compliant apartments.

One tenant in eviction  
proceedings.

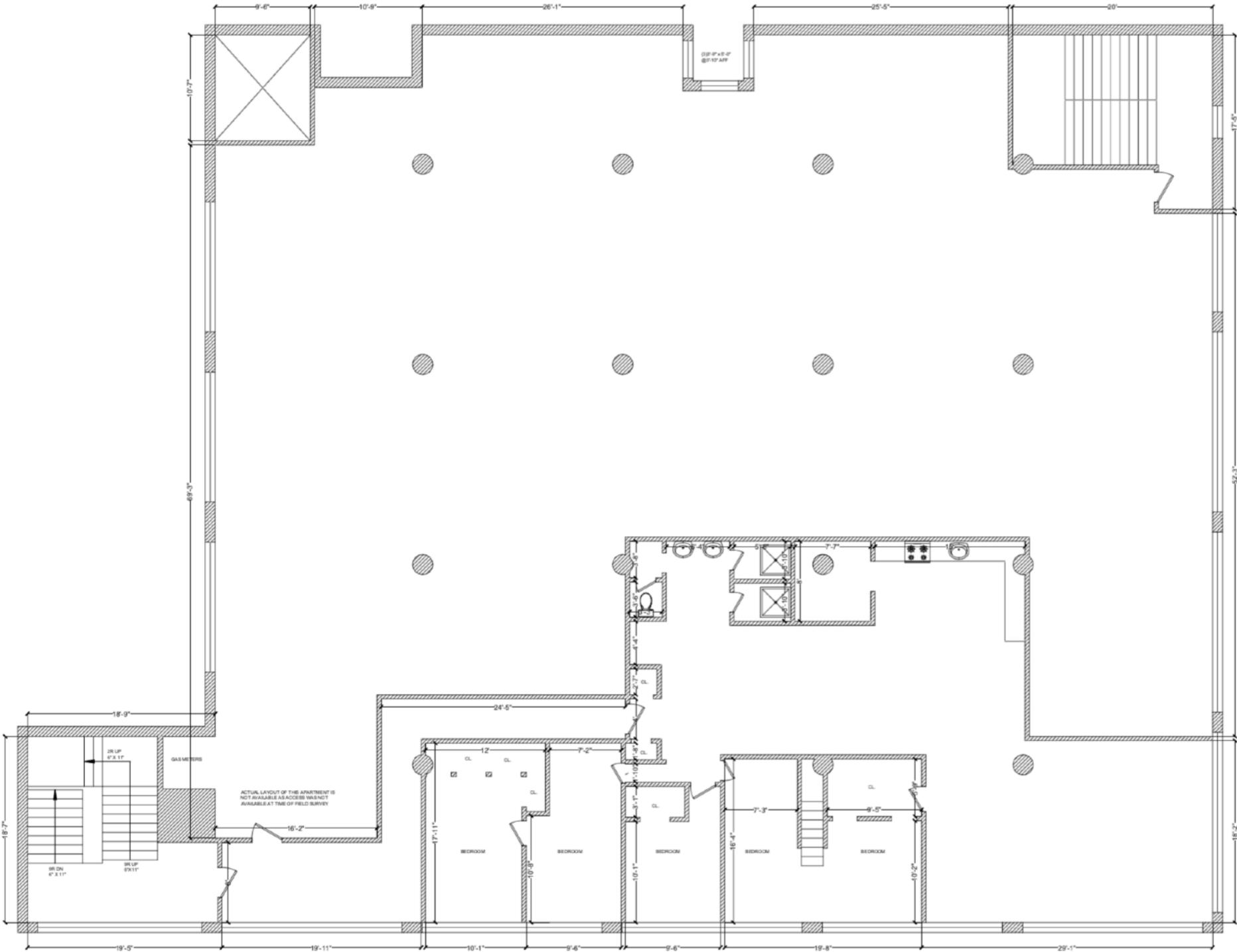
Partitions to be  
removed and  
delivered vacant in  
2020



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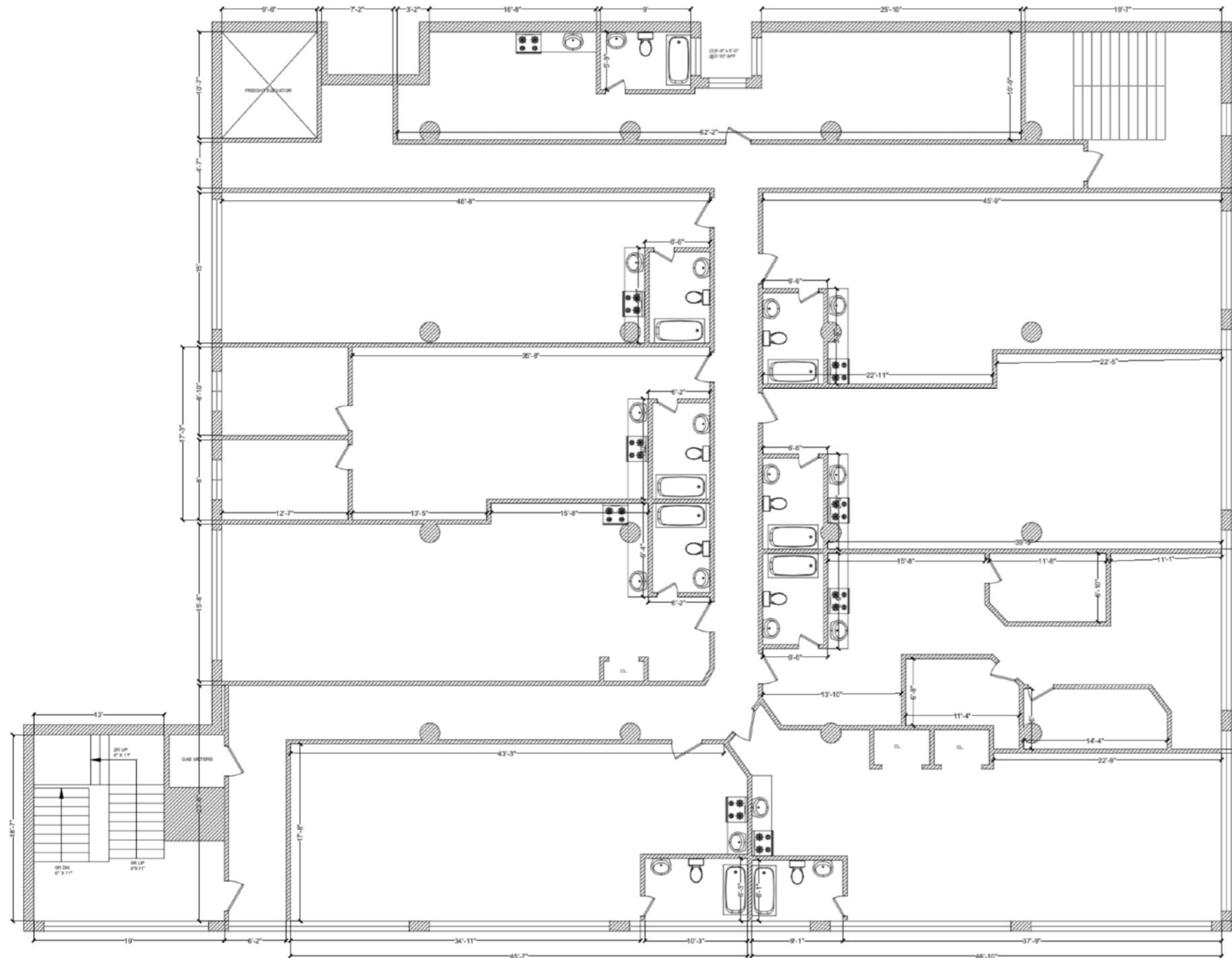
3rd Floor

Vacant

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## FLOOR PLAN

Vacant

Office space available -  
1000 - 10,000 SF

Model office under  
Construction

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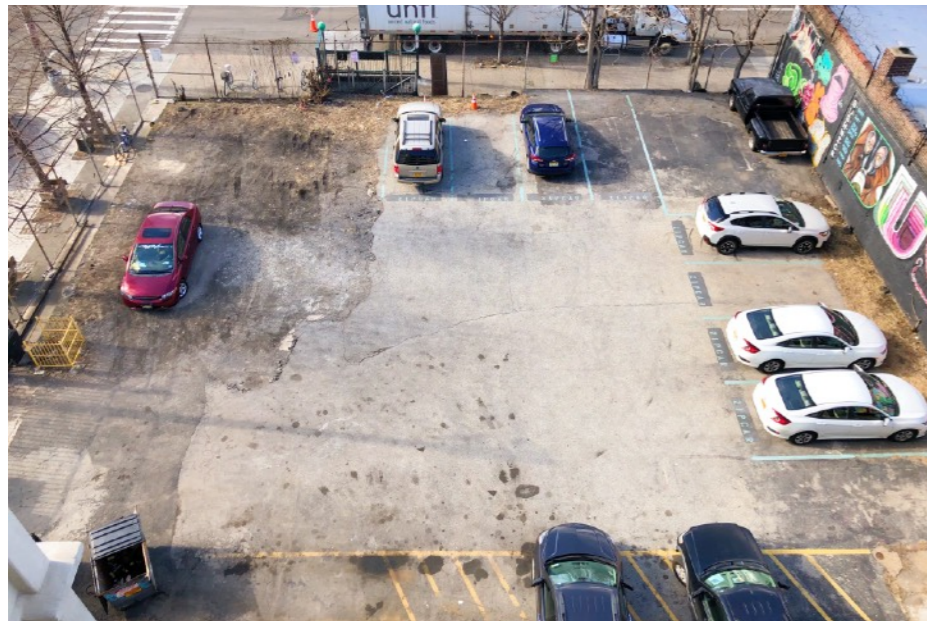
## **BUILDING PHOTOS**

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.

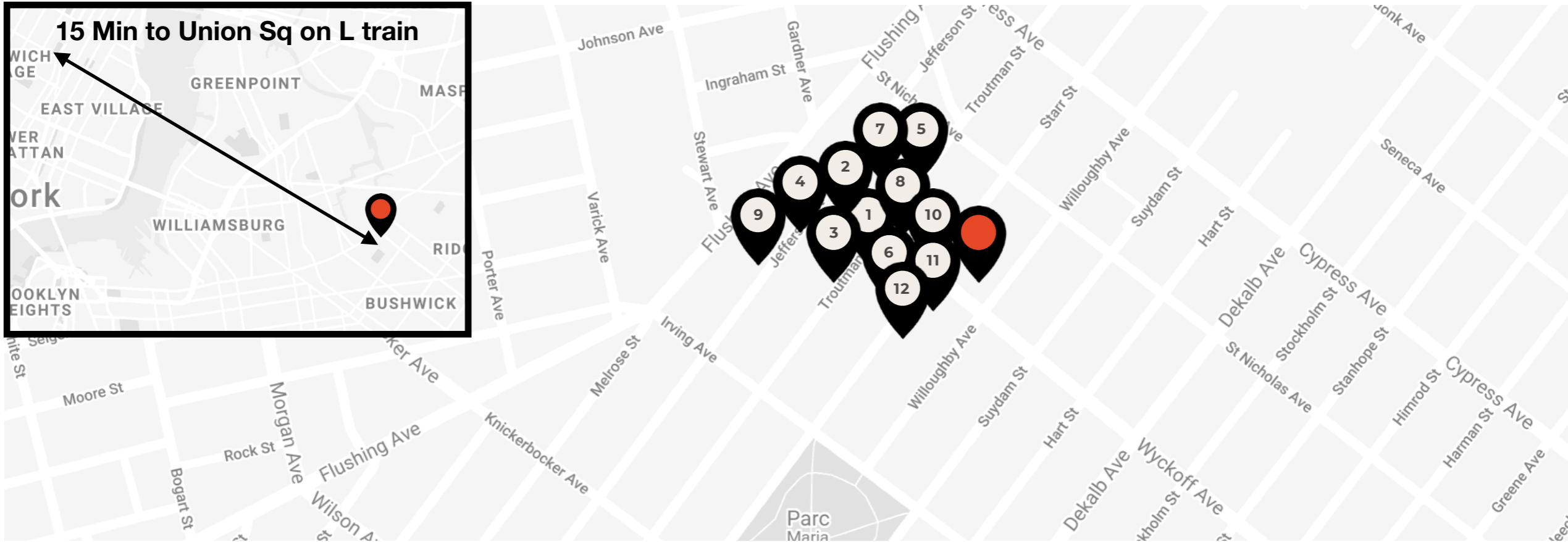
Picturing Bushwick  
Collective Block Party, Ap  
Cafe, Seawolf And Assorted  
Graffiti



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## 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