

# 312

WARREN STREET

COMMUNITY FACILITY  
OPPORTUNITIES IN BROOKLYN'S  
MOST VIBRANT COMMUNITY,  
BOERUM HILL





### COMMUNITY FACILITY | WARREN ST



For more information or to arrange a tour, please contact:

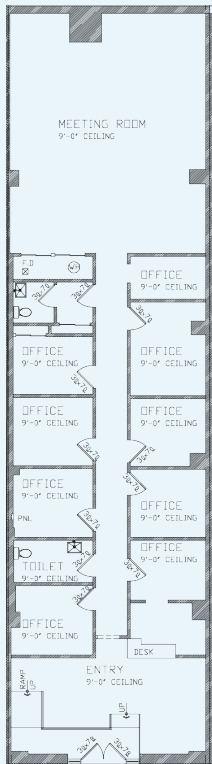
**Mitzi Flexer**  
(212) 593-7124 | [mflexer@bradfordallen.com](mailto:mflexer@bradfordallen.com)

**Denver Tveter**  
(212) 593-7109 | [dtveter@bradfordallen.com](mailto:dtveter@bradfordallen.com)

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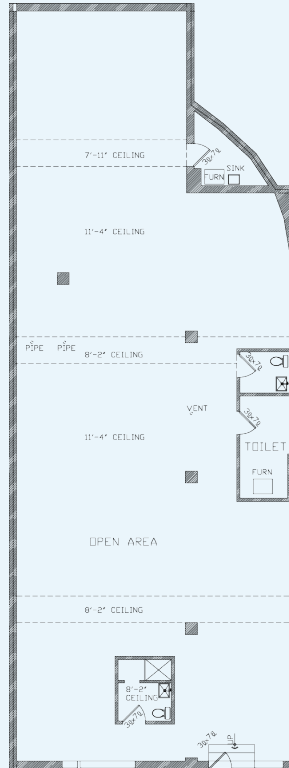
### COMMUNITY FACILITY | WARREN ST

**SPACE B**



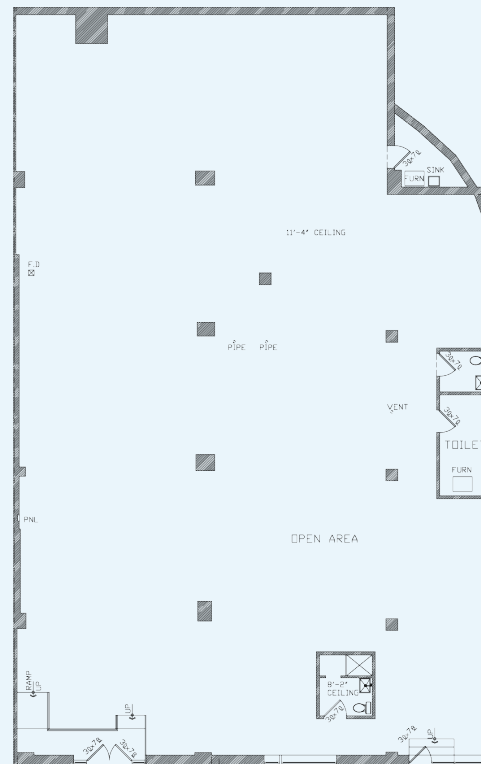
**SIZE**  
APPROX. 2,350 SF

**SPACE C**



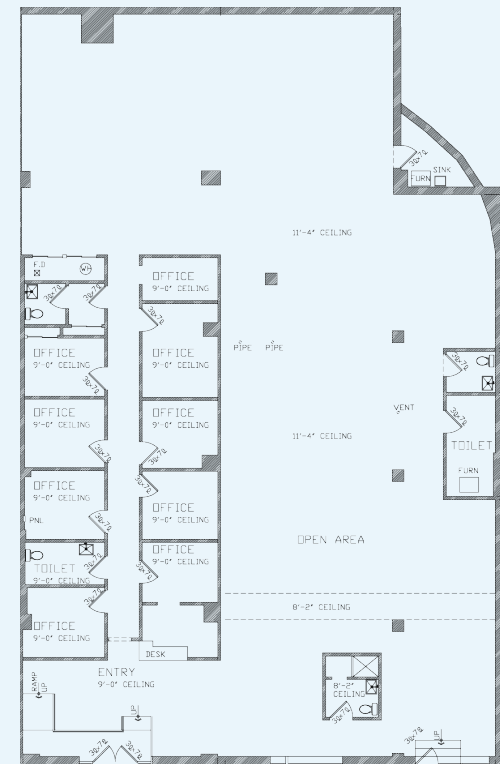
**SIZE**  
APPROX. 3,280 SF

**SPACE B AND C COMBINED**



**SIZE**  
APPROX. 5,600 SF

**SPACE B AND C COMBINED  
WITH OFFICE SPACE**



**SIZE**  
APPROX. 5,600 SF



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### NEIGHBORS

BOOKS ARE MAGIC

MALIN + GOETZ

BAR TABAC

DIMMER & SUMMER

SOMETHING ELSE

STARBUCKS

PAPERSOURCE

DR. MATERNS

GLOW BAR

PAISANOS BUTCHER

### NEARBY TRANSIT



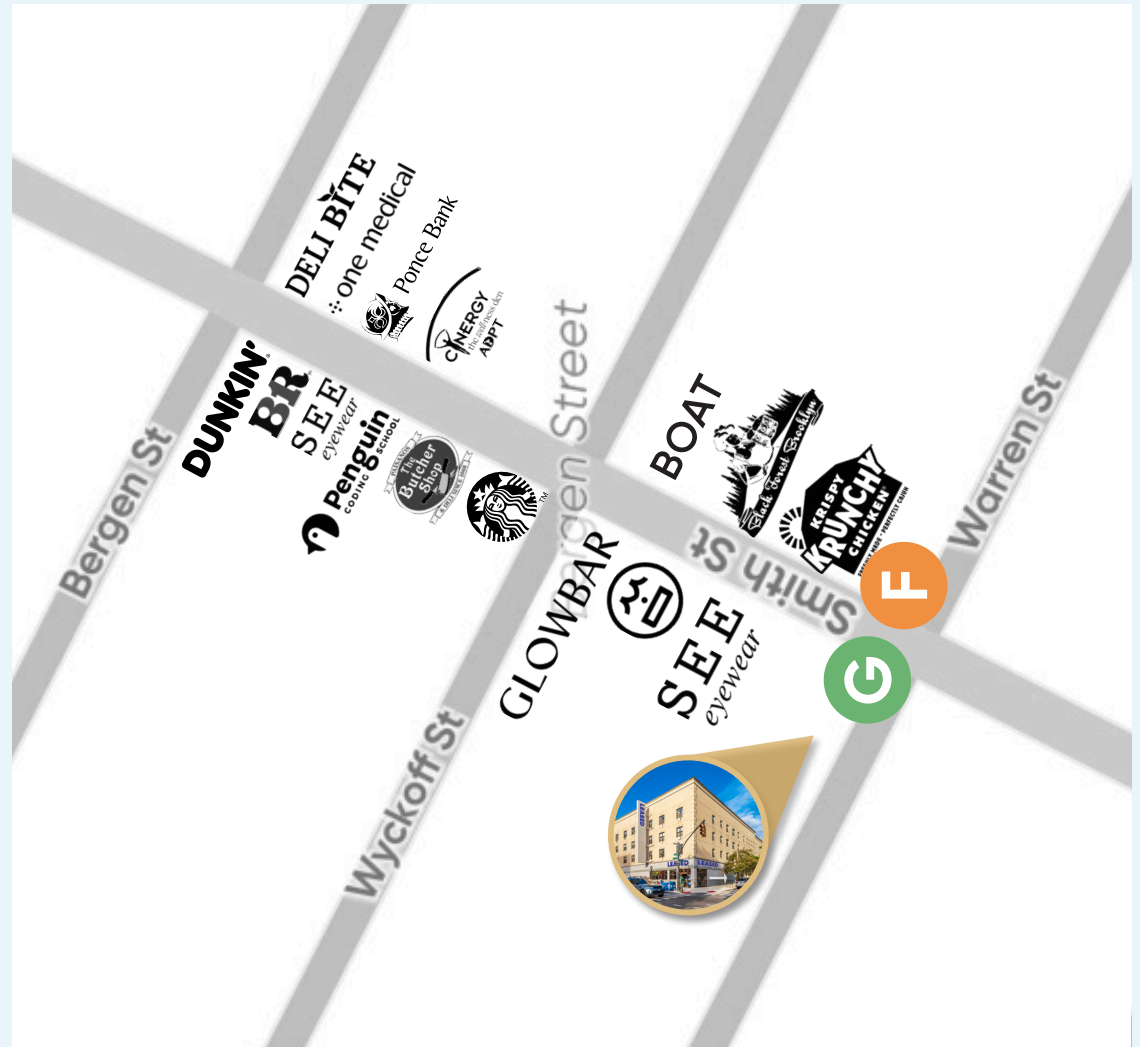
BERGEN ST. STATION

## 2.2M

ANNUAL RIDERSHIP

### NEIGHBORHOOD DEMOGRAPHICS

	Mile Radius		
	0.3	0.5	1
Total Population	17,857	43,932	127,970
Median Age	36.1	36.2	35.6
Median Age (Male)	35.5	36.3	35.3
Median Age (Female)	36.7	36.4	35.9
Total Households	8,093	20,686	60,937
Average Household Size	2.2	2.1	2.0
Median Household Income	\$158,624	\$173,431	\$160,821
Median Home Value	\$1.4 M	\$1.36 M	\$1.2 M



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