



SUMMARY

Situated in the heart of Downtown Brooklyn, 27 Smith Street offers a premier commercial office opportunity in one of the borough's most dynamic business districts. Conveniently located just steps from the Borough Hall, Jay Street-MetroTech, and Court Street transit hubs, the property provides outstanding connectivity to both Brooklyn and Manhattan. Surrounded by government offices, courthouses, restaurants, and a thriving mix of commercial and residential development, the building is ideally suited for professional firms seeking a highly accessible, prestigious location with excellent long-term value.

EXCLUSIVE BROKER

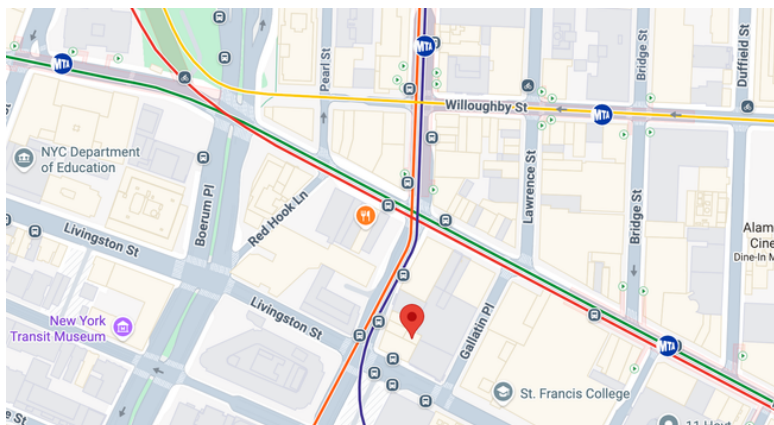
ROBERT HEBRON, SIOR
JOSEPH TORRES

 RFHebron@HebronRE.com

 **(347) 661-1230**



This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Prospective Tenants must verify the information and bears all risk for any inaccuracies.



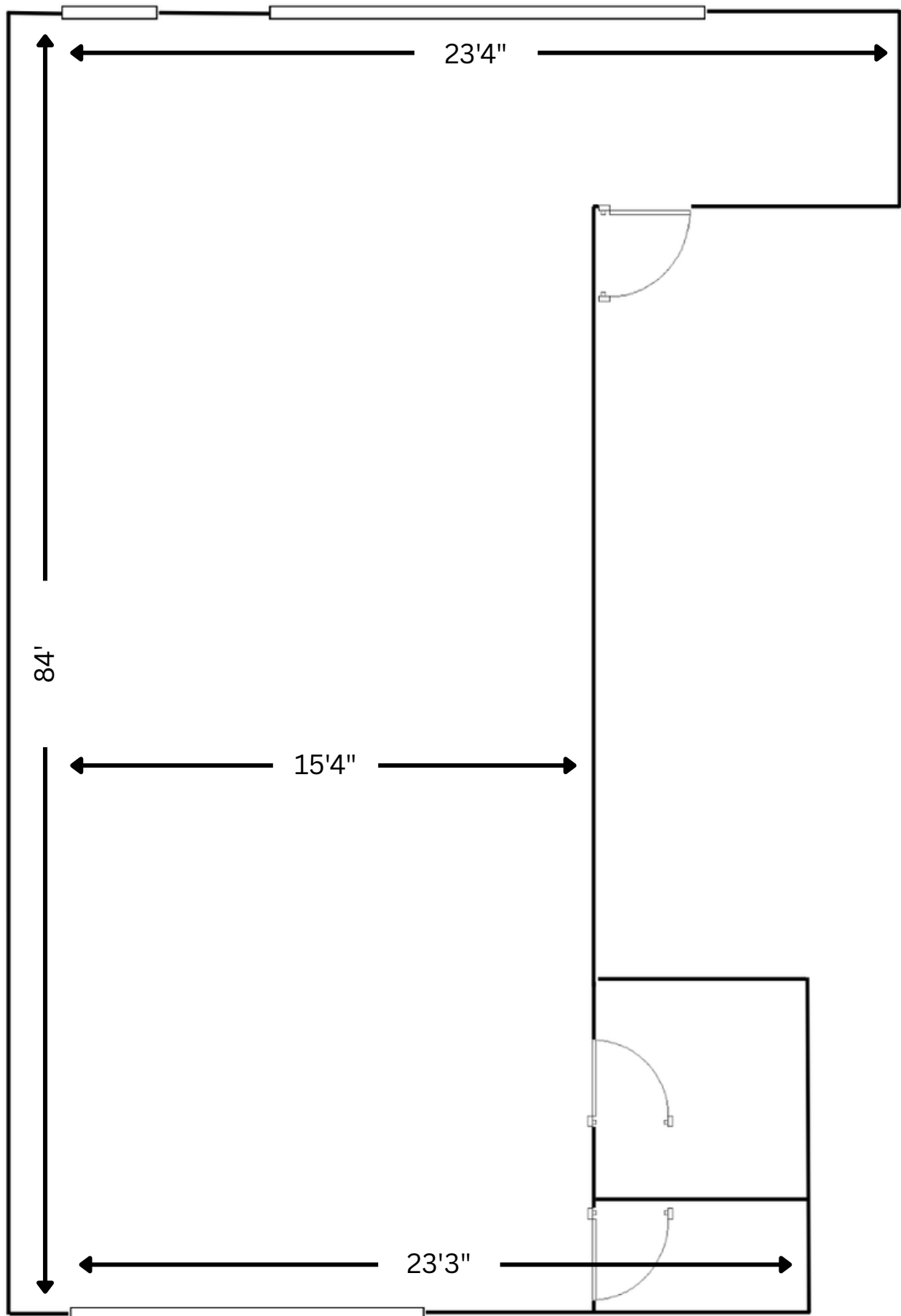
- **Address:** 27 Smith Street, Brooklyn, NY 11201
- **Asking Price:** \$50 PSF
- **Size:** +/- 2,000 RSF
- **Floor:** Second
- **Electric:** Sub-metered at 100%
- **Heating/Cooling:** HVAC Air and heat, gas fired
- **Building Access:** 24/7
- **Other:** Whole building generator, sprinklered. Access to 2,3,4,5,A,C,F,R within a short walk.



This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Prospective Tenants must verify the information and bears all risk for any inaccuracies.



This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Prospective Tenants must verify the information and bears all risk for any inaccuracies.



This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Prospective Tenants must verify the information and bears all risk for any inaccuracies.

EMPLOYMENT

10 minutes



White Collar

86.1%



Blue Collar

4.5%



Services

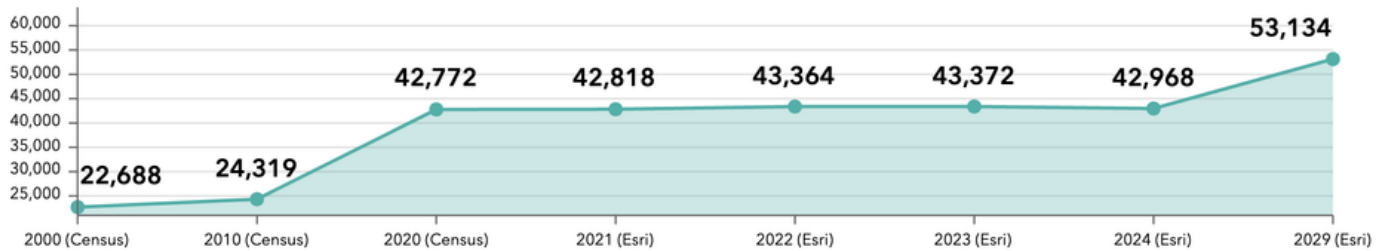
9.4%

Unemployment Rate

4.5%

Total Population

10 minutes



EDUCATION

10 minutes



No High School Diploma



9%

High School Graduate



10%

Some College



75%

Bachelor's/Grad/Prof Degree

BUSINESS

10 minutes



2,229

Total Businesses



37,370

Total Employees

Age Pyramid

10 minutes

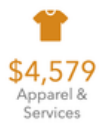


Commute Minutes



ANNUAL HOUSEHOLD SPENDING

10 minutes



\$4,579

Apparel & Services



\$527

Computers & Hardware



\$7,327

Eating Out



\$13,030

Groceries



\$11,220

Health Care

The largest group:

2024 Females Age 30-34

The smallest group:

2024 Males Age 80-84

Variables	5 minutes	10 minutes	15 minutes
2023 Total Population	15,492	42,968	86,962
2023 Total Households	8,299	21,363	42,074
2023 Average Household Size	1.78	1.92	1.99
2023 Median Household Income	\$156,769	\$145,799	\$136,707
2023 Median Age	33.1	34.4	35.4



This information has been secured from sources we believe to be reliable but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.