



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease

Full Building
Opportunity

Your sign here

5th FLOOR

4th FLOOR

3rd FLOOR

2nd FLOOR

MAJOR PRICE DROP

Full Building Opportunity in Prime Downtown Brooklyn

4,250 - 35,750 SF

25 Flatbush Ave • Brooklyn • NY

Offered at **\$25.00 SF/year (MG)**

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Fredy Halabi
☎ 718.437.6100 x114
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Location Overview

Located in the Downtown Brooklyn neighborhood between Fulton St & Lafayette Ave near the Nevins St subway station.

Nearest Transit: 2, 3, 4, & 5 at Nevins St, N, Q, R, B, & D trains at Atlantic Ave and the B67, B45, B41, & B26 bus lines.

Nearby tenants include Crunch Fitness, Apple, Trader Joe's, Whole Foods Market, Starbucks, TD Bank, McDonald's, CVS, Dunkin', Planet Fitness, Primark, Target, Tacombi, PingPod, and more!

Main Highlights

- ▶ Prime Downtown Brooklyn
- ▶ Full building opportunity
- ▶ 11' - 13' ceilings
- ▶ Multiple floors can be leased together
- ▶ White box condition
- ▶ HVAC
- ▶ Lower Level: 5,000 SF
- ▶ 2nd Floor: 8,700 SF
- ▶ 3rd Floor: 4,250 SF
- ▶ 4th Floor: 8,900 SF
- ▶ 5th Floor: 8,900 SF
- ▶ Entire Building: 35,750 SF



45,000 SF

Total Building Size



8,200 SF

Lot Size



C6-4

Zoning

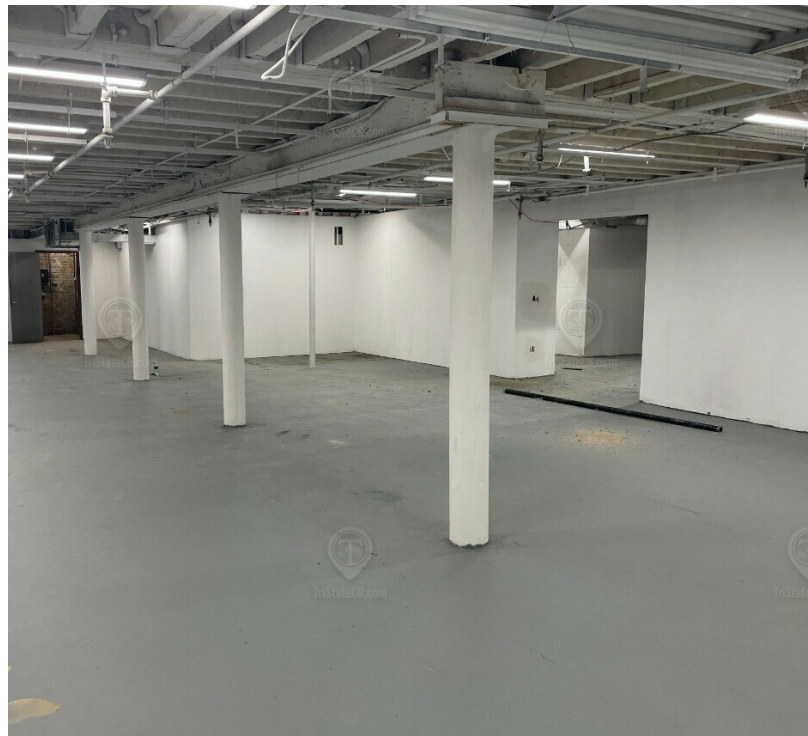
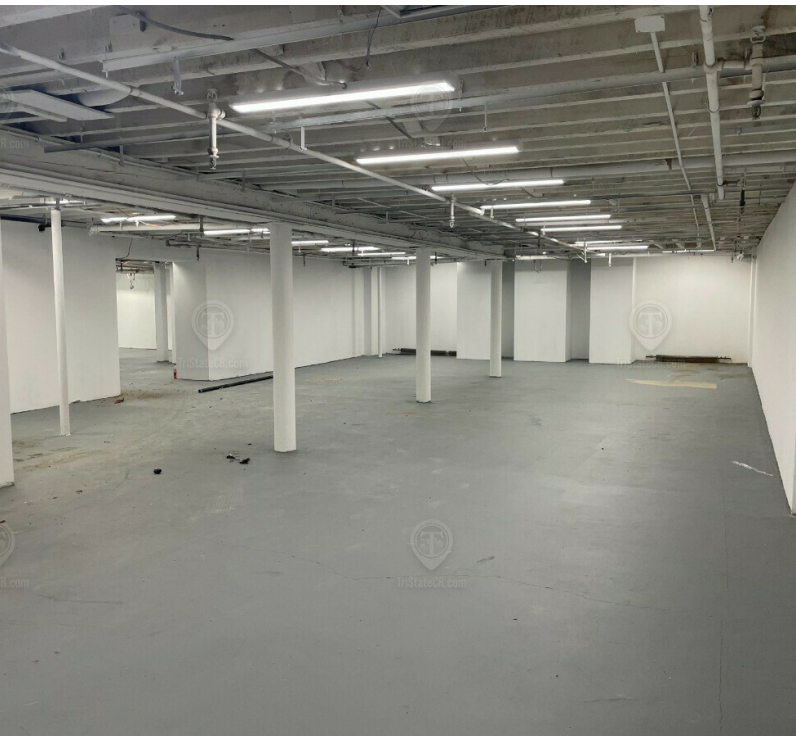
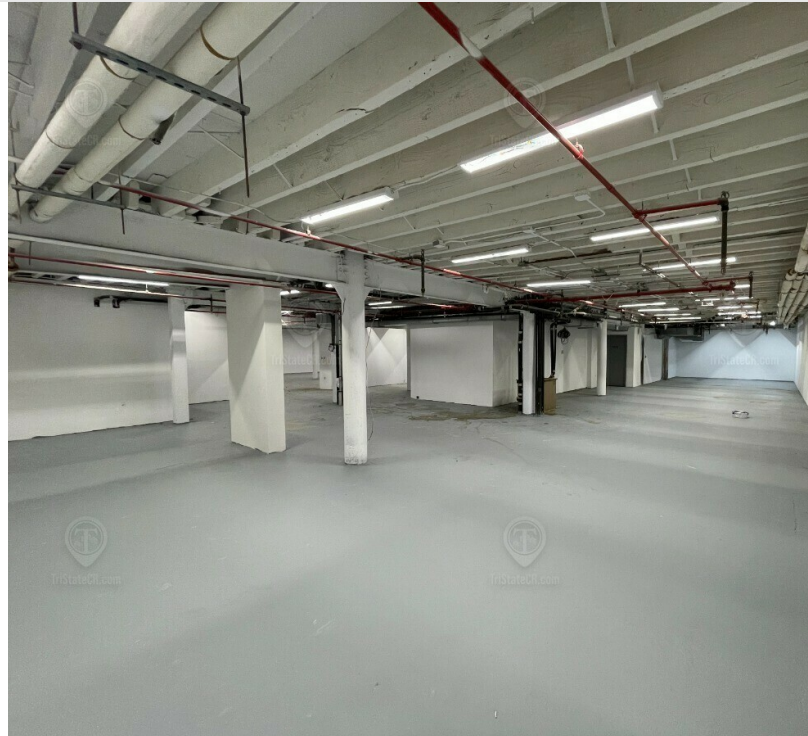
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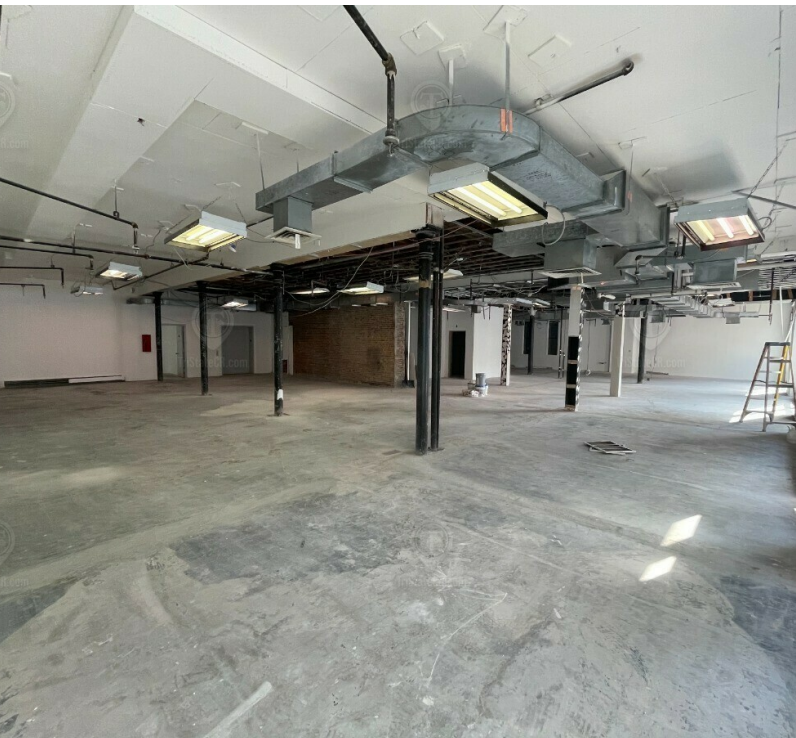
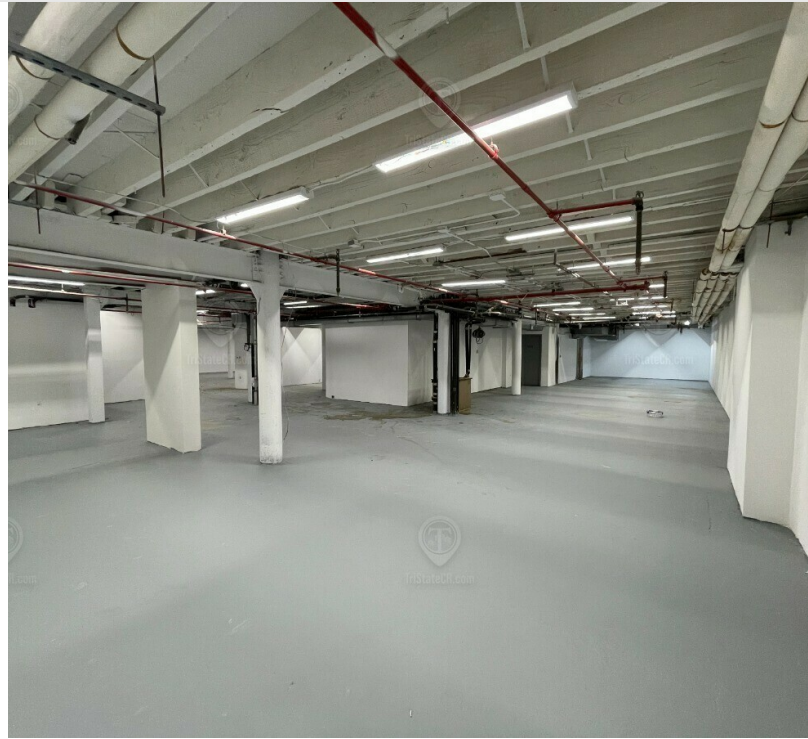
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Upper Floors

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25 FLATBUSH AVE
LOWER LEVEL - 5,000 SF

ALL SQUARE FOOTAGE
ARE APPROXIMATE.

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25 FLATBUSH AVE
2ND FLOOR - 8,700 SF

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25 FLATBUSH AVE
3RD FLOOR - 4,250 SF

ALL SQUARE FOOTAGE
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25 FLATBUSH AVE
4TH FLOOR - 8,900 SF

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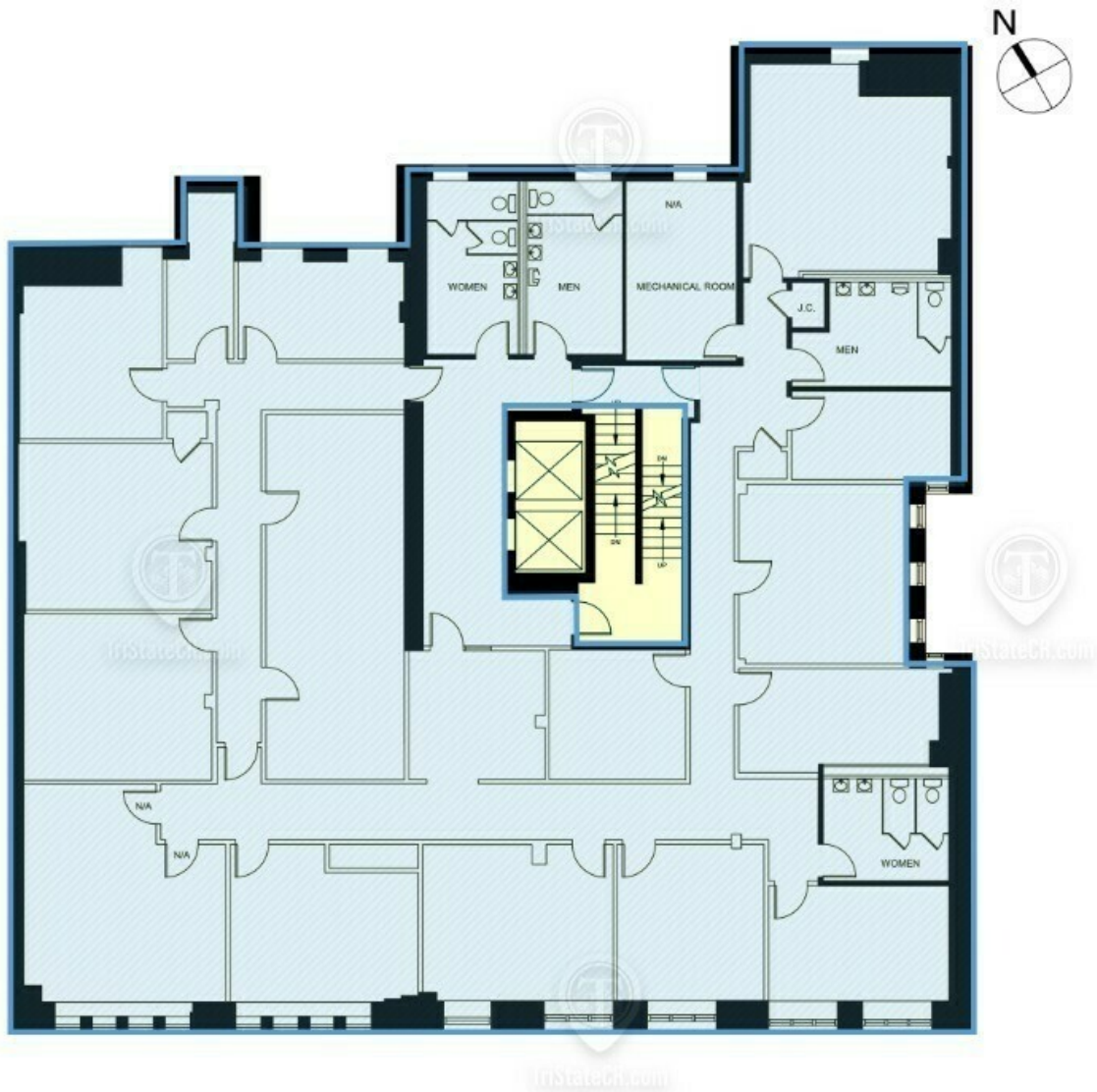
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25 FLATBUSH AVE
5TH FLOOR - 8,900 SF

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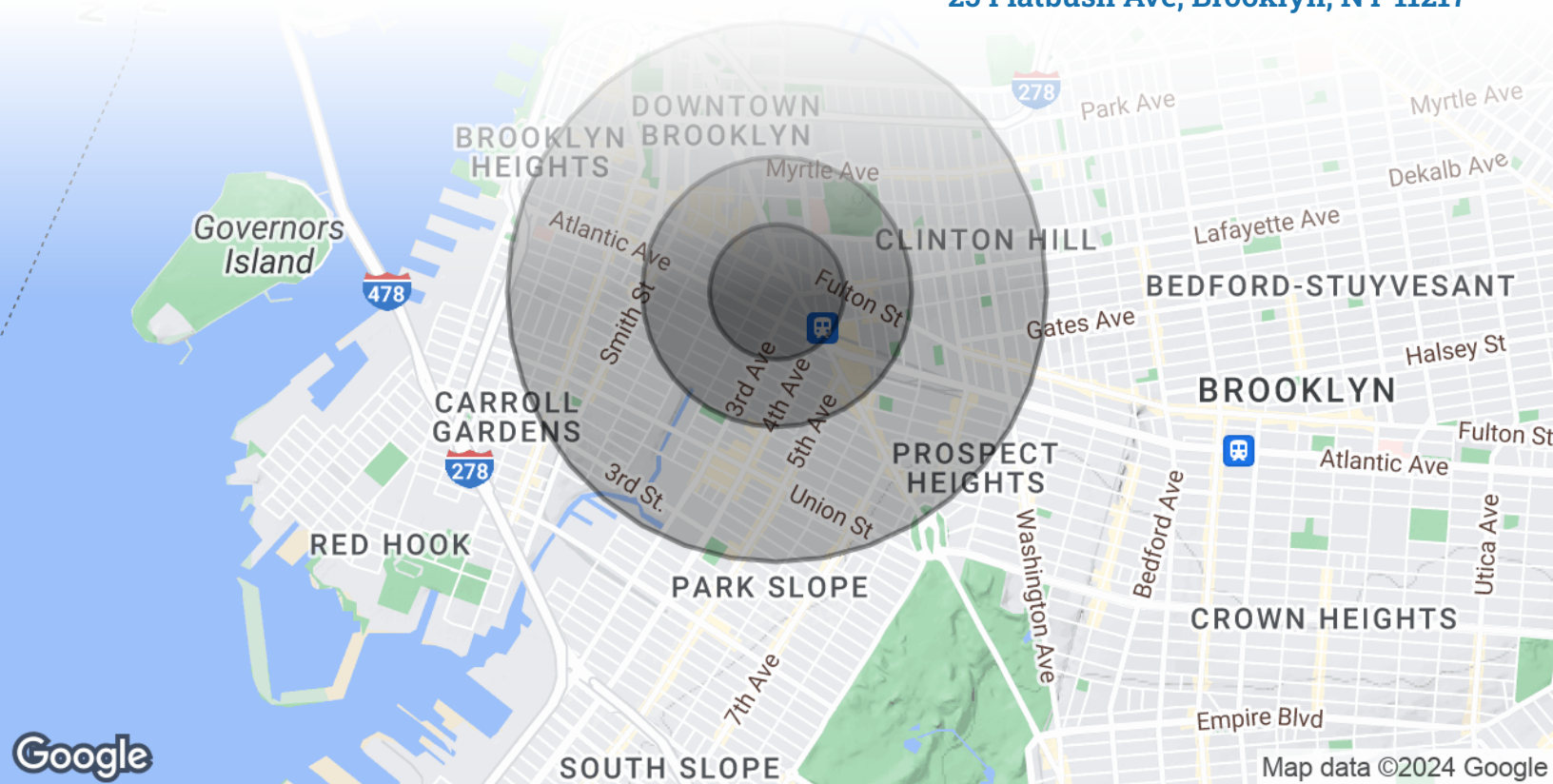
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Area Demographics

25 Flatbush Ave, Brooklyn, NY 11217



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	9,426	42,274	161,544
Average Age	33.1	34.4	35.8
Average Age (Male)	33.4	33.8	35.3
Average Age (Female)	33.3	35.6	36.4



161,544

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	5,256	20,705	77,743
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$167,580	\$153,824	\$157,387
Average House Value	\$1,139,645	\$1,045,240	\$1,124,721



\$157,387

Avg Household Income

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