



# 100 LIVINGSTON STREET

BROOKLYN, NY 11201

**Timothy King**

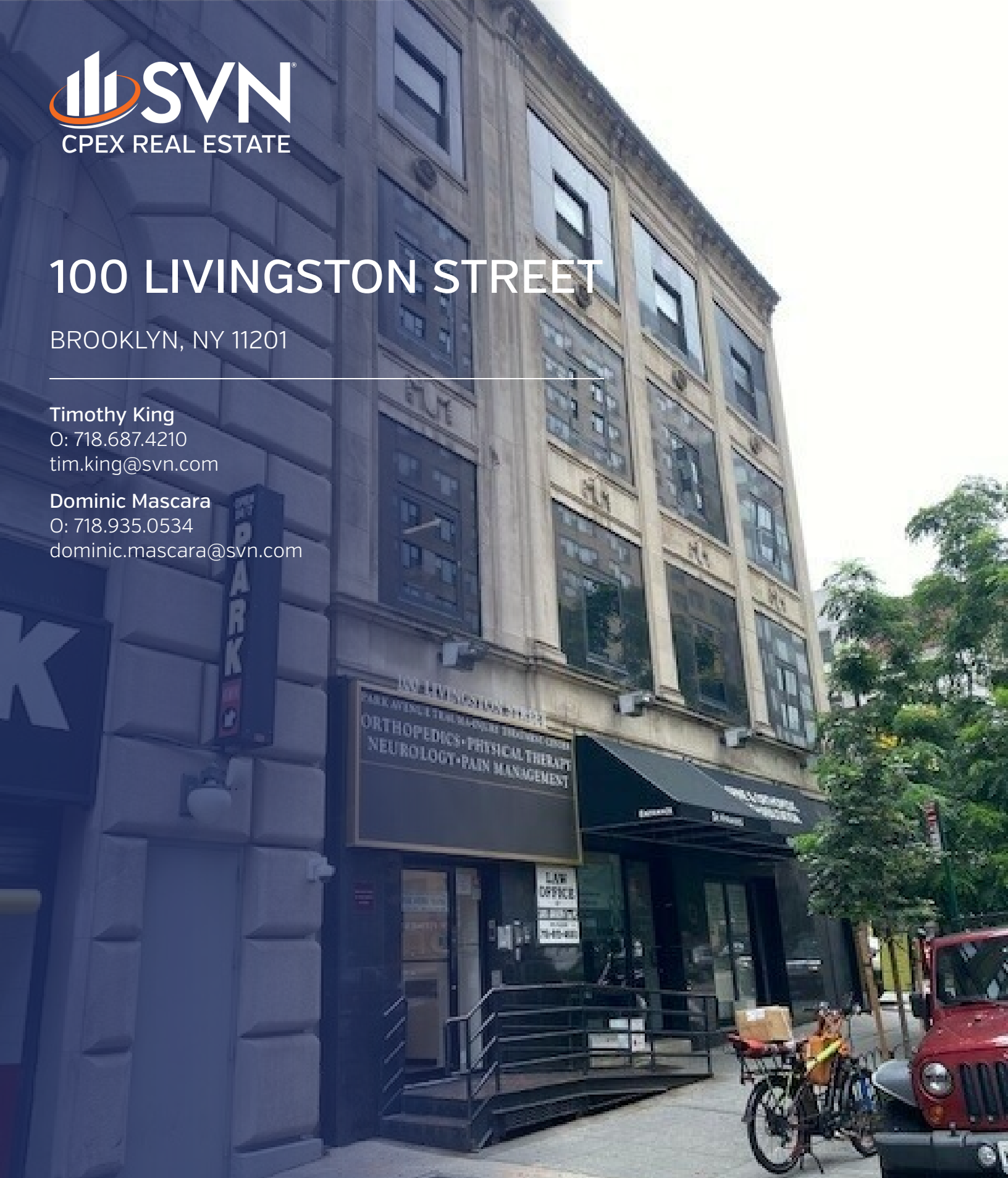
O: 718.687.4210

tim.king@svn.com

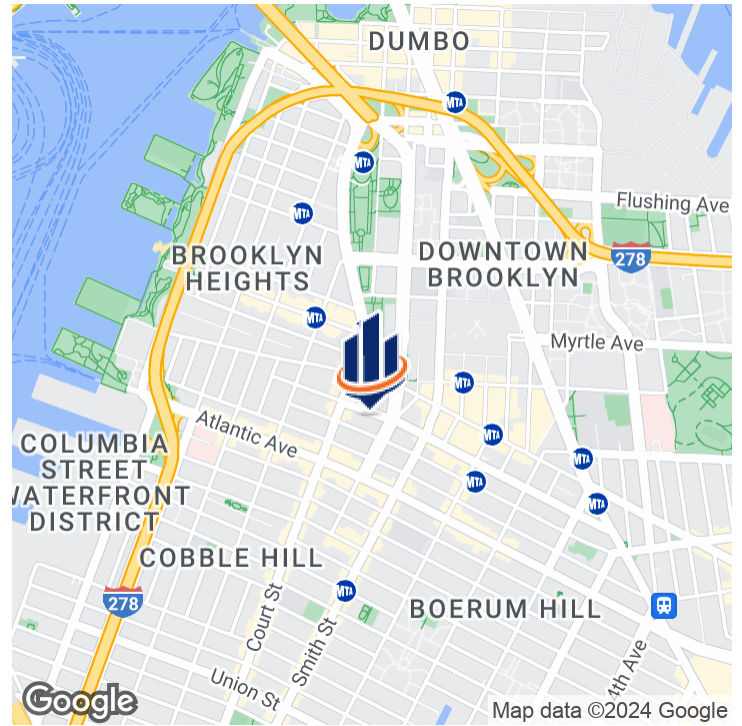
**Dominic Mascara**

O: 718.935.0534

dominic.mascara@svn.com



# Property Overview & Highlights



## OFFERING SUMMARY

Lease Rate:	\$50.00 SF/yr (MG)
Building Size:	12,681 SF
Available SF:	1,650 SF
Lot Size:	3,842 SF
Year Built:	1926
Zoning:	C5-4
Market:	Downtown Brooklyn

## PROPERTY OVERVIEW & HIGHLIGHTS

SVN CPEX Real Estate has been exclusively retained to lease office space at 100 Livingston Street, between Court Street and Boerum Place, a 4-story medical office building located in Downtown Brooklyn, NY. 11201.

AVAILABLE SPACE IS BUILT OUT AS AN OPHTHALMOLOGY / MEDICAL OFFICE

- \*Suite 3R / 1,650 SF
- \*Attended Lobby
- \*Elevator Building
- \*Conveniently located to 2, 3, 4, 5, A, C, F, G, R subway lines
- \*Minutes to Brooklyn Queens Expressway
- \*Multiple parking garages on same block
- \*Directly opposite NYS Worker Compensation Office.

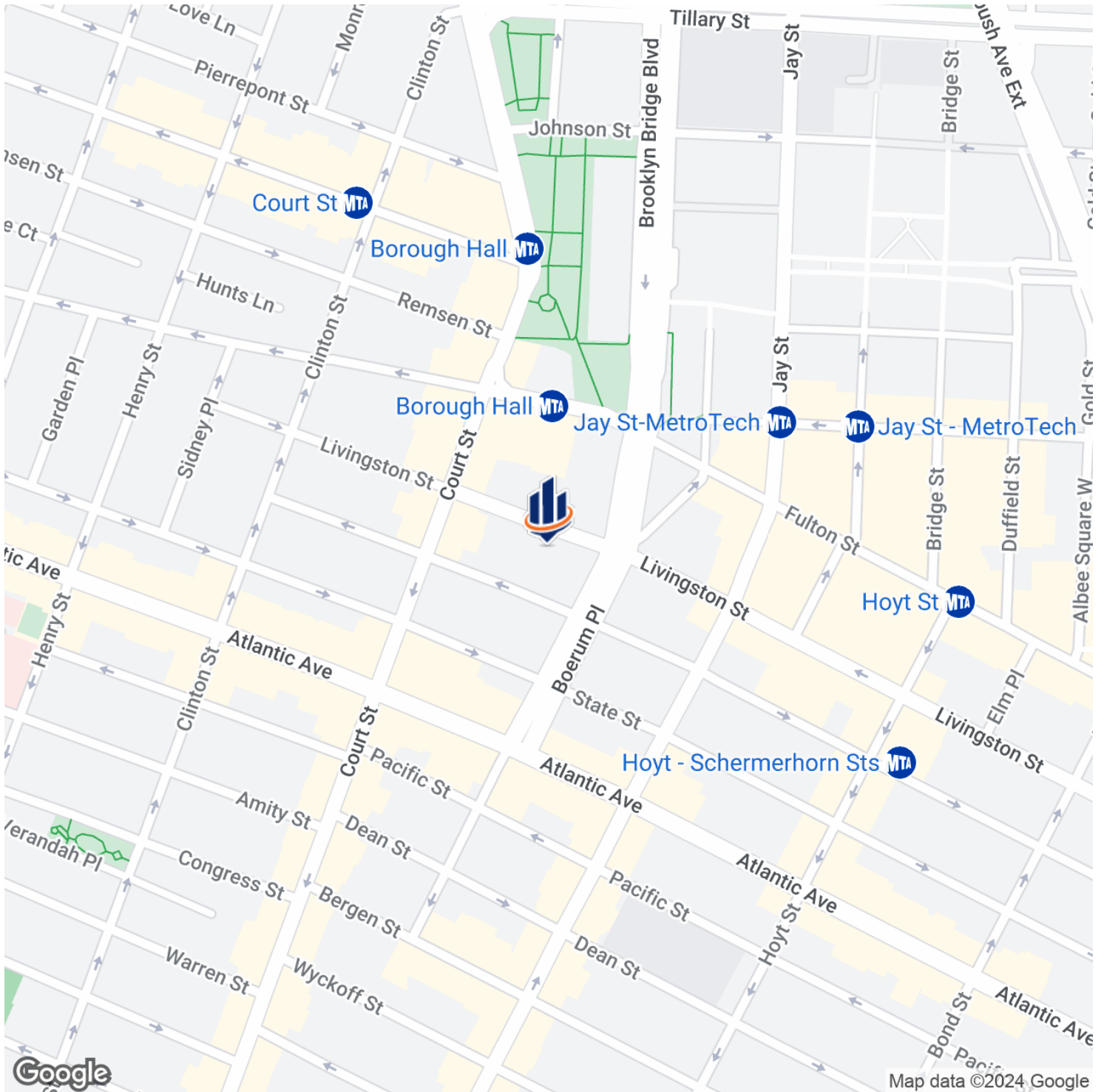
# Additional Photos



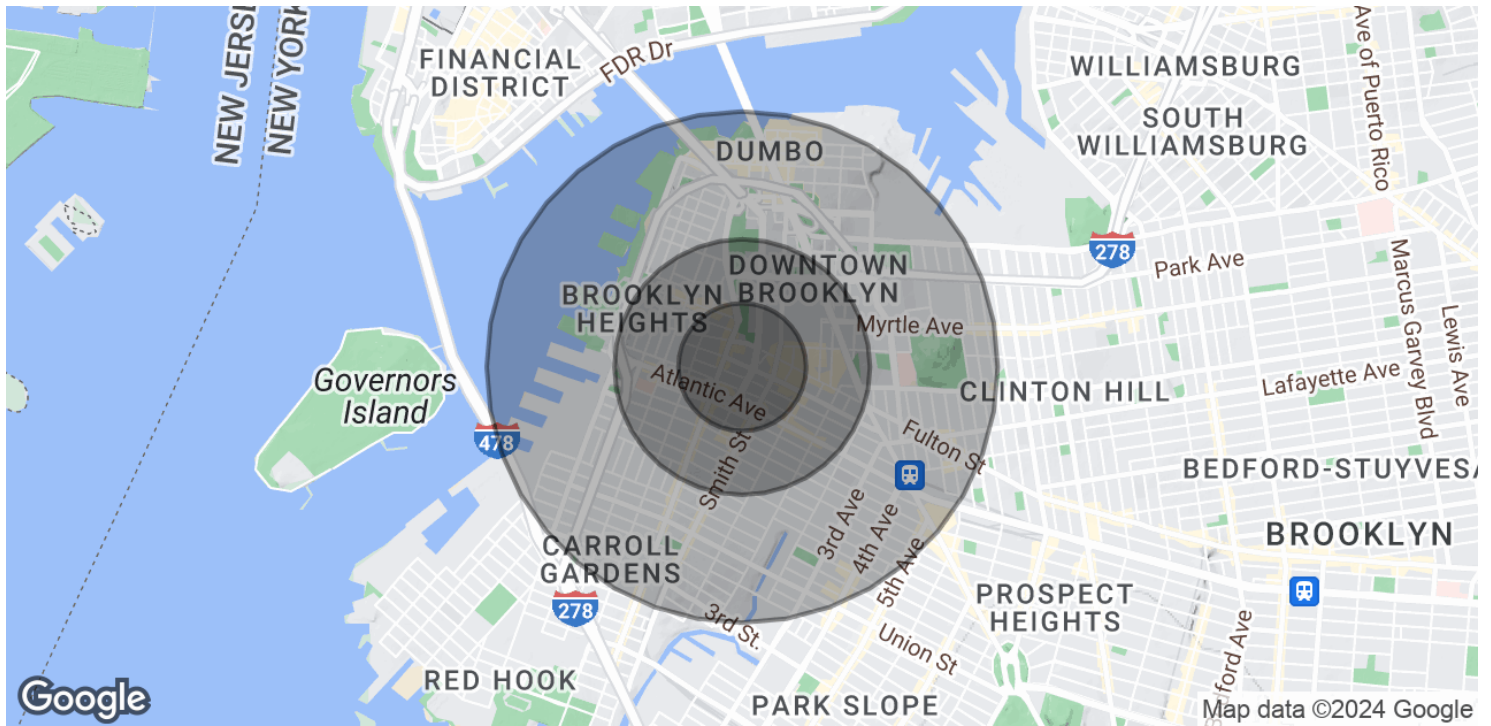
# Additional Photos



# Location Map



# Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,876	45,318	129,199
Average Age	33.8	35.7	35.6
Average Age (Male)	34.2	35.7	34.6
Average Age (Female)	33.8	35.7	36.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,687	22,961	62,125
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$205,900	\$180,873	\$168,344
Average House Value	\$970,190	\$1,168,779	\$1,080,621

\* Demographic data derived from 2020 ACS - US Census



9920 4th Avenue  
Brooklyn, NY 11209  
718.687.4210  
<https://www.svn.com>