

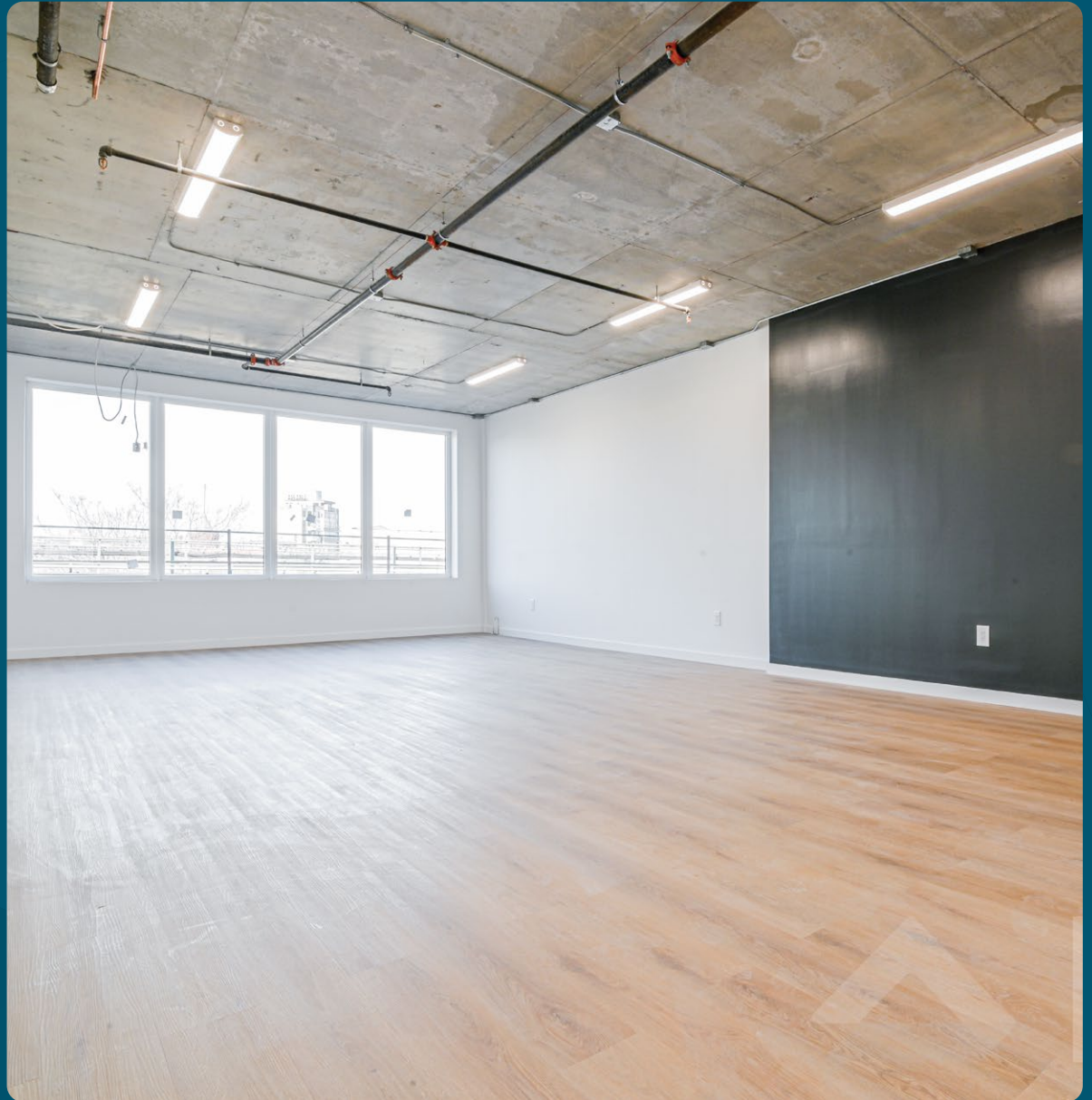


THE OFFICE AT  
**1308 MYRTLE  
AVENUE**

Bushwick, Brooklyn



VIDEO TOUR



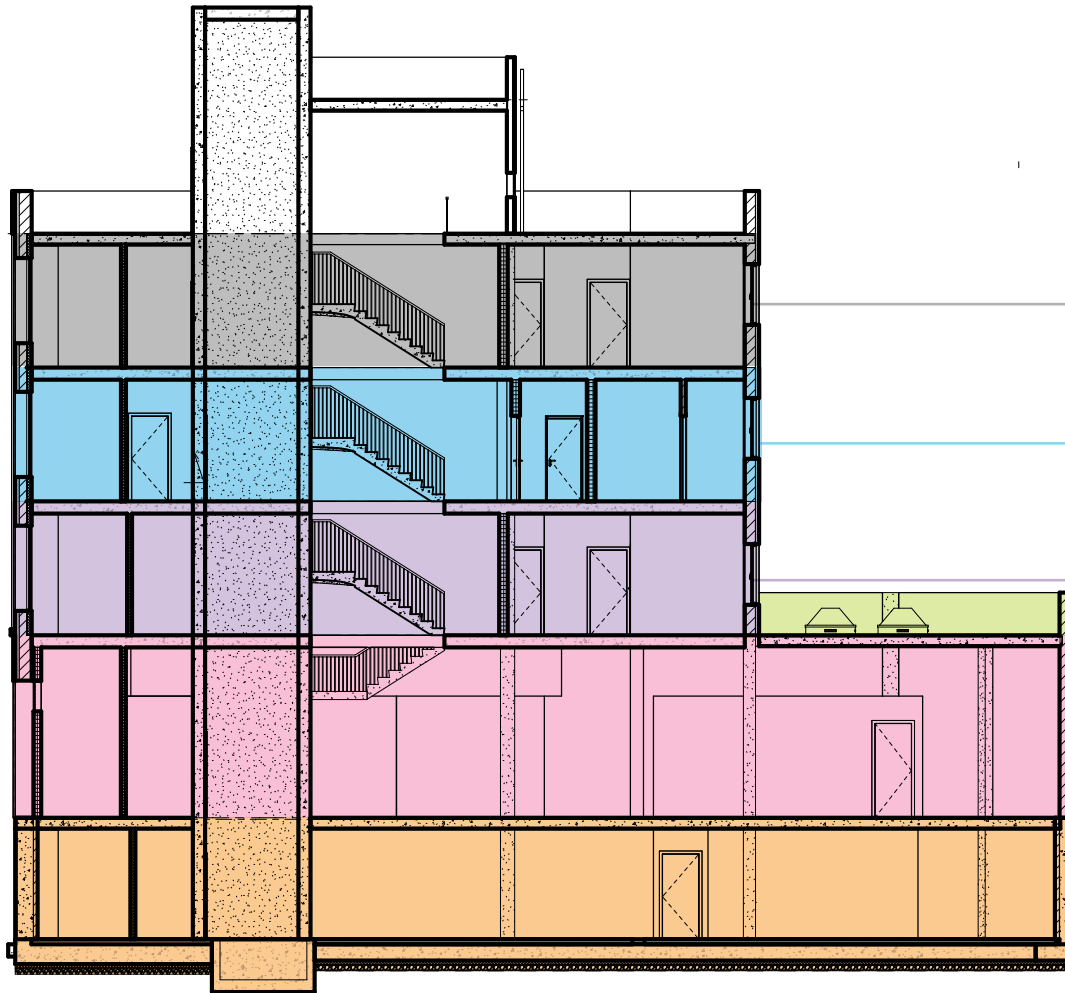
**SPACE HIGHLIGHTS**

<b>SPACE</b>		<b>3RD FLOOR</b>
<b>AVAILABLE SPACES</b>	1,160-2,716 SF	<p><b>DESCRIPTION</b></p> <p>Located in the white-hot part of Bushwick, Brooklyn, this brand new, ALL-COMMERCIAL building has TURN-KEY OFFICE SPACE(s): two spaces on the 3rd Floor with an ELEVATOR that can be leased separately or together. Steps from the Wyckoff Ave nightlife and the M subway train--express to/from Manhattan--catches out-front!</p>
<b>LOCATION</b>	Myrtle Ave & Stockholm St	
<b>CEILING HEIGHT</b>	10 FT	
<b>FRONTAGE</b>	32 FT	
<b>ZONING</b>	R6	
<b>DIMENSIONS</b>	58.5' x 67'	<p><b>HIGHLIGHTS</b></p> <ul style="list-style-type: none"> <li>• Hardwood Floors</li> <li>• HVAC</li> <li>• Natural Light</li> <li>• Triple-Paned Windows (minimizes train sound)</li> <li>• All-commercial building; NO residential tenants</li> <li>• Landlord open to a variety of uses</li> </ul>
<b>OCCUPANCY</b>	Immediate	
<b>ASKING PRICE</b>	<b>\$40 PSF</b>	

# BUSHWICK BROOKLYN

1308-1310 MYRTLE AVE

## SPACE DETAILS



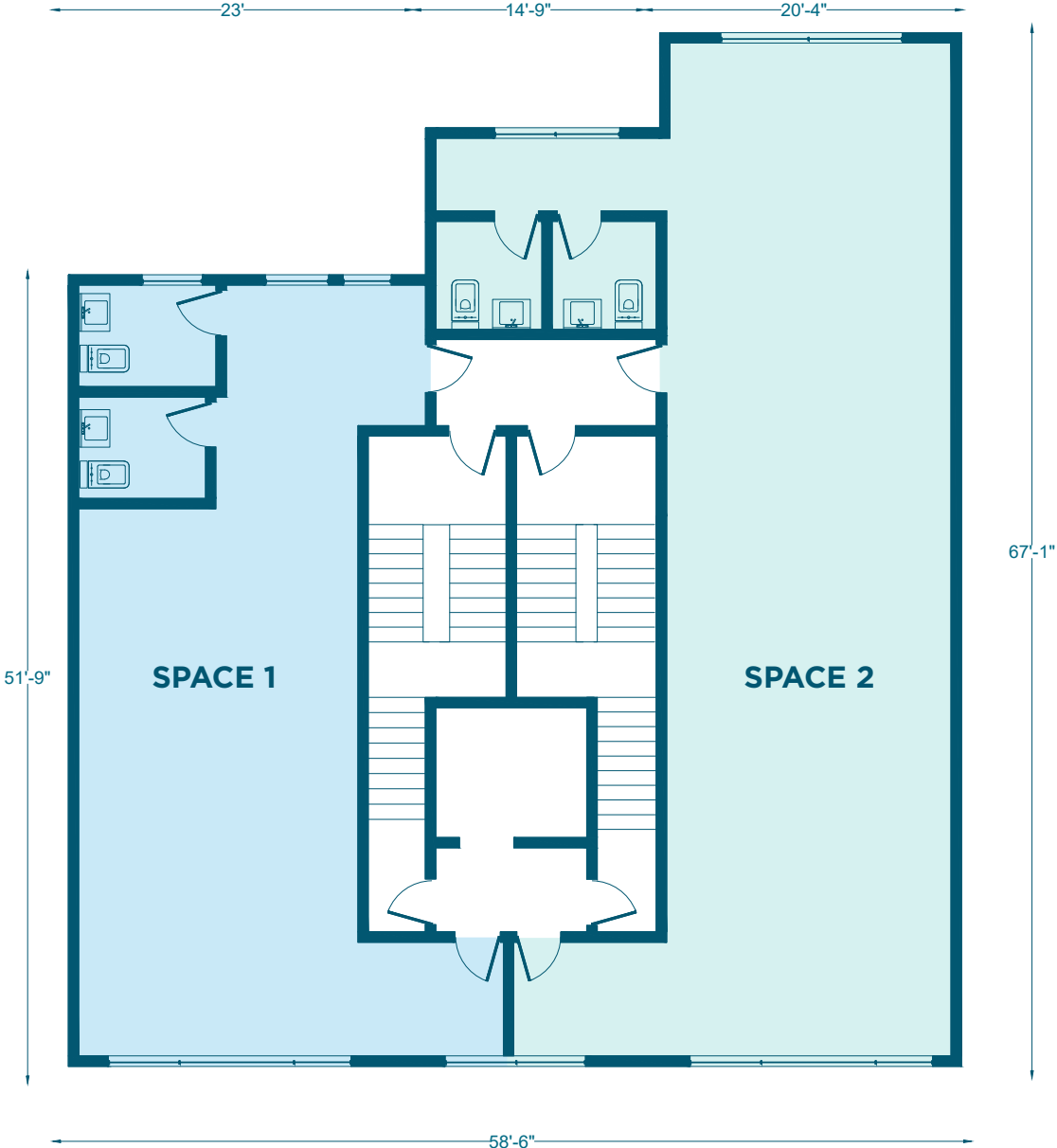
**LEASED**

**3<sup>rd</sup>** | Office | 1,160-2,716 RSF | Ceiling Height 9'9"

**2<sup>nd</sup>** | Retail | 2,864 RSF | Ceiling Height 9'9"

**GF** | Retail | 2,211-4,422 RSF | Ceiling Height 13'2"

**LL** | Retail | 1,946-3,982 RSF | Ceiling Height 10'2"



# BUSHWICK BROOKLYN

# 1308-1310 MYRTLE AVE

## FLOORPLANS & DETAILS

## 3RD FLOOR





# BUSHWICK BROOKLYN

# 1308-1310 MYRTLE AVE

## FLOORPLANS & DETAILS

## 3RD FLOOR



# BUSHWICK BROOKLYN

# 1308-1310 MYRTLE AVE

## NEIGHBORHOOD DEMOGRAPHICS



**183,084**

POPULATION  
WITHIN 1-MILE  
RADIUS

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**39.50 Yrs**

AVERAGE  
POPULATION  
AGE

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**5.92%**

PROJECTED  
POPULATION  
GROWTH '22-'27

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**\$82,627**

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS

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**5,271**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS

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**\$1.8 bn**

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

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# BUSHWICK BROOKLYN

# 1308-1310 MYRTLE AVE

## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

- The Sultan Room
- OMG Burger Pizza
- Circo's Pastry Shop
- Dromedary Urban Tiki Bar
- The Broadway
- Our Wicked Lady
- Brooklyn Made
- Lone Wolf
- Avant Gardner
- Elsewhere
- Sam the Glazier
- Wonderville
- Hotel RL Brooklyn
- House of Yes
- Abe's Pagoda Bar
- Carmelo's
- Starr Bar
- Met Fresh of Bushwick
- Fine Fare Supermarkets
- Don Andres Taqueria

### TRANSPORTATION

- 3 Min Walk at Central Avenue (0.1 mi)
- 5 Min Walk at Knickerbocker Avenue (0.2 mi)
- 10 Min Walk at Kosciuszko Street (0.5 mi)
- 10 Min Walk at DeKalb Avenue (0.5 mi)
- 17 Min Walk at Gates Avenue (0.9 mi)





**BUSHWICK BROOKLYN**

**1308-1310 MYRTLE AVE**

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