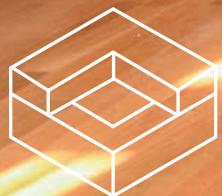
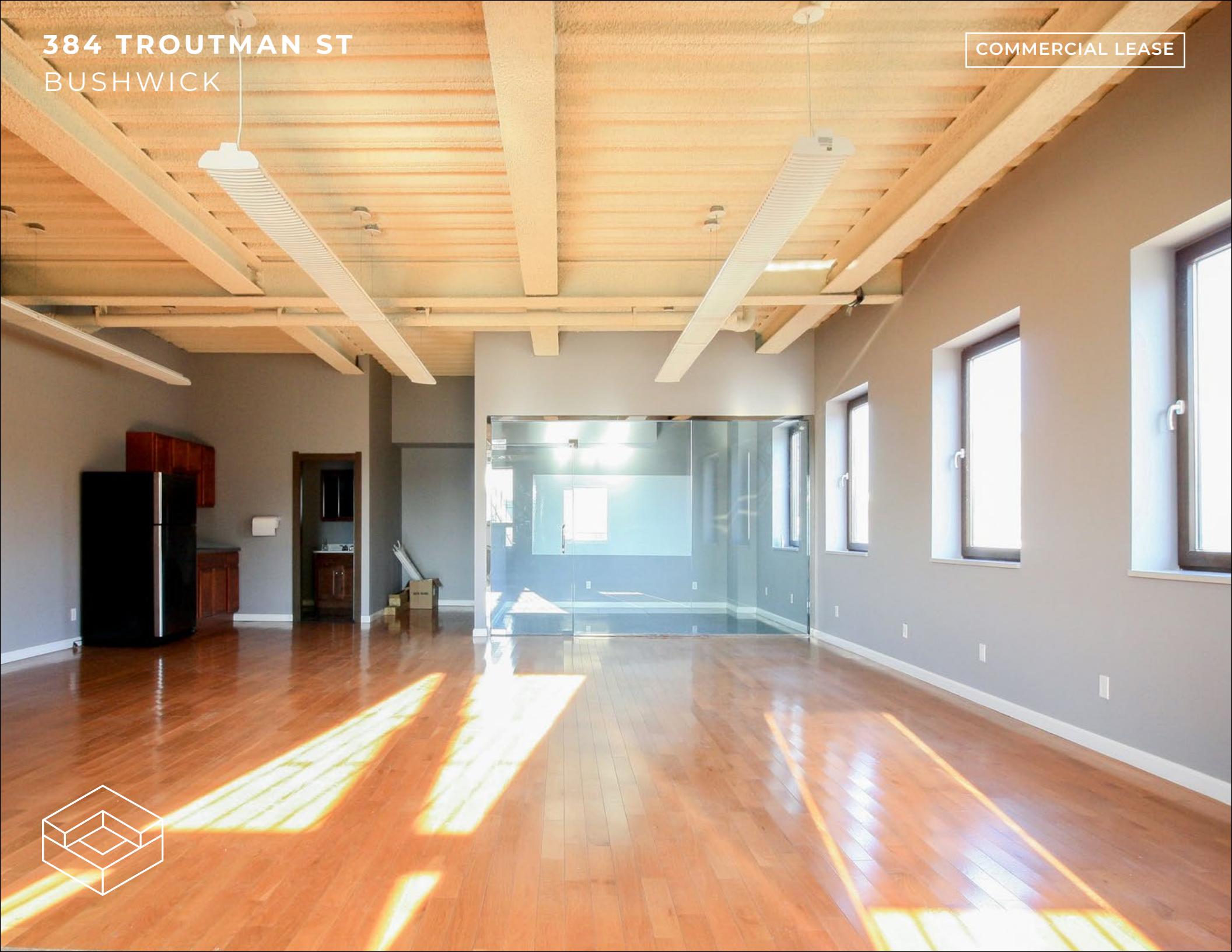


384 TROUTMAN ST  
BUSHWICK

COMMERCIAL LEASE



**384 TROUTMAN ST**  
**BUSHWICK**

**JUSTIN LOSH**  
(347) 388-4649  
JUSTIN@COUNTERNY.COM

**OFFICE**  
250 MOORE ST, #302  
BROOKLYN, NY 11206



## PROPERTY DETAILS

- \$3,600 PER MONTH**
- 1200 SF**
- NEGOTIABLE LEASE LENGTH**

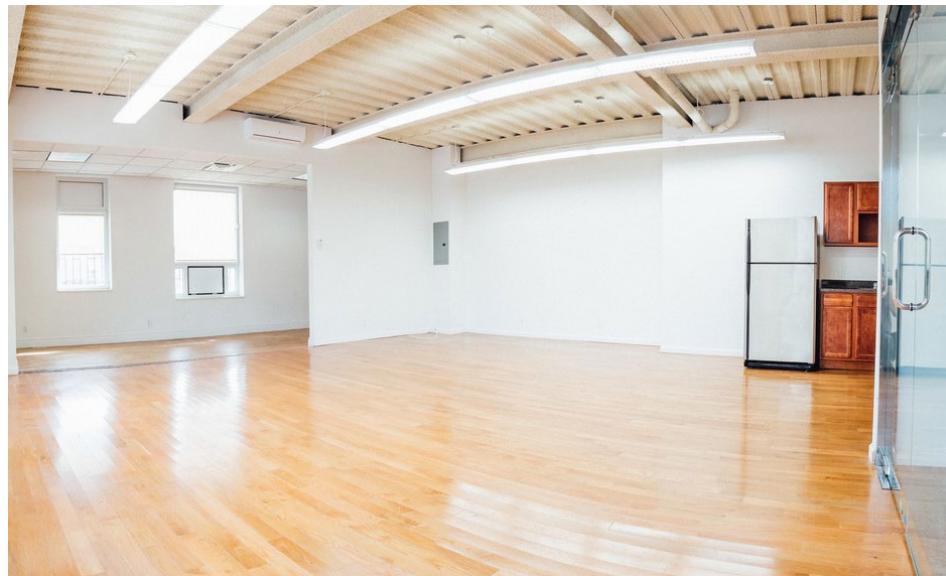
PRIVATE OFFICE SPACE  
SHORT TERM LEASES PREFERRED  
2ND FLOOR WALK-UP  
TONS OF NATURAL LIGHT  
LARGE SHARED OUTDOOR SPACE  
GLASS WALLED CONFERENCE ROOM  
TENANT CONTROLLED HVAC  
HARD WOOD FLOORS  
KITCHENETTE  
PRIVATE RESTROOM  
1 BLOCK TO JEFFERSON L TRAIN

# 384 TROUTMAN ST BUSHWICK



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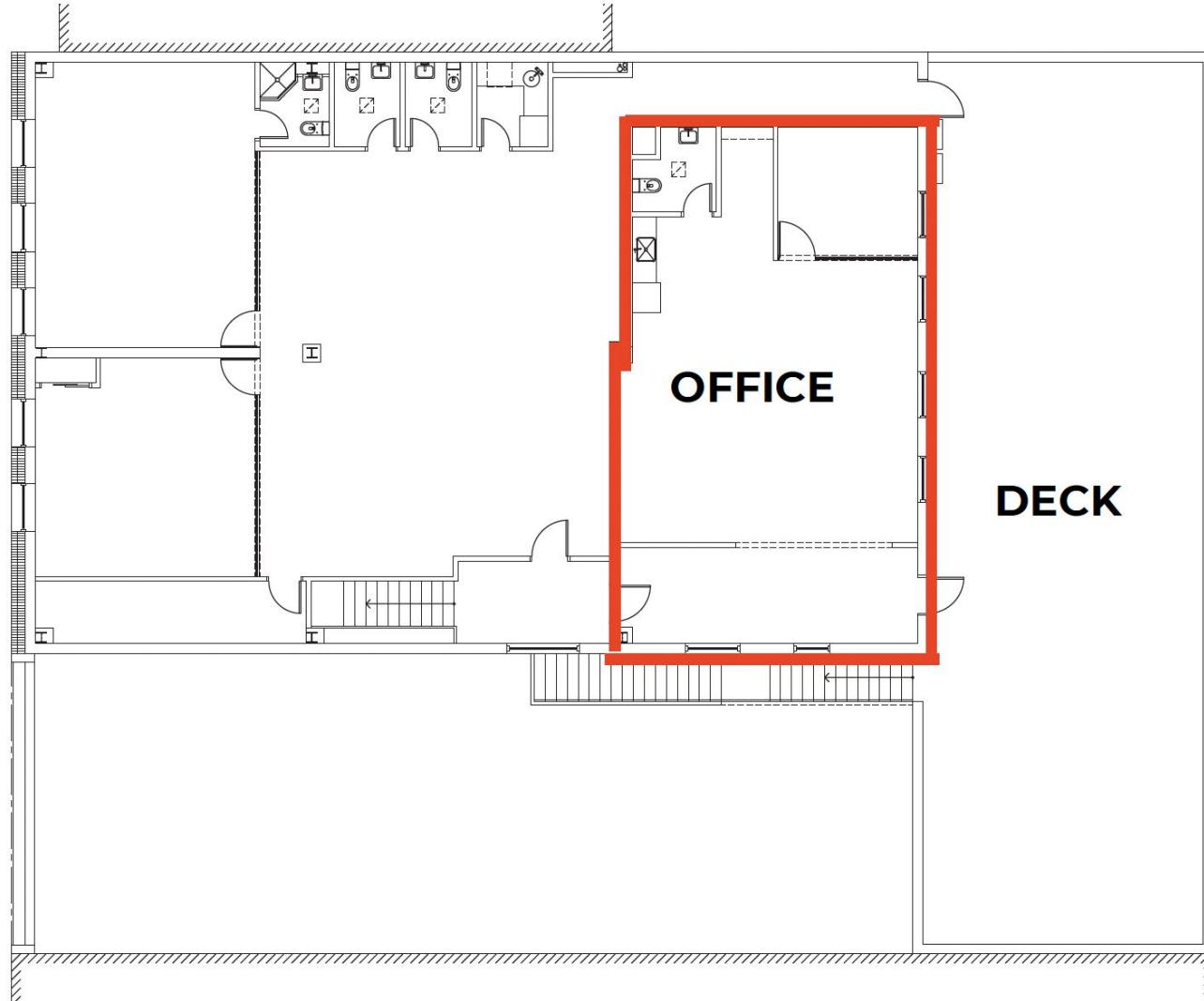
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## **FLOOR PLAN**

**CROSS STREETS:**  
WYCKOFF AVE / IRVING AVE

# 384 TROUTMAN ST BUSHWICK

## JUSTIN LOSH

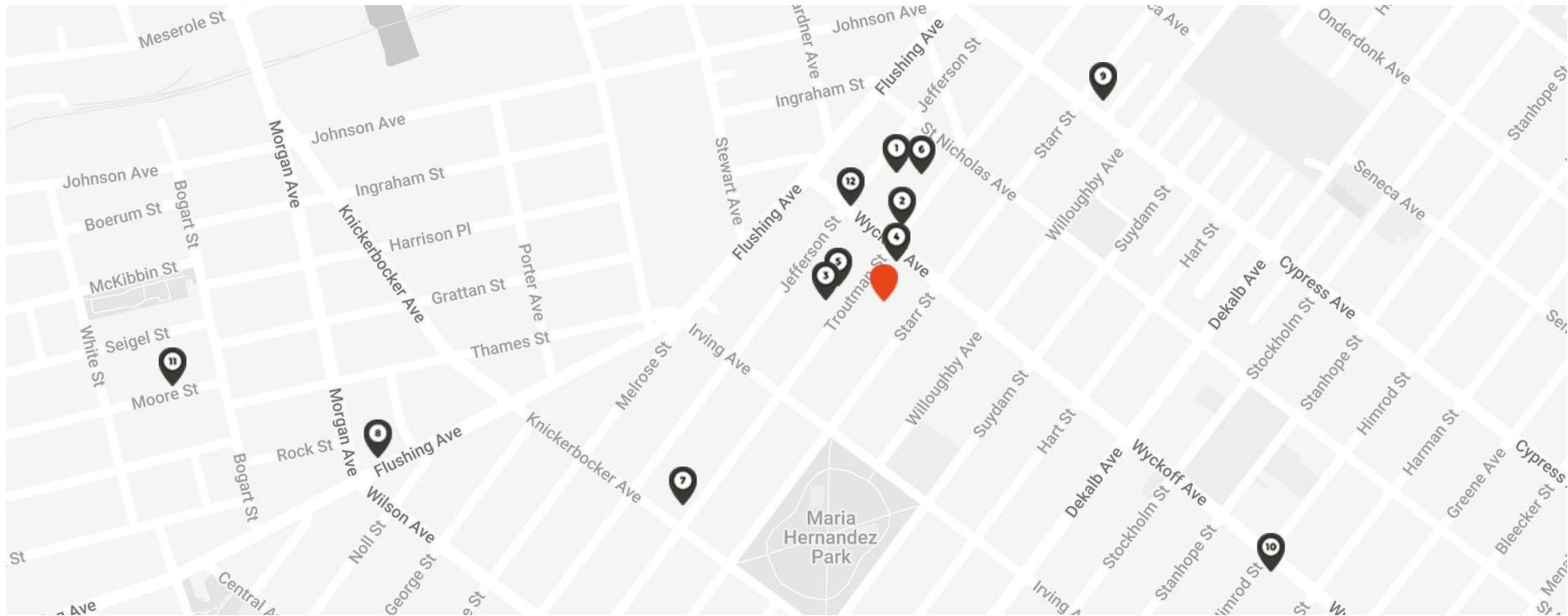
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## OFFICE

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## NEIGHBORS

- 1 - FARO
- 2 - SEA WOLF
- 3 - THE JOHNSON'S
- 4 - ARTICHOKE BASILLE'S PIZZA
- 5 - KCBC
- 6 - THE ROOKERY

- 7 - THREE DIAMOND DOOR
- 8 - THE NARROWS
- 9 - THE KEEP
- 10 - VARIETY COFFEE
- 11 - ROBERTA'S PIZZA
- 12 - JEFFERSON L TRAIN STOP

## DEMOGRAPHICS

- (1MI/3MI)
- POPULATION - 1135,769 / 1,067,049
- AVERAGE AGE - 34.4 / 35.7
- AVERAGE HH INCOME - \$52,434 - \$54,808

## TRANSPORT

- L TRAIN: JEFFERSON ST
- AVERAGE DAILY RIDERS
- WEEKDAY - 10,098
- WEEKEND - 11,054