

384 TROUTMAN ST  
BUSHWICK

COMMERCIAL LEASE





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



**JUSTIN LOSH**

(347) 388-4649

JUSTIN@COUNTRYNY.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



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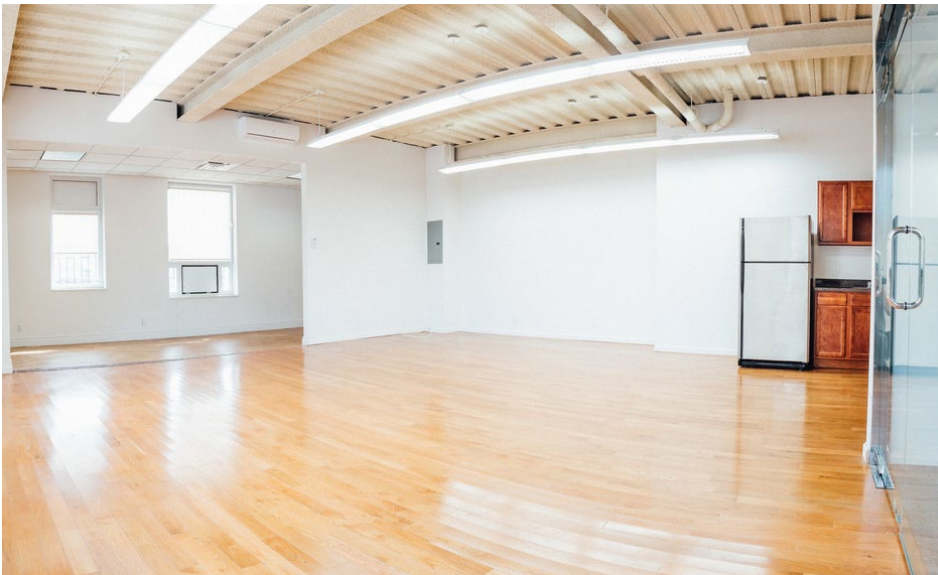
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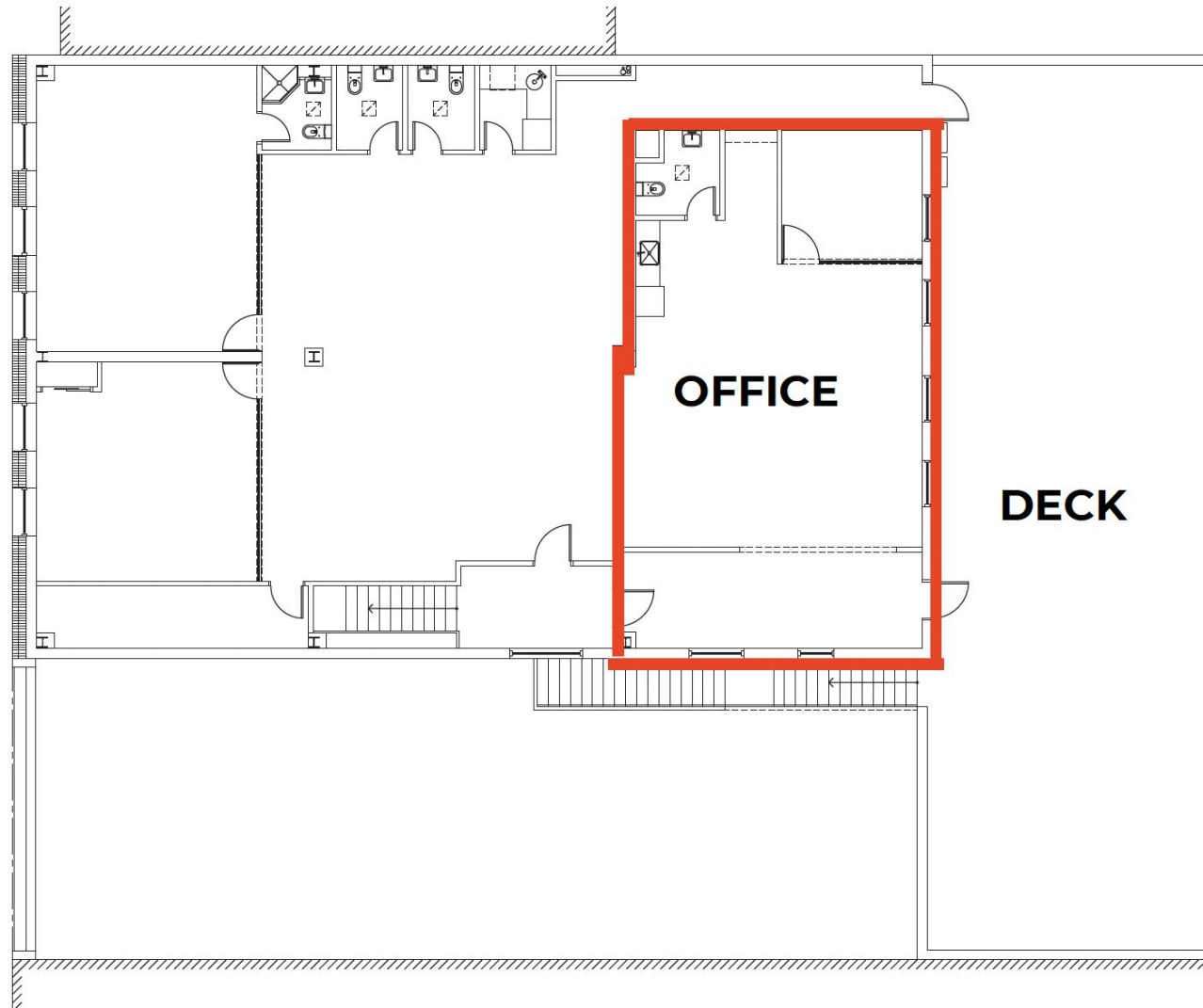
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## **FLOOR PLAN**

### **CROSS STREETS:**

WYCKOFF AVE / IRVING AVE

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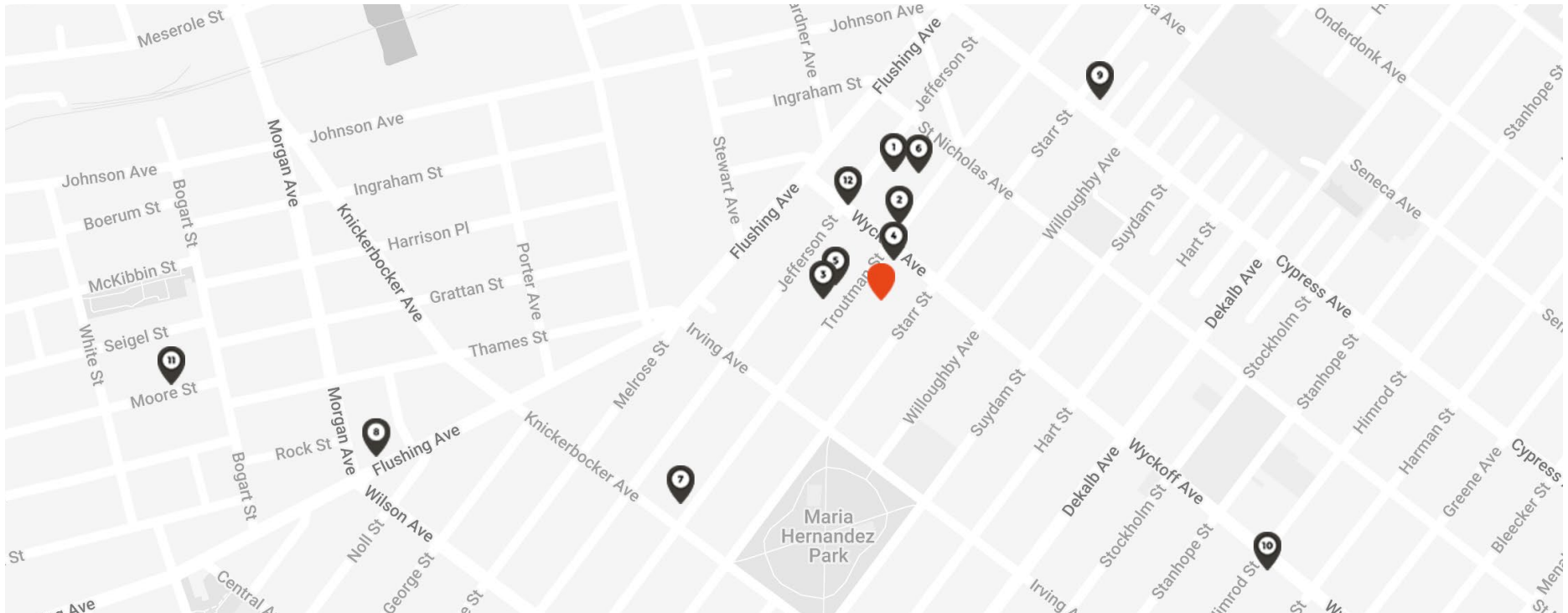
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## NEIGHBORS

- |                               |                             |
|-------------------------------|-----------------------------|
| 1 - FARO                      | 7 - THREE DIAMOND DOOR      |
| 2 - SEA WOLF                  | 8 - THE NARROWS             |
| 3 - THE JOHNSON'S             | 9 - THE KEEP                |
| 4 - ARTICHOKE BASILLE'S PIZZA | 10 - VARIETY COFFEE         |
| 5 - KCBC                      | 11 - ROBERTA'S PIZZA        |
| 6 - THE ROOKERY               | 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