



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Fully Renovated Office Space for Lease

8,000 SF

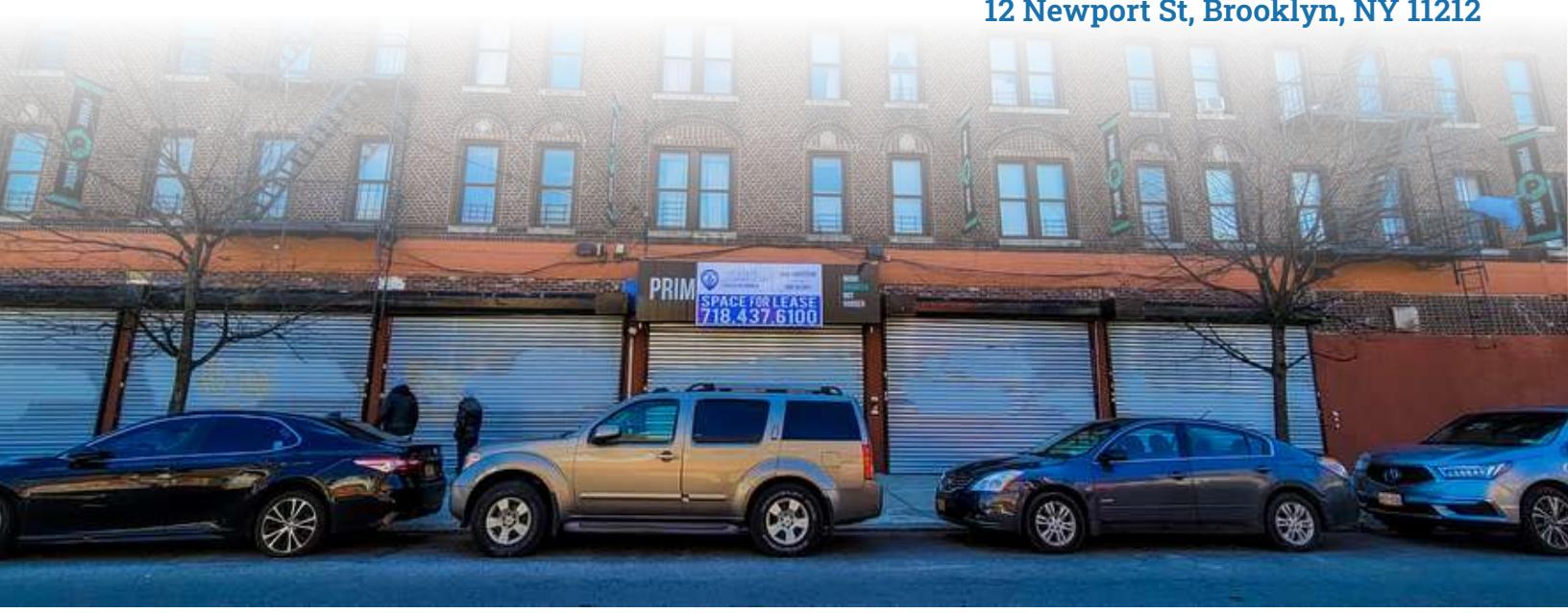
12 Newport St • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
718.437.6100
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Avi Akiva
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12 Newport St, Brooklyn, NY 11212



Location Overview

Located in the Brownsville neighborhood of Brooklyn between E 98th St & Saratoga Ave near the Saratoga Ave train station

Nearby transit: 2, 3, 4, & 5 trains at Saratoga Ave and the B15 & B35 bus lines

Nearby tenants include Brookdale University Hospital, Dunkin', Dollar Tree, CTown Supermarkets, Blink Fitness, Family Dollar, Golden Krust, Popeyes, Key Food Supermarkets, and more!

Main Highlights

- ▶ Near the train and hospital
- ▶ 2 bathrooms
- ▶ Renovated
- ▶ Tons of sunlight
- ▶ 2 means of egress
- ▶ HVAC
- ▶ Full kitchen
- ▶ High ceilings



37,584 SF

Total Building Size



12,000 SF

Lot Size

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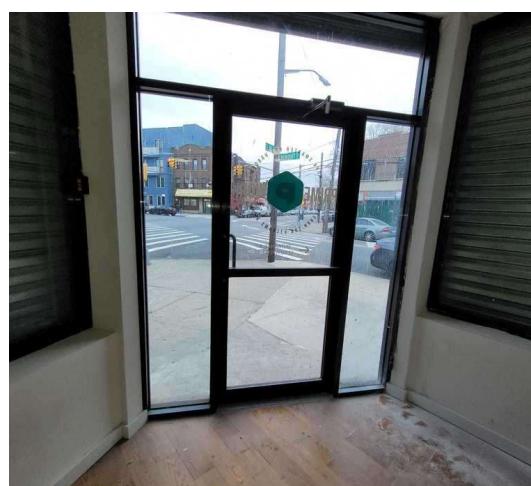
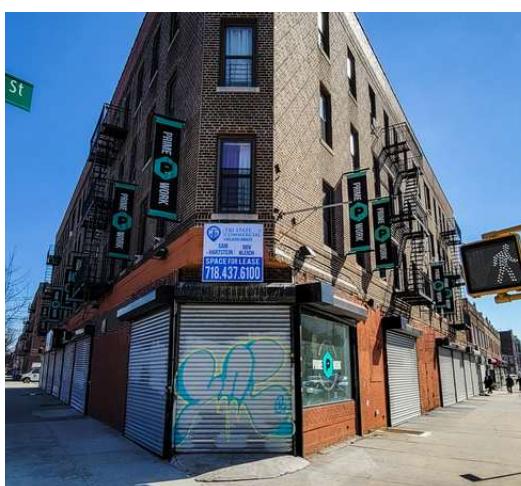
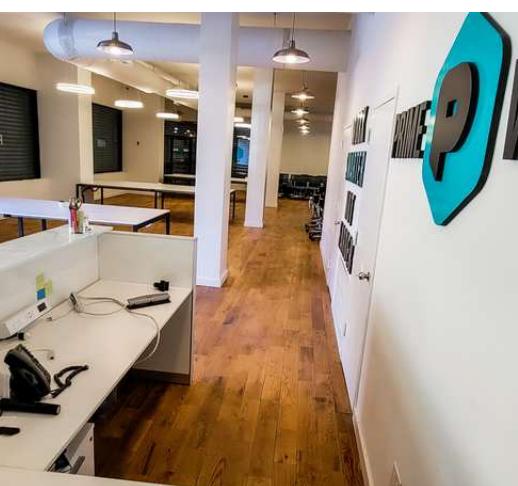
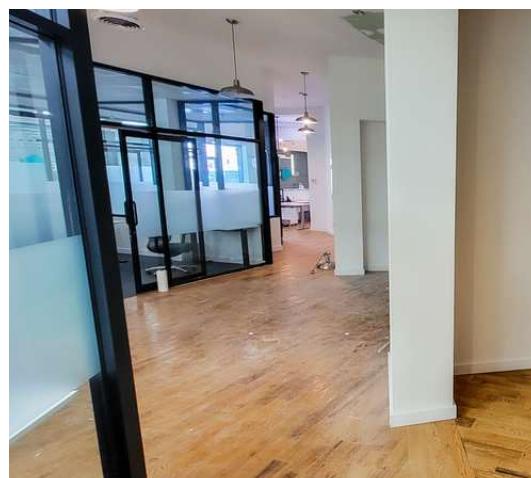
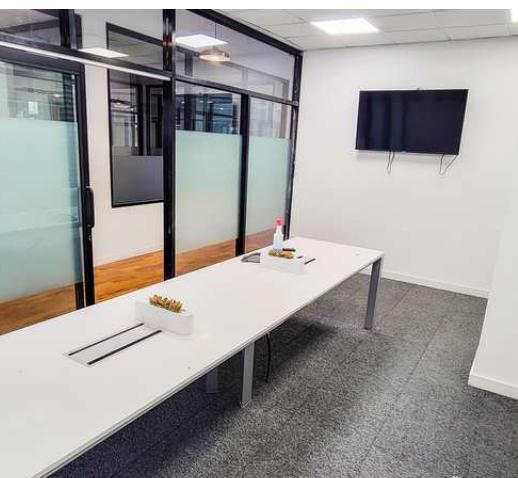
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Additional Photos

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12 NEWPORT STREET
TOTAL AVAILABLE SPACE
8,000 SF

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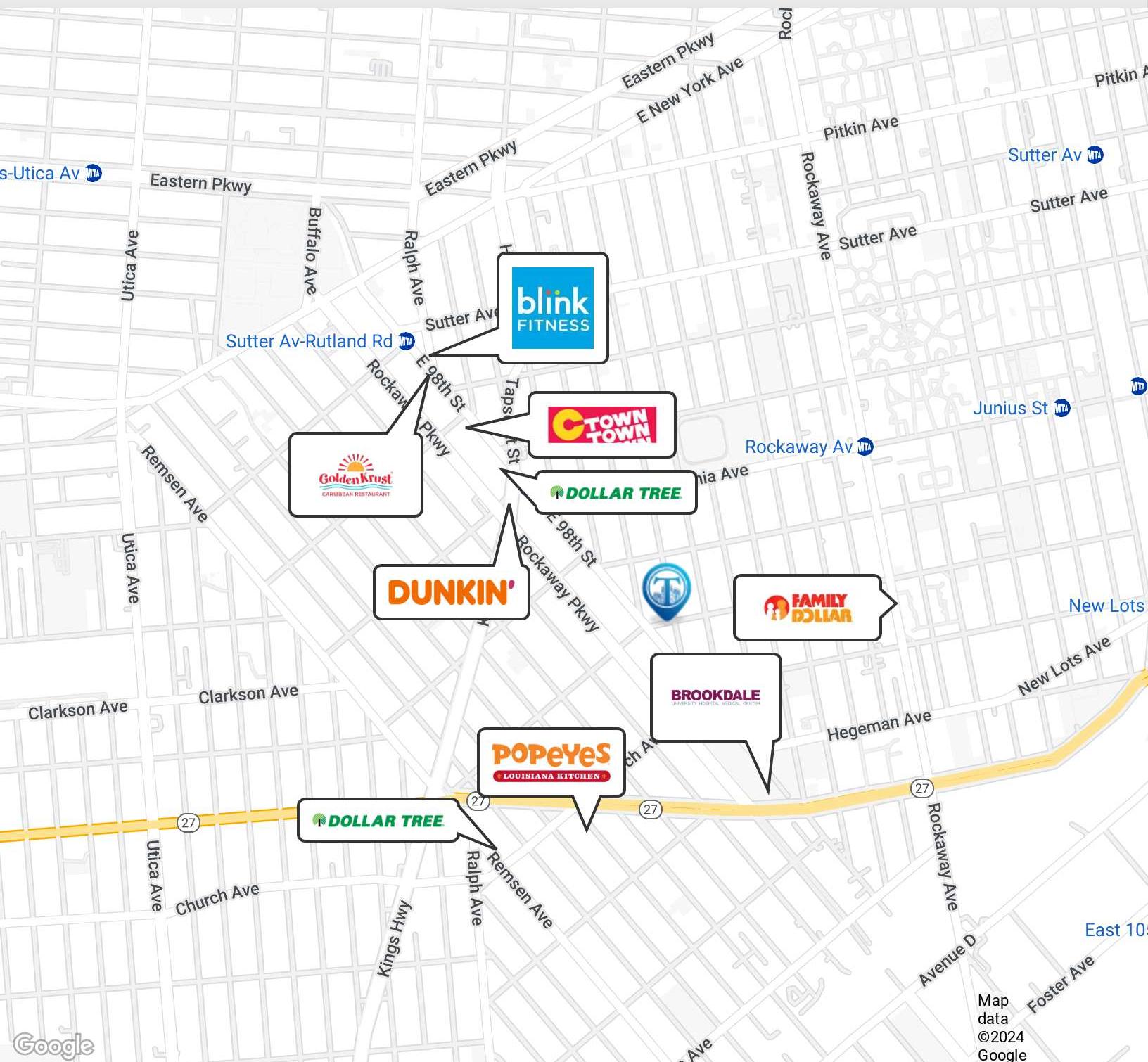
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Retailer Map

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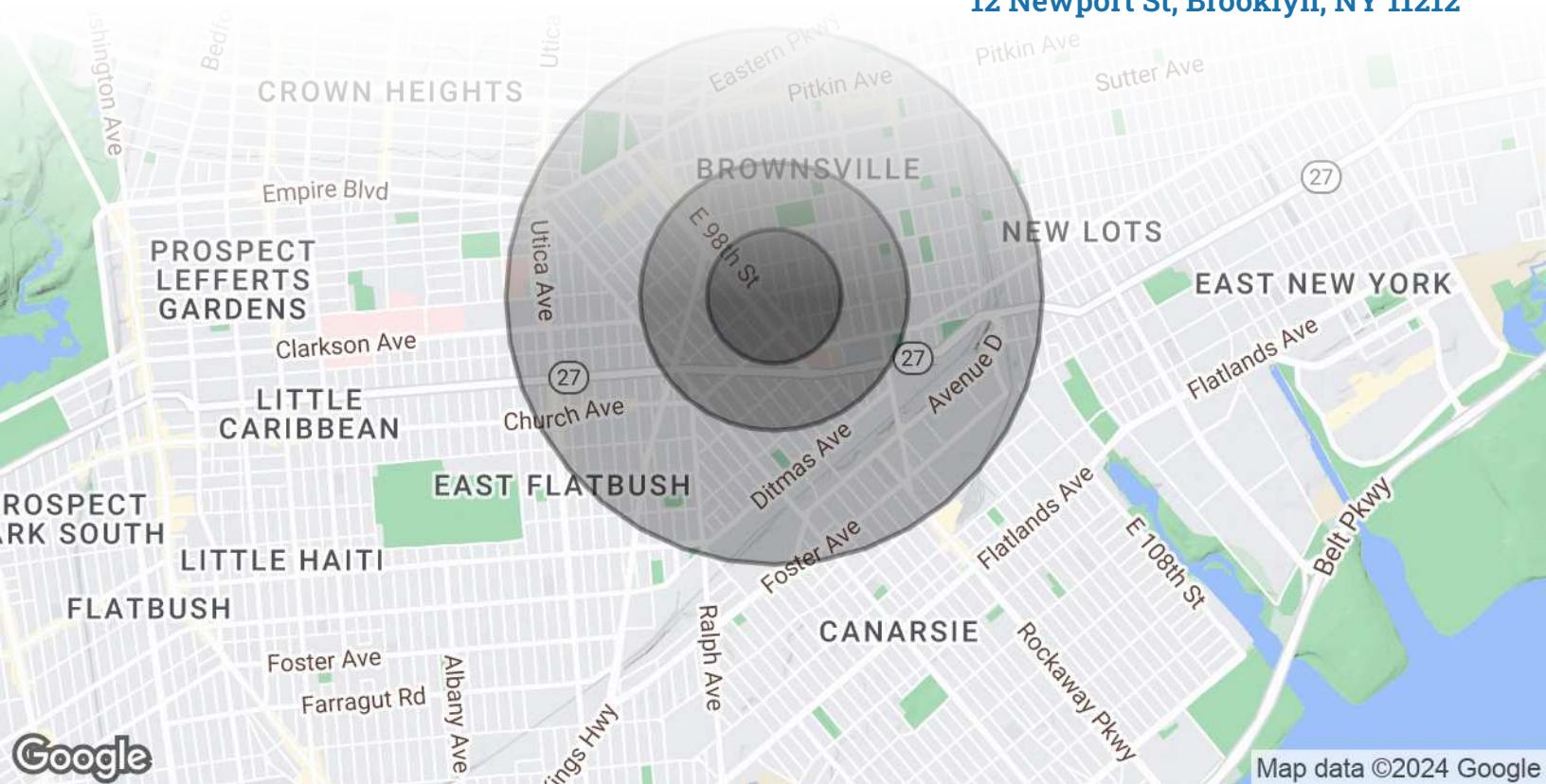
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Area Demographics

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
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Total Population	11,317	40,026	135,864
Average Age	35.1	35.1	33.7
Average Age (Male)	32.7	32.3	30.3
Average Age (Female)	36.9	37.0	36.3



135,864

People within 1 Mile

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
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Total Households	4,044	14,447	49,993
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$43,317	\$45,560	\$44,250
Average House Value	\$546,578	\$470,848	\$442,677



\$44,250

Avg Household Income

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