



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# 6th Floor Office Space For Lease

3,300 SF

2067 Broadway • New York • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

**Chandler Slate**  
📞 718.437.6100 x108  
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**Ely Akiva**  
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## Location Overview

Located in the Lincoln Square neighborhood of Manhattan between W 71st St & W 72nd St, steps away from the 72nd St subway station.

Nearest Transit: 1, 2, & 3 trains at 72nd St and the M104, M72, & M5 bus lines.

Nearby tenants include Walgreens, Pinkberry, Cafe Luxembourg, Gong Cha, Trader Joe's, Citibank, Chipotle, Capital One, Dunkin', Bloomingdale's, Chase Bank, The Vitamin Shoppe, Vanguard Wine Bar, and more!

## Main Highlights

- ▶ Landlord will build to suit
- ▶ Divisions possible
- ▶ Full commission to procuring broker



**20,790 SF**

Total Building Size



**C4-6A**

Zoning

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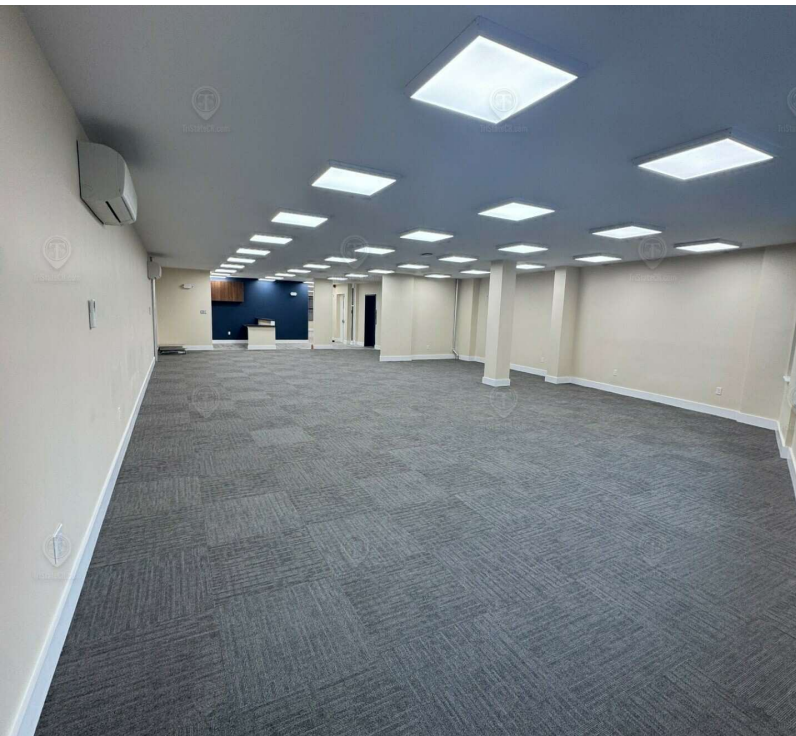
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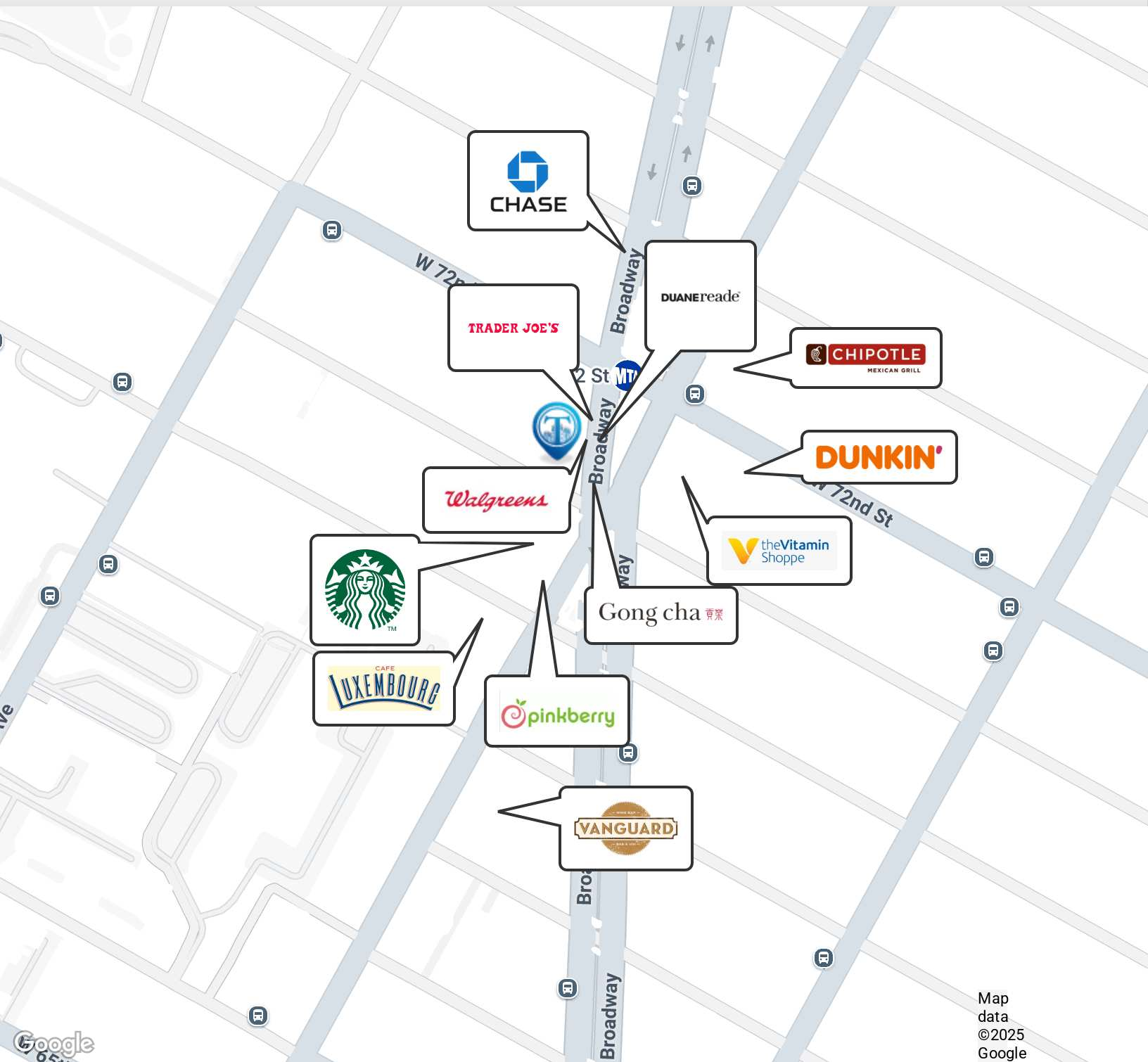
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Map data  
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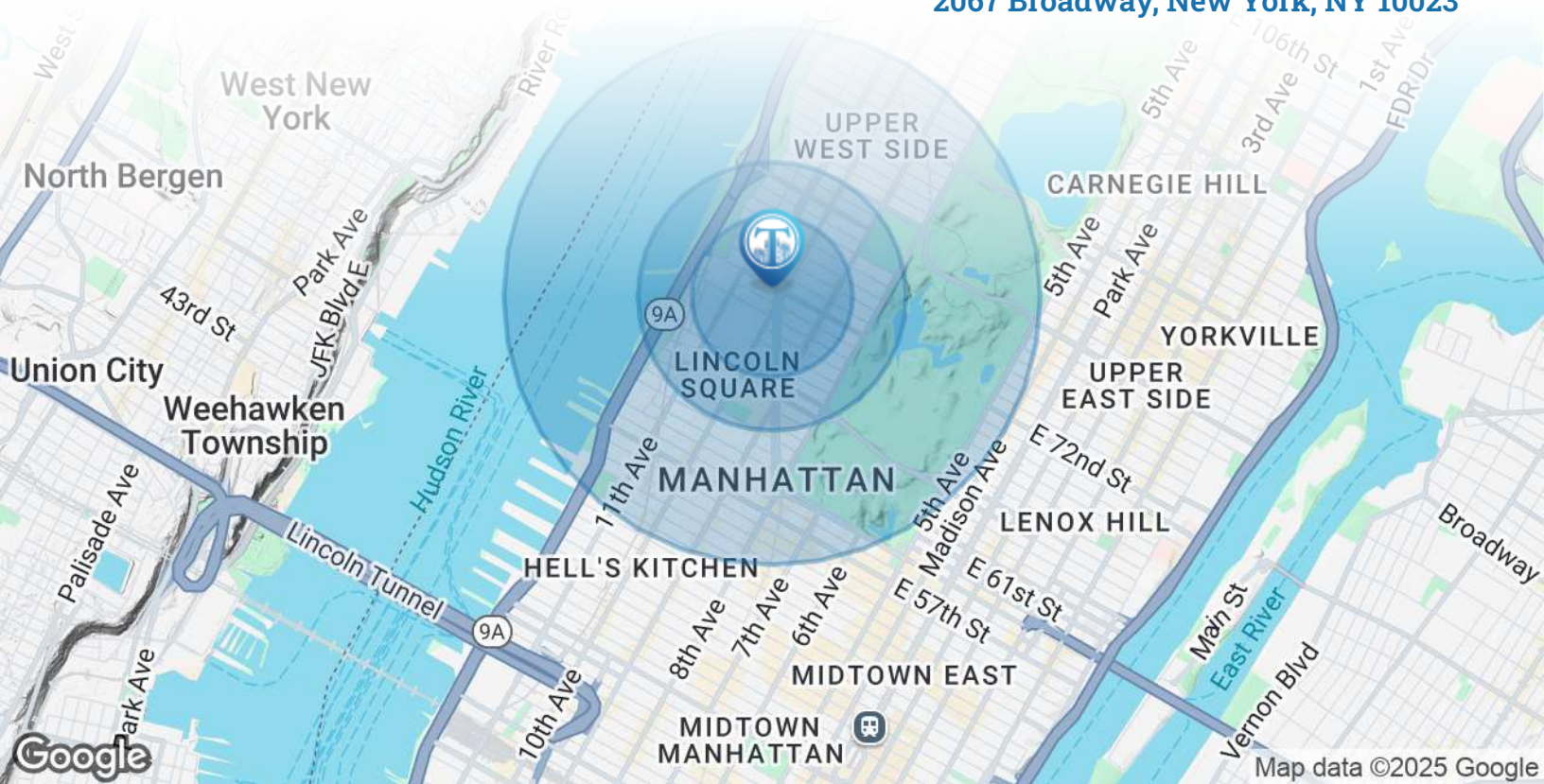
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	26,244	69,745	161,477
Average Age	45	44	44
Average Age (Male)	45	43	43
Average Age (Female)	46	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	14,385	36,476	83,883
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$200,207	\$201,756	\$202,062
Average House Value	\$1,497,226	\$1,543,828	\$1,438,181



**161,477**

People within 1 Mile



**\$202,062**

Avg Household Income

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