



SUMMARY

Central Downtown Brooklyn location on the Fulton Mall. Steps away from CityPoint. One subway stop away from Atlantic Terminal Barclays Center. Rare opportunity for large block floorplate. Ideal for client facing.

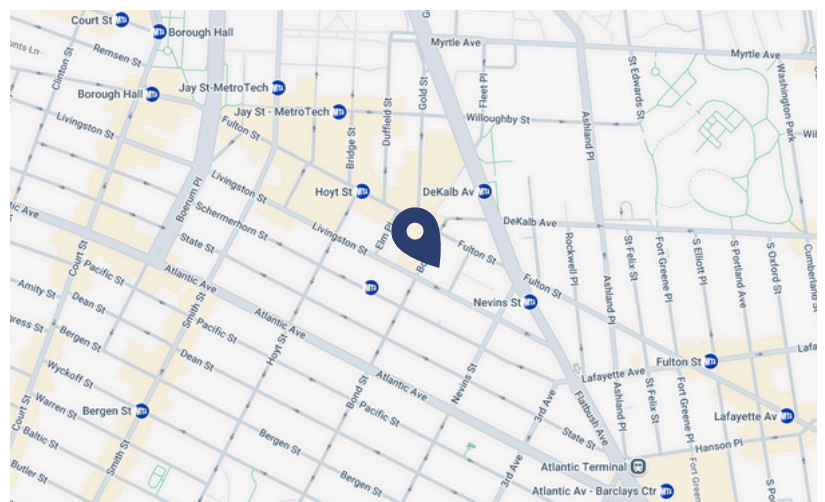
- **Address:** 9 Bond Street, Brooklyn, NY 11201
- **Size:** +/- **151,763 RSF**
- **Floor:** Second, Third, Fourth
- **Asking Rent:** \$40 PRSF AS IS
- **Term:** 5-15 years
- **Electric:** Sub-metered at 100%
- **Heating/Cooling:** HVAC Air and heat, gas fired
- **Building Access:** 24/7 with notice overtime charge
- **Other:** Whole building generator, sprinklered, Deli attached to building. Access to 2,3,4,5,A,C,F,R,B,Q within a short walk.

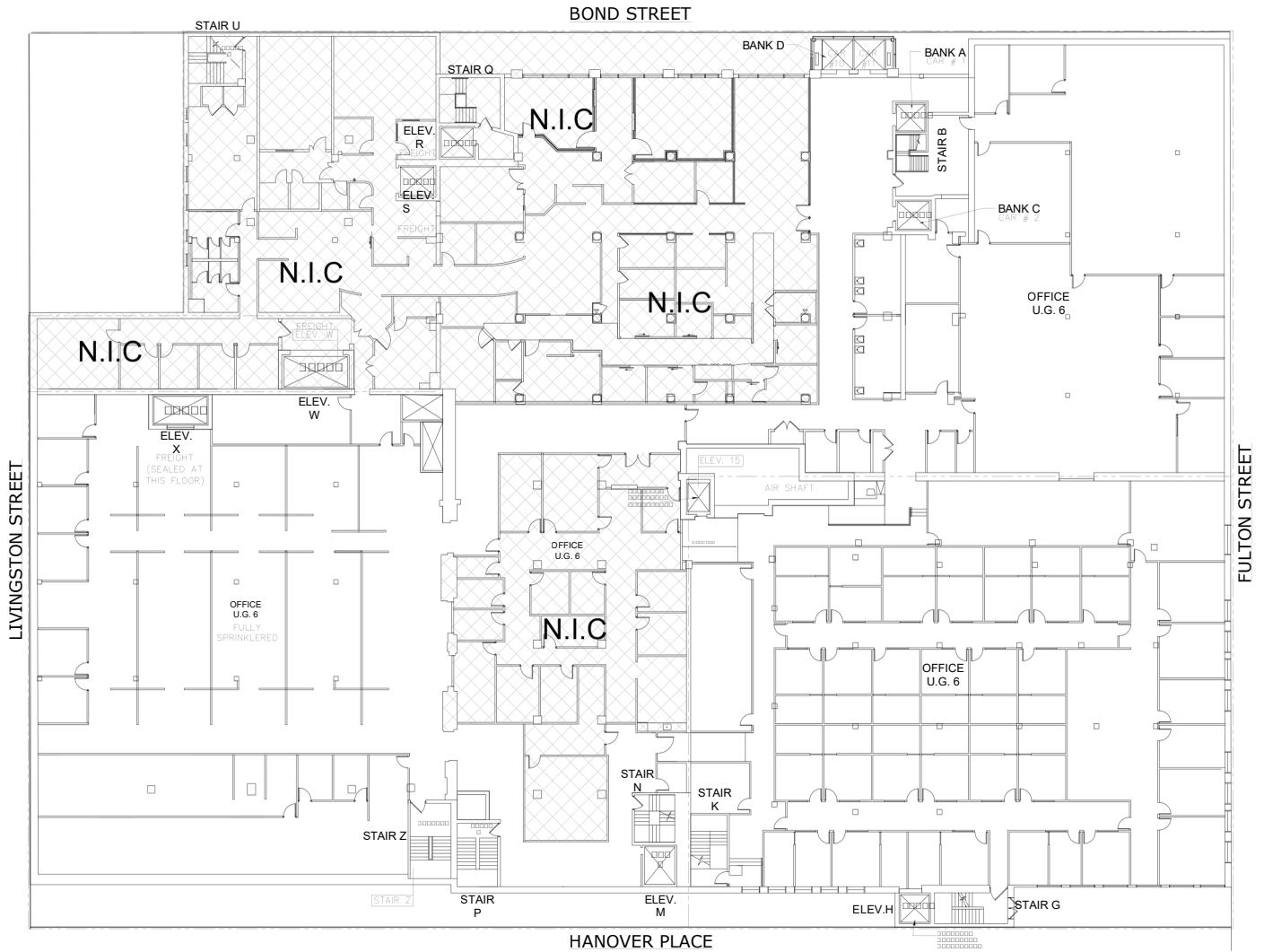
EXCLUSIVE BROKERS

ROB HEBRON - CCIM, SIOR
ROBERT HEBRON, SIOR

347-528-5077

Rob@HebronRE.com





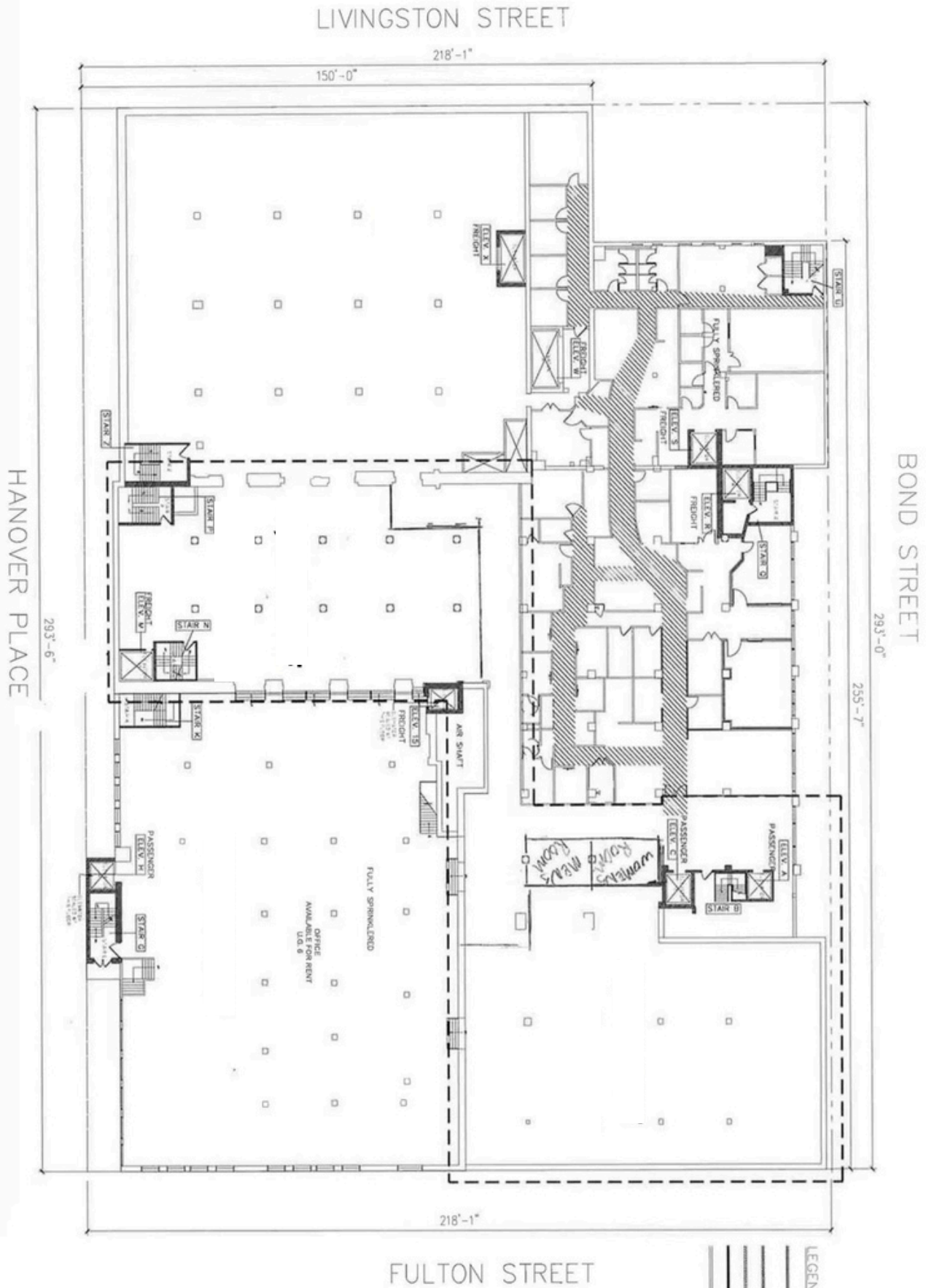
2ND FLOOR - 58,823 RSF • 3RD FLOOR - 45,882 RSF • 4TH FLOOR - 47,058 RSF





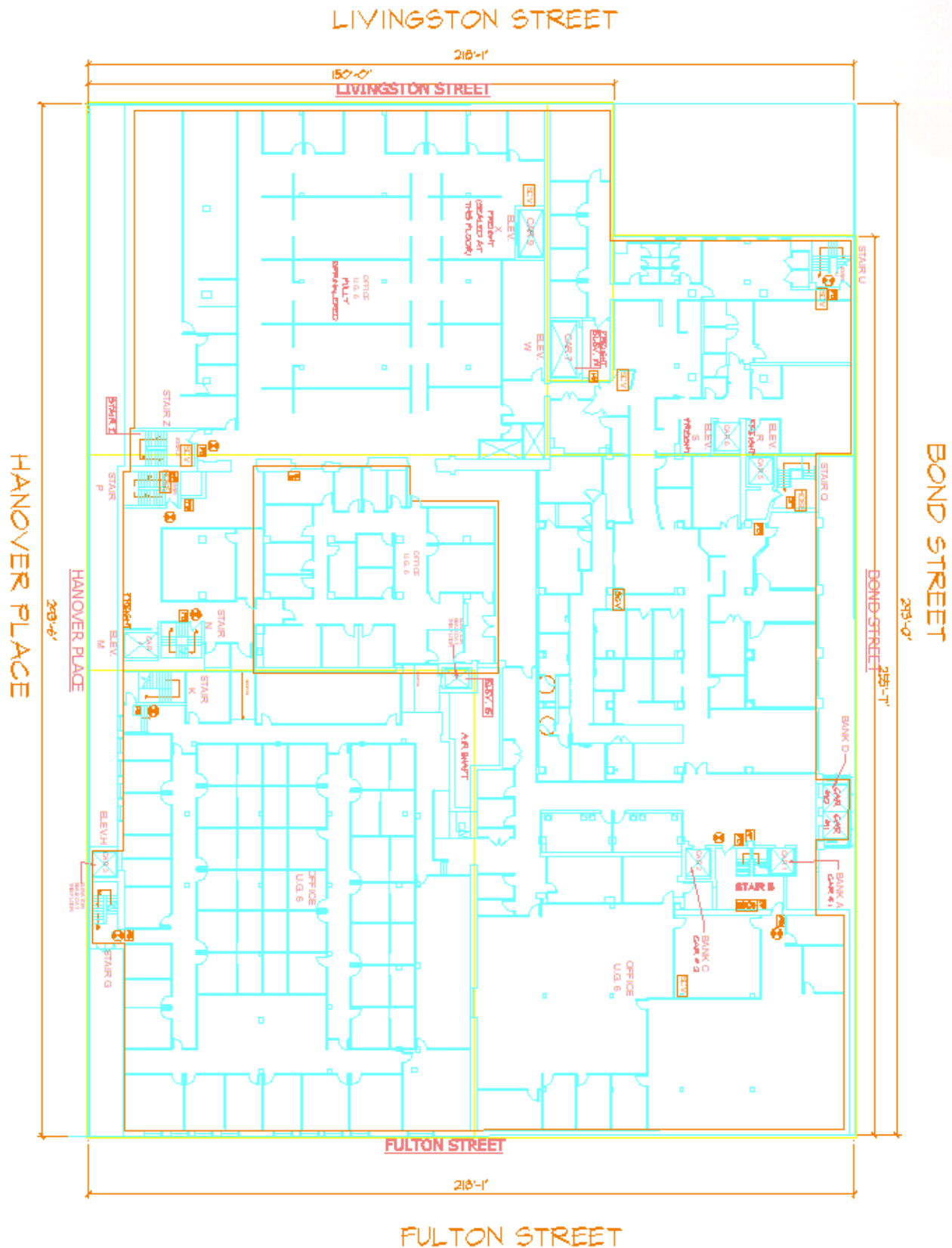
HEBRON
REALTY

9 BOND STREET - 2ND FLOOR
58,823 RSF





9 BOND STREET - 4TH FLOOR
47,058 RSF



EMPLOYMENT



White Collar

49.0%



Blue Collar

23.7%



Services

27.3%

7.1%

Unemployment Rate

Area Summary



2,678

2024 Total Businesses
(NAICS)



95,392

2024 Total Daytime
Population



30,388.4

2024 Daytime Pop Density

Variables

1 mile

2023 Total Population

102,843

2023 Total Households

32,034

2023 Average Household Size

3.11

2023 Median Household Income

\$67,315

2023 Median Age

38.2

EDUCATION

20%

No High School
Diploma



27%

High School
Graduate



23%

Some College



29%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,678

Total Businesses



28,107

Total Employees

ANNUAL HOUSEHOLD SPENDING



\$2,238

Apparel &
Services



\$235

Computers &
Hardware



\$3,350

Eating Out



\$6,539

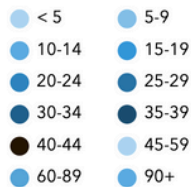
Groceries



\$5,512

Health Care

Commute Time: Minutes



27.3%

Services



23.7%

Blue
Collar



49.0%

White
Collar

PROJECTED ANNUAL GROWTH RATE



1.19%
Population



2.07%
Generation Z



-0.27%
Generation X



0.58%
Millennial



102,843 -0.14%

Population Total
Population Growth

83.9

Diversity
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Local Business Summary

2,678

Total Businesses

28,107

Total Employees