



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Prime Bushwick Office Spaces for Lease

2,500 SF

1268 Broadway • Brooklyn • NY

For Pricing **\$4,500.00 per month**

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Jack Sardar
📞 718.437.6100 x106
jack.s@tristatecr.com



Location Overview

Located in the Bushwick neighborhood of Brooklyn between Greene Ave & Lexington Ave near the Gates Ave subway station.

Nearest Transit: J trains at Gates Ave and the B47, B52, Q24, & B38 bus lines.

Nearby tenants include McDonald's, Walgreens Pharmacy, Dunkin', Taco Bell Cantina, CubeSmart Self Storage, Little Caesars Pizza, Family Dollar, Cricket Wireless, T-Mobile, Tex's Chicken & Burgers, The Buren, Paradise Palace, Sams Drugs, United States Postal Service, Linden-Bushwick Community Garden, Western Union, and more!

Main Highlights

- ▶ Four office rooms
- ▶ HVAC
- ▶ Kitchen
- ▶ Move-in ready



C4-4
Zoning

FOR LEASE • 2,500 SF • For Pricing

\$4,500.00 per month

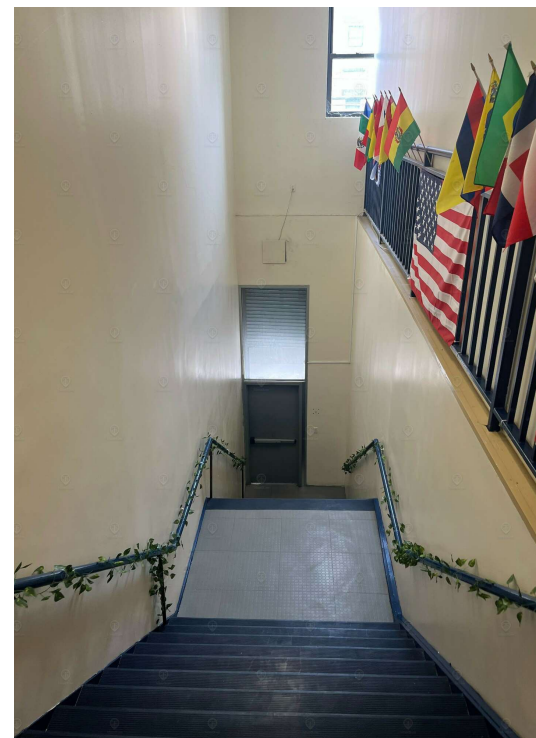
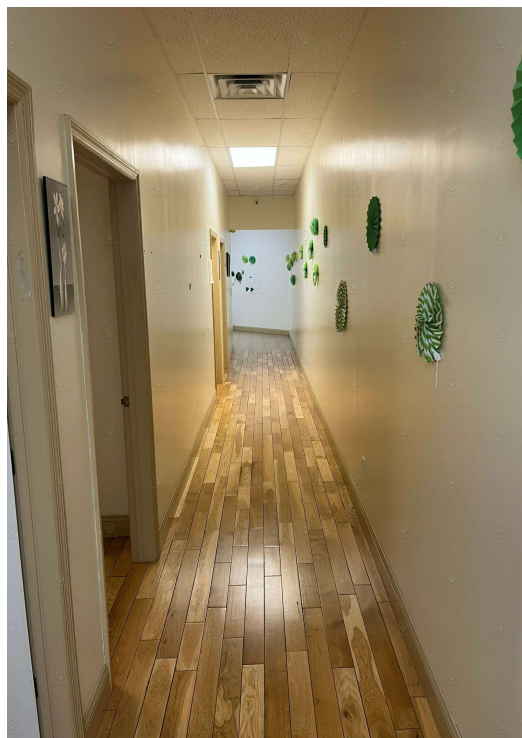
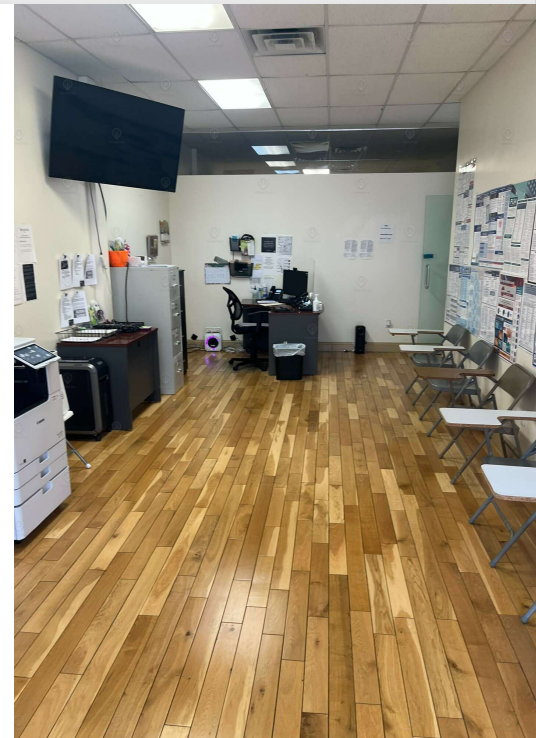
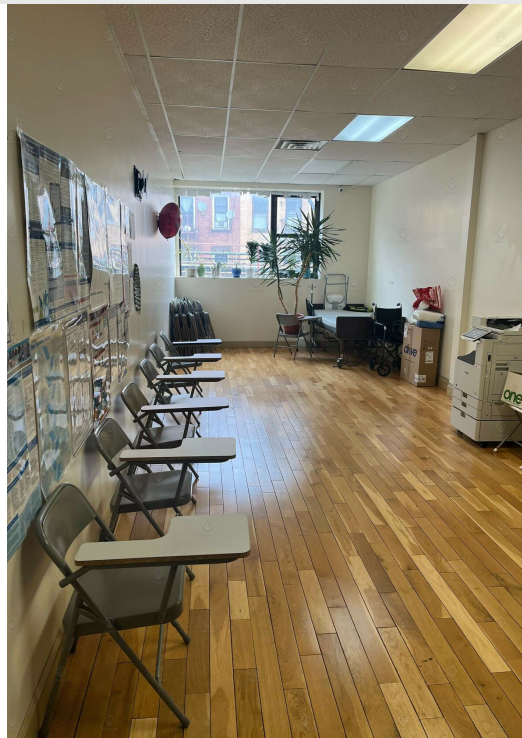
Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Jack Sardar
📞 718.437.6100 x106
jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied source
Broker is relying on Landlord or other Landlord-supplied source

Additional Photos

1268 Broadway, Brooklyn, NY 11221



FOR LEASE • 2,500 SF • For Pricing

\$4,500.00 per month

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Jack Sardar
 ☎ 718.437.6100 x106
 jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied source
 Broker is relying on Landlord or other Landlord-supplied source



FOR LEASE • 2,500 SF • For Pricing

\$4,500.00 per month

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Jack Sardar
 ☎ 718.437.6100 x106
 jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied source
 Broker is relying on Landlord or other Landlord-supplied source



TriStateCR.com

Retailer Map

1268 Broadway, Brooklyn, NY 11221



FOR LEASE • 2,500 SF • For Pricing

\$4,500.00 per month

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Jack Sardar
 ☎ 718.437.6100 x106
 jack.s@tristatecr.com

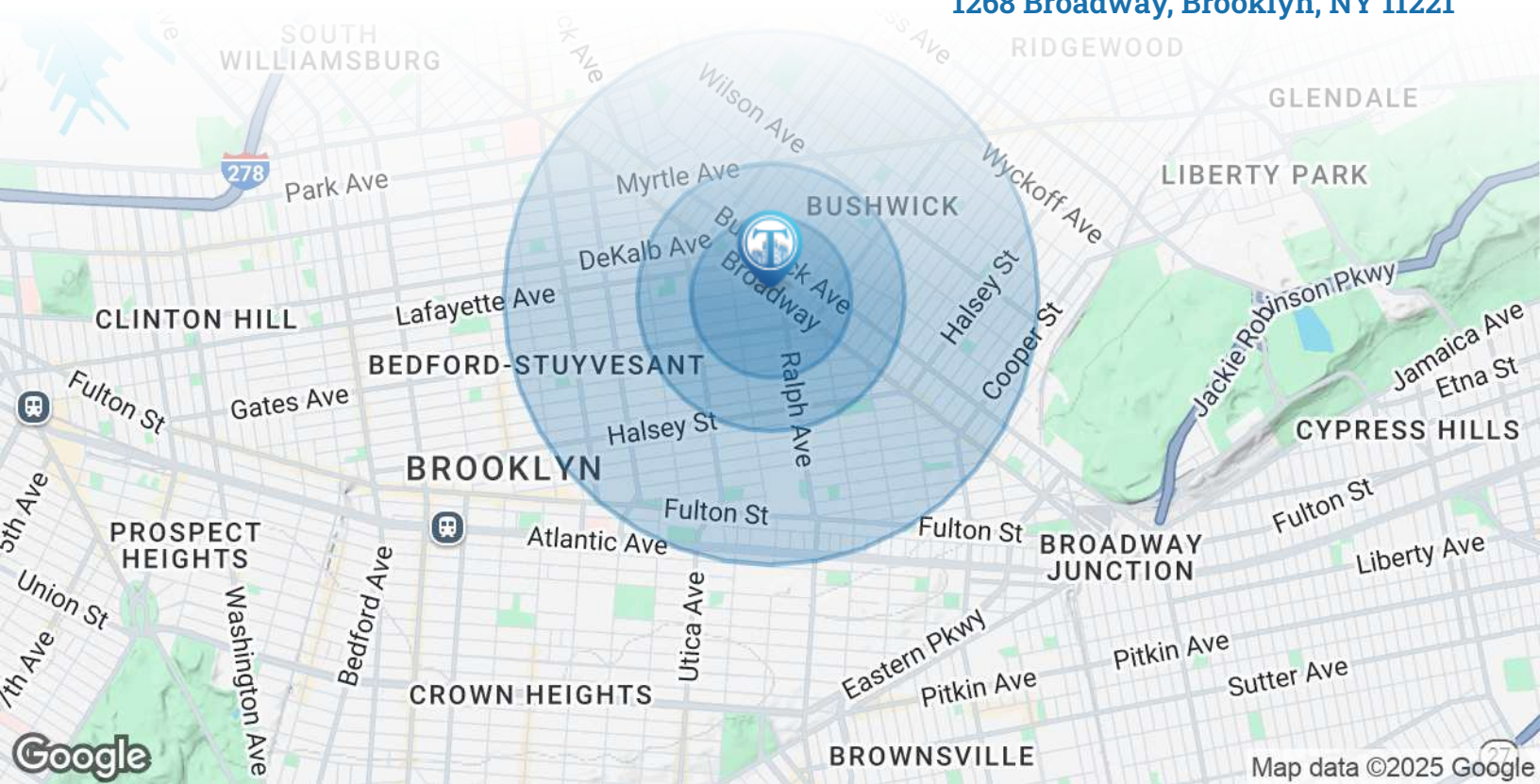
Broker is relying on Landlord or other Landlord-supplied source
 Broker is relying on Landlord or other Landlord-supplied source



TriStateCR.com

Area Demographics

1268 Broadway, Brooklyn, NY 11221



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	17,302	46,735	194,219
Average Age	37	37	37
Average Age (Male)	36	36	35
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6,853	18,186	74,114
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$89,655	\$97,619	\$101,896
Average House Value	\$1,162,398	\$1,182,843	\$1,136,542



194,219

People within 1 Mile



\$101,896

Avg Household Income

FOR LEASE • 2,500 SF • For Pricing

\$4,500.00 per month

Shlomi Bagdadi
 📞 718.437.6100
 sb@tristatecr.com

Jack Sardar
 📞 718.437.6100 x106
 jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied source
 Broker is relying on Landlord or other Landlord-supplied source

For Lease



TriStateCR.com

2,500 SF | 1268 Broadway
Prime Bushwick Office Spaces
for Lease

2,500 SF • For Pricing **\$4,500.00 per month**

1268 Broadway • Brooklyn • NY

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Jack Sardar
☎ 718.437.6100 x106
jack.s@tristatecr.com

