



**OFFERING SUMMARY**

Lease Rate:	\$40.00 SF/yr (MG)
Building Size:	3,200 SF
Available SF:	900-3,200 SF
Number of Units:	1
Renovated:	2021
Market:	Crown heights & Prospect heights

**PROPERTY OVERVIEW**

Discover a modern and versatile office space at our property located in the heart of Brooklyn. Boasting sleek, contemporary design and state-of-the-art amenities, this space is designed to elevate your work environment. With spacious layouts, abundant natural light, and customizable options, this property provides the perfect canvas for your business needs. Take advantage of the convenient location, offering easy access to transportation, dining, and retail options. Elevate your professional image with a prestigious address and a professional management team dedicated to ensuring your satisfaction. Experience the epitome of modern workspace at our property - where productivity meets comfort and style.

**PROPERTY HIGHLIGHTS**

- - Versatile office spaces ranging from 900 to 3200 sq ft
- - Prime corner location offering great visibility
- - ADA accessible for enhanced convenience
- - Modern and stylish interior design

**GABRIEL BETESH**

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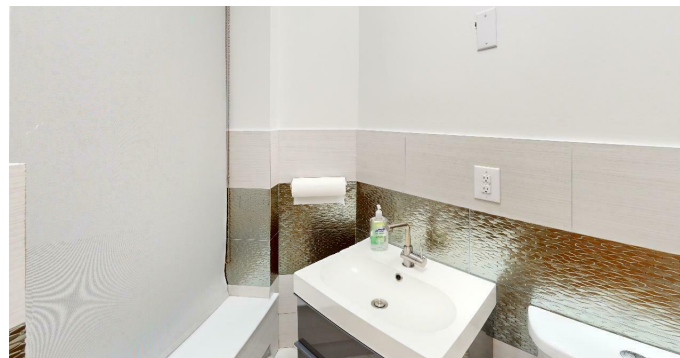
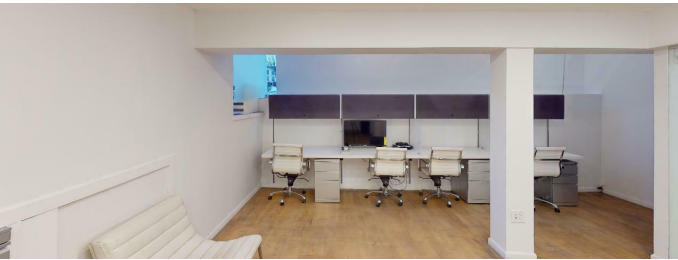
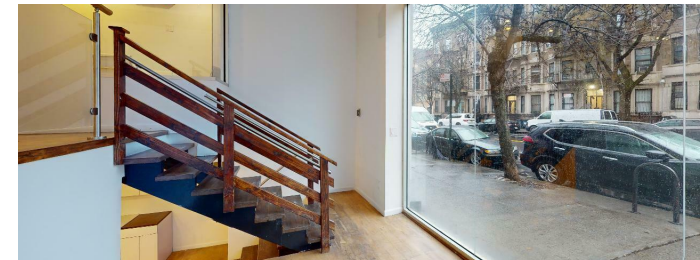
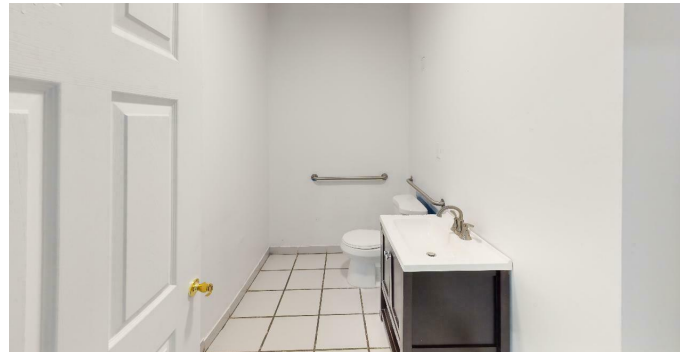
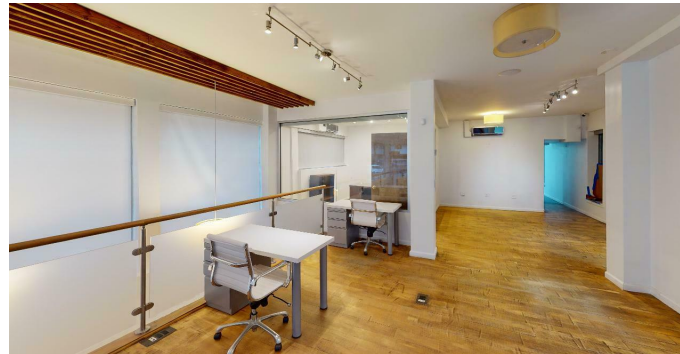
OFFICE BUILDING **FOR LEASE**



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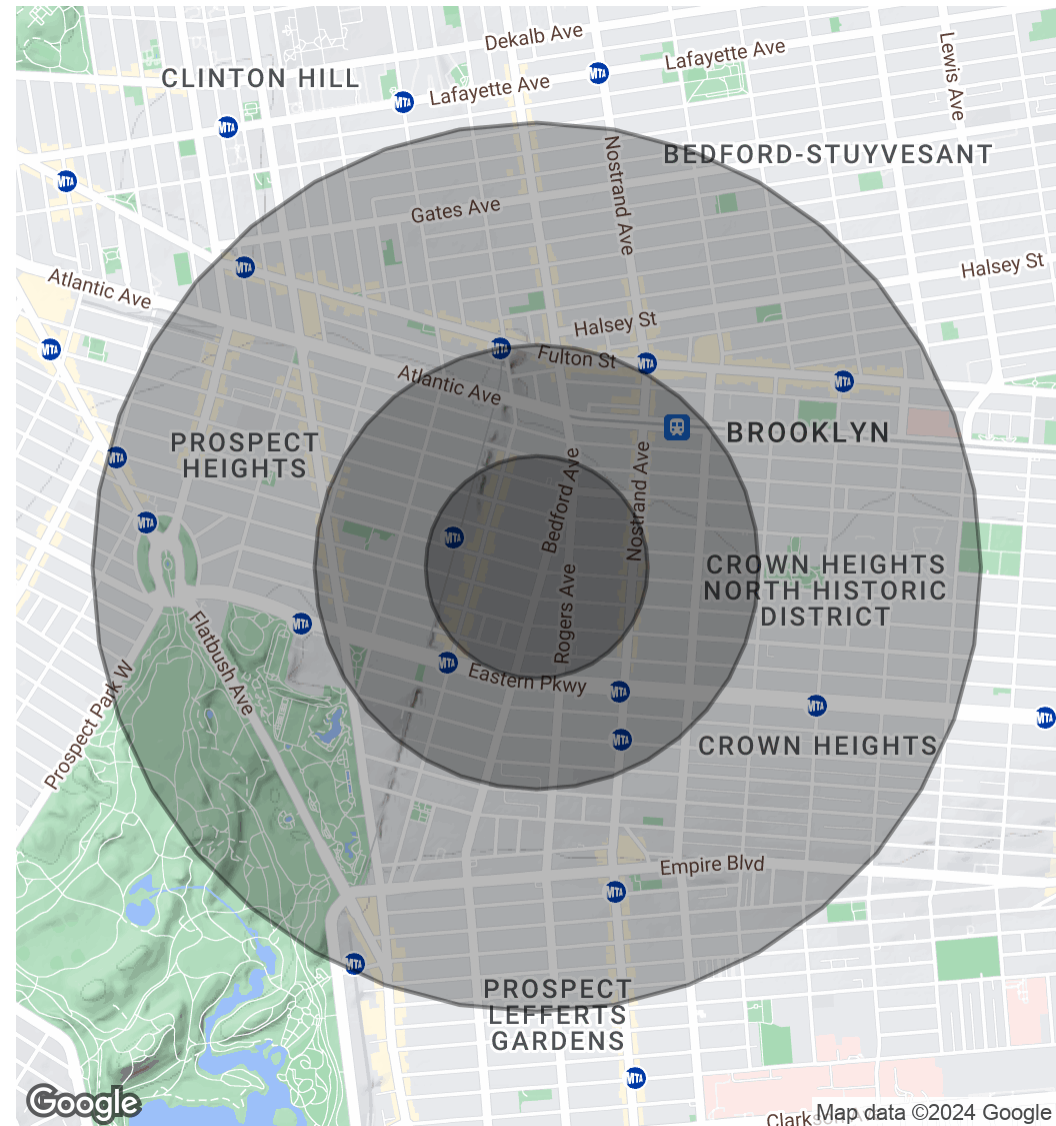
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,018	49,126	172,734
Average Age	36.2	35.2	35.8
Average Age (Male)	37.1	35.2	35.4
Average Age (Female)	36.2	35.8	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,314	23,922	80,462
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$100,714	\$96,585	\$102,519
Average House Value	\$710,667	\$661,259	\$851,189

\* Demographic data derived from 2020 ACS - US Census



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