



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

3,600 SF | 132 St Nicholas Ave | Medical Space by Wyckoff Hospital for Lease

132 St Nicholas Ave, Brooklyn, NY 11237

Avi Akiva
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100
Available SF: 3,600 SF
Building Size: 6,649 SF
Lot Size: 2,228 SF
Zoning: R6

PROPERTY OVERVIEW

Bilevel office/medical space
1,800 SF on each floor
Fully built out medical space
5 exam rooms on each floor
Bathrooms
ADA accessible
Elevator, Reception area
One block from Wyckoff Hospital

LOCATION OVERVIEW

Located in the Bushwick neighborhood between DeKalb Ave & Stockholm St near the DeKalb Ave train station.

Nearest Transit: L train at DeKalb Ave and the B38 & B13 bus lines.

Nearby tenants include Wyckoff Heights Medical Center, Associated Supermarkets of Ridgewood, Dunkin', St Jude Specialty Pharmacy, Irving Pharmacy, Variety Coffee Roasters, Sea Wolf, Nook, and more!

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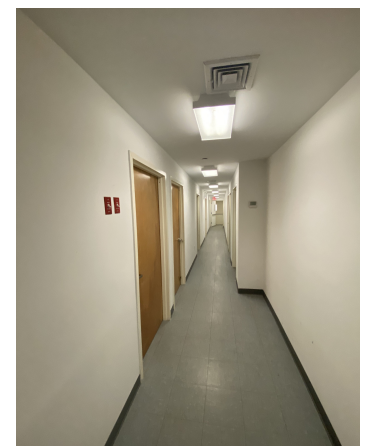


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Additional Photos



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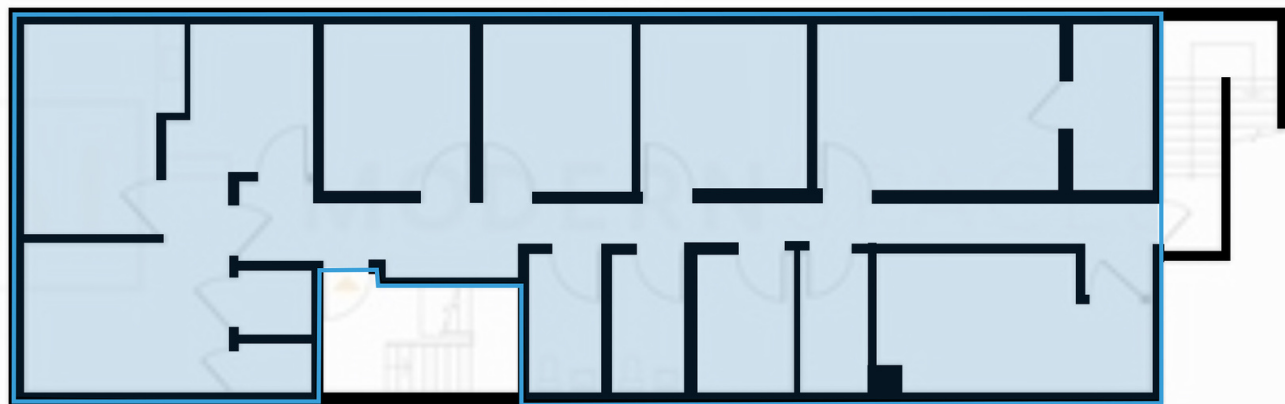
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Floor Plans



132 ST NICHOLAS AVE

BASEMENT 1,800 SF

All square footage
are approximate.

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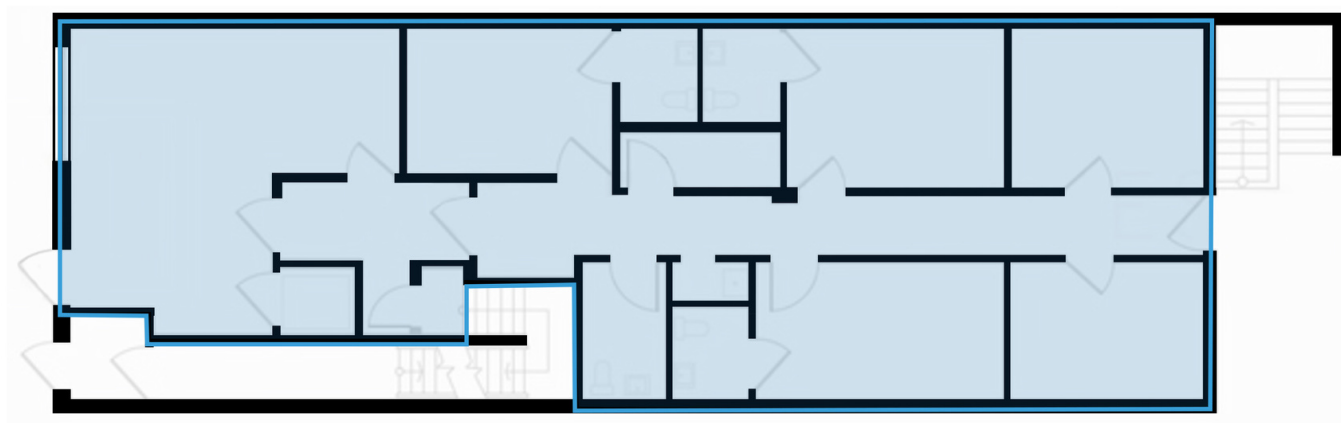
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Floor Plans



132 ST NICHOLAS AVE

GROUND FLOOR 1,800 SF

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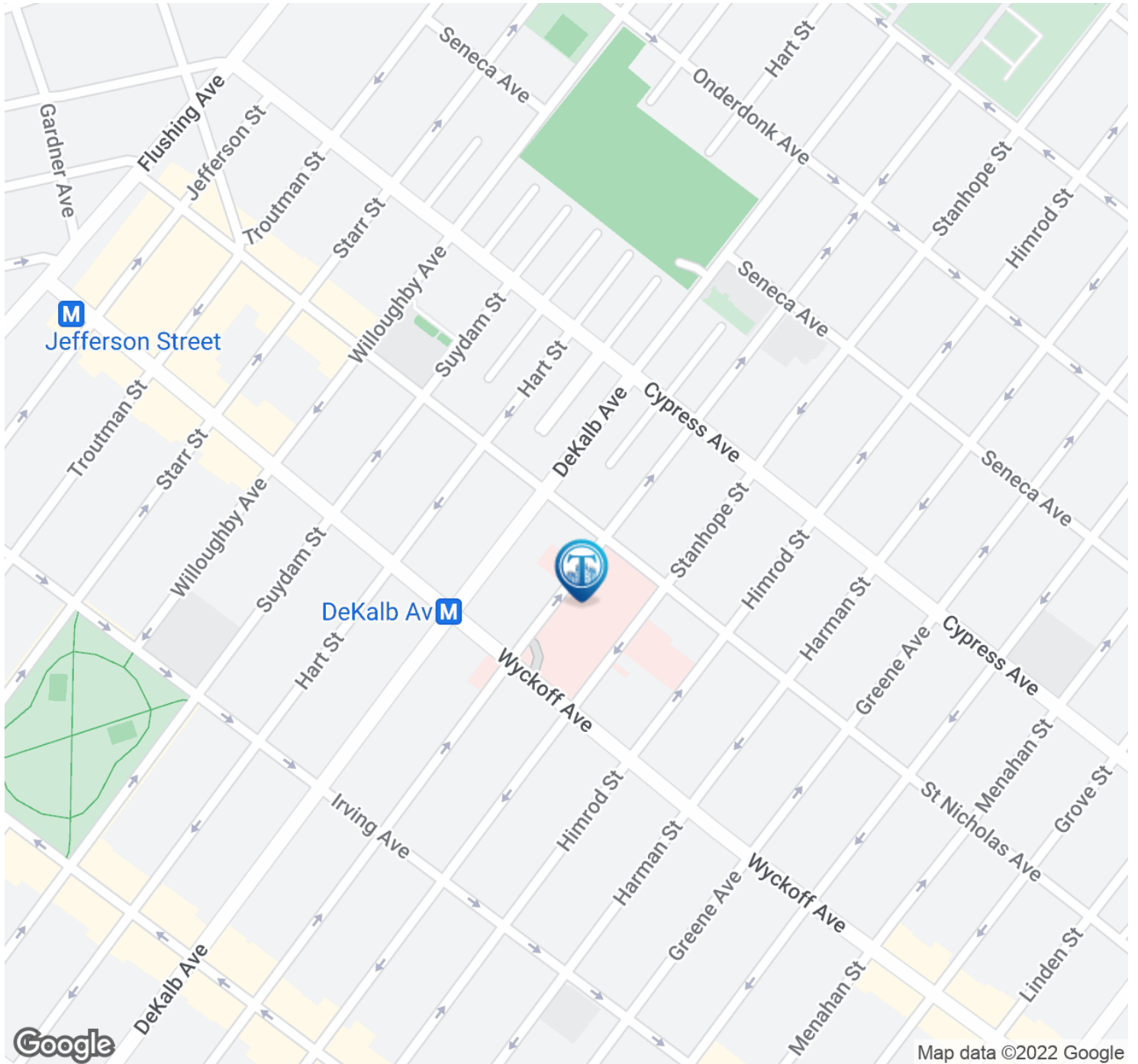
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Location Map



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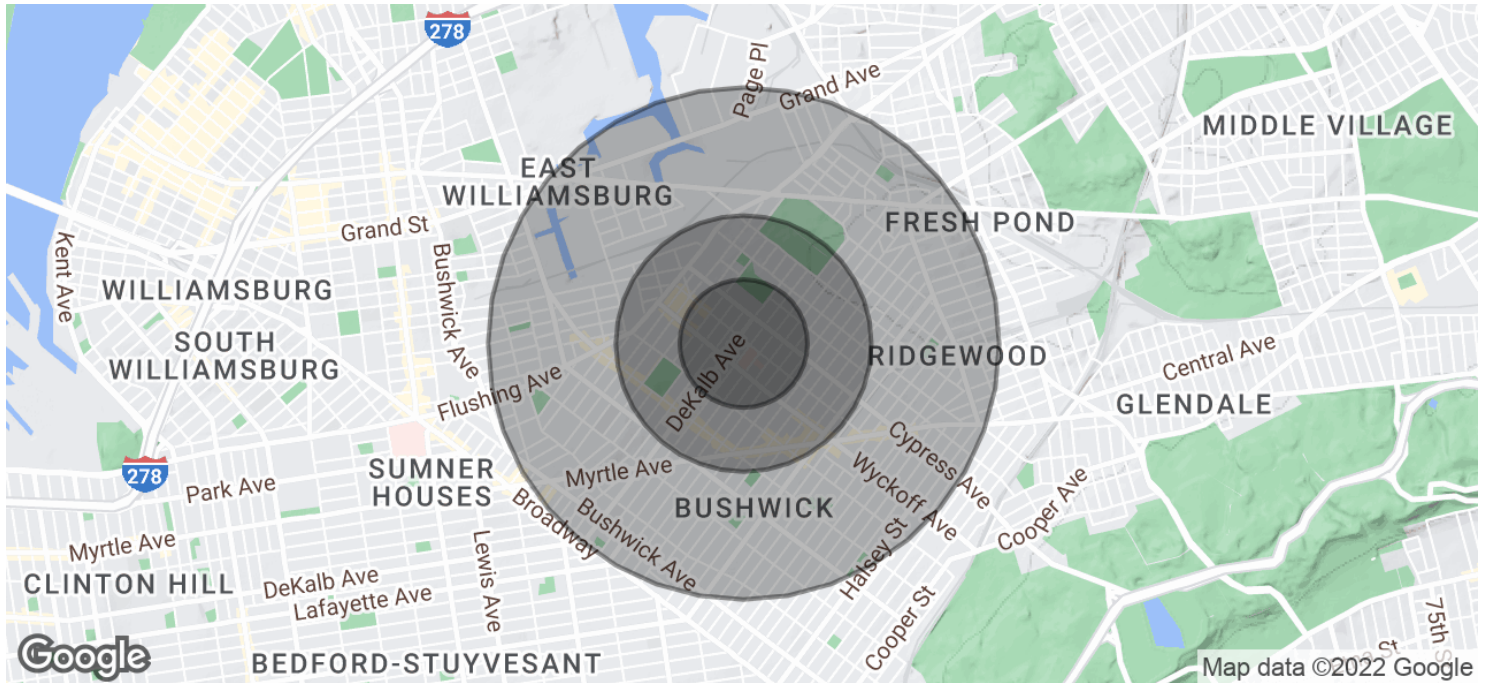
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,870	50,550	150,753
Average Age	29.3	29.3	30.2
Average Age (Male)	29.9	28.6	28.9
Average Age (Female)	28.7	30.3	31.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,199	15,784	48,414
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$51,804	\$47,300	\$47,650
Average House Value			\$637,540

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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