



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

150 - 1,000 SF | 294 20th St | 2 Office Spaces for Lease

294 20th St, Brooklyn, NY 11215

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	150 - 1,000 SF
Building Size:	1,875 SF
Lot Size:	2,500 SF
Zoning:	R6B

PROPERTY OVERVIEW

Suite A - 1,000 SF
2 offices
Marble floors
Furnished
Private bathroom
Shared kitchenette
Potential for 1 parking spot

Suite B - 150 SF
Shared bathroom
Shared kitchenette

LOCATION OVERVIEW

Located in the Greenwood neighborhood of Brooklyn between 5th Ave & 6th Ave near the Prospect Ave subway station.

Nearest Transit: D, N, & R trains at Prospect Ave and the B63 bus lines. Nearby tenants include Southside Coffee, KFC, Sea Witch, Dunkin', Harbor Fitness, Crunch Fitness, Capital One Bank, Rite-Care Pharmacy, Luigi's Pizza, Hey Monday Coffee, Nostro, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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Additional Photos



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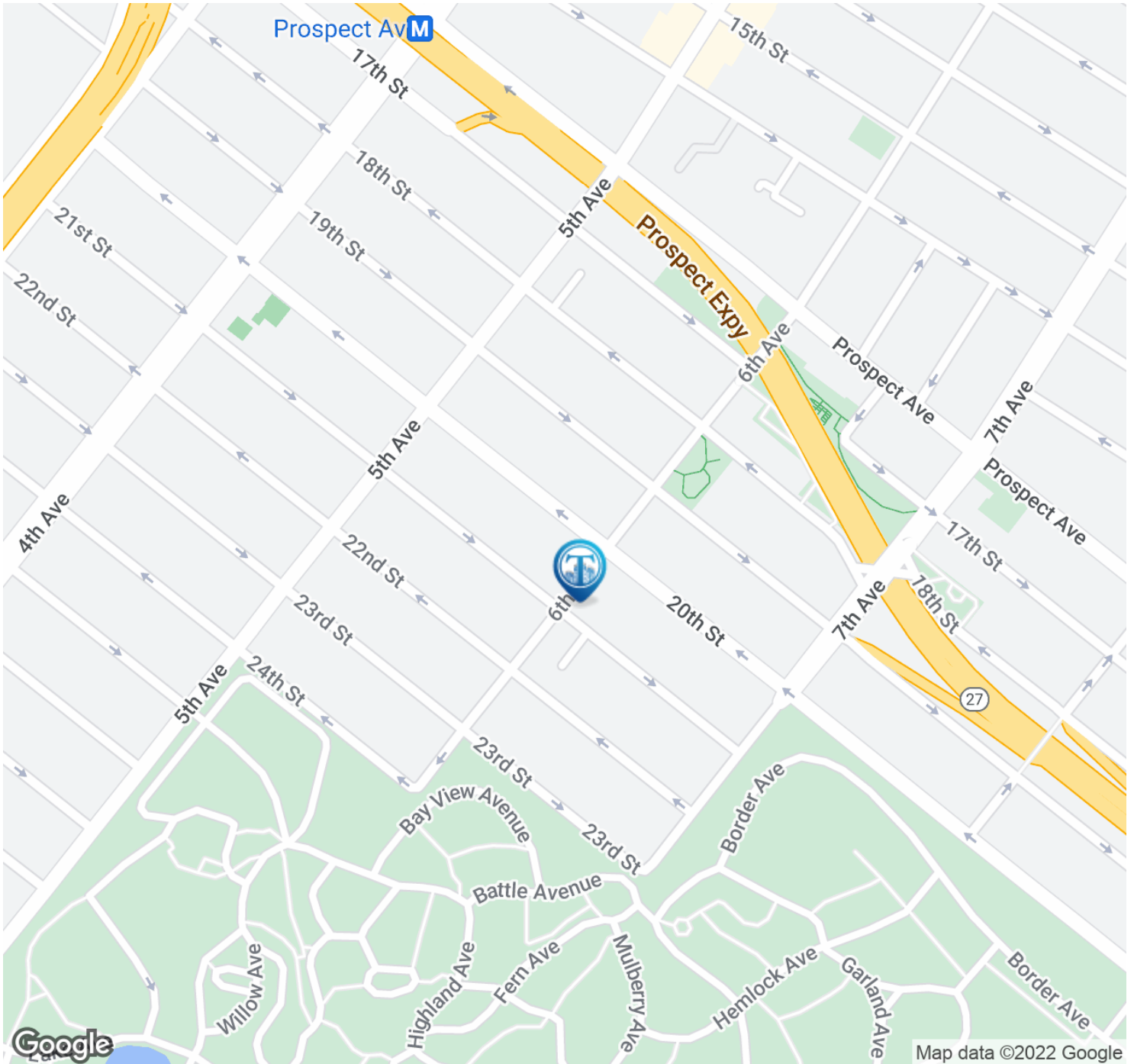
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Location Map



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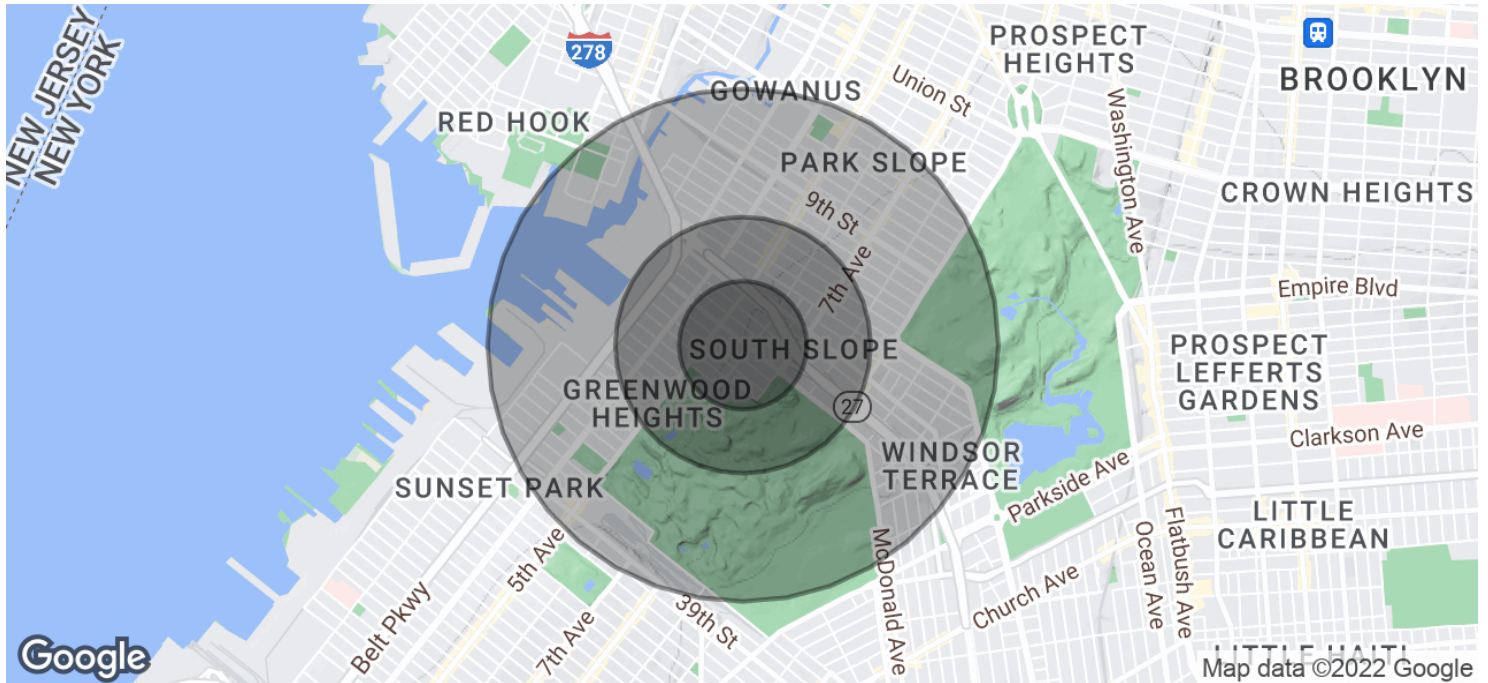
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,231	25,319	77,830
Average Age	34.5	34.5	37.2
Average Age (Male)	34.8	34.6	37.7
Average Age (Female)	34.7	35.2	36.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,533	11,093	33,162
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$131,215	\$137,695	\$153,612
Average House Value	\$972,148	\$1,088,511	\$1,183,826

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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