



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

1,600 SF | 674 4th Ave | Built Out Office Space for Lease

674 4th Ave, Brooklyn, NY 11232

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	1,600 SF
Building Size:	3,050 SF
Lot Size:	1,500 SF
Number of Units:	1
Zoning:	M1-2D

PROPERTY OVERVIEW

Located near tons of new developments
Beautiful, built-out office

LOCATION OVERVIEW

Located in the Greenwood neighborhood of Brooklyn between 20th St & 21st St near the Prospect Ave subway station.

Nearest Transit: D, N, & R trains at Prospect Ave and the B37, X38, X28, & X37 bus lines.

Nearby tenants include PEP Bakehouse and Coffee Shop, Luigi's Pizza, Sea Witch, Hey Monday Coffee, Dollar Tree, Harbor Fitness, Dunkin', Bank of America, 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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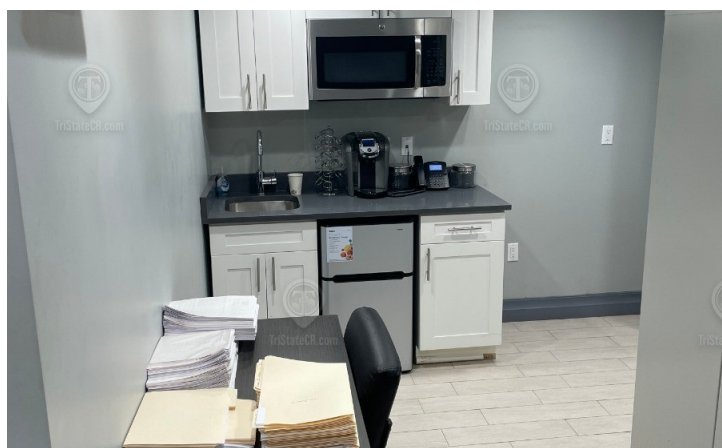
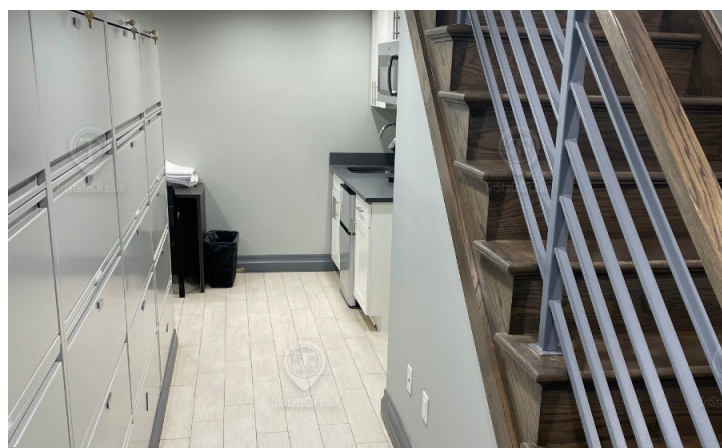


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Additional Photos



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Location Map



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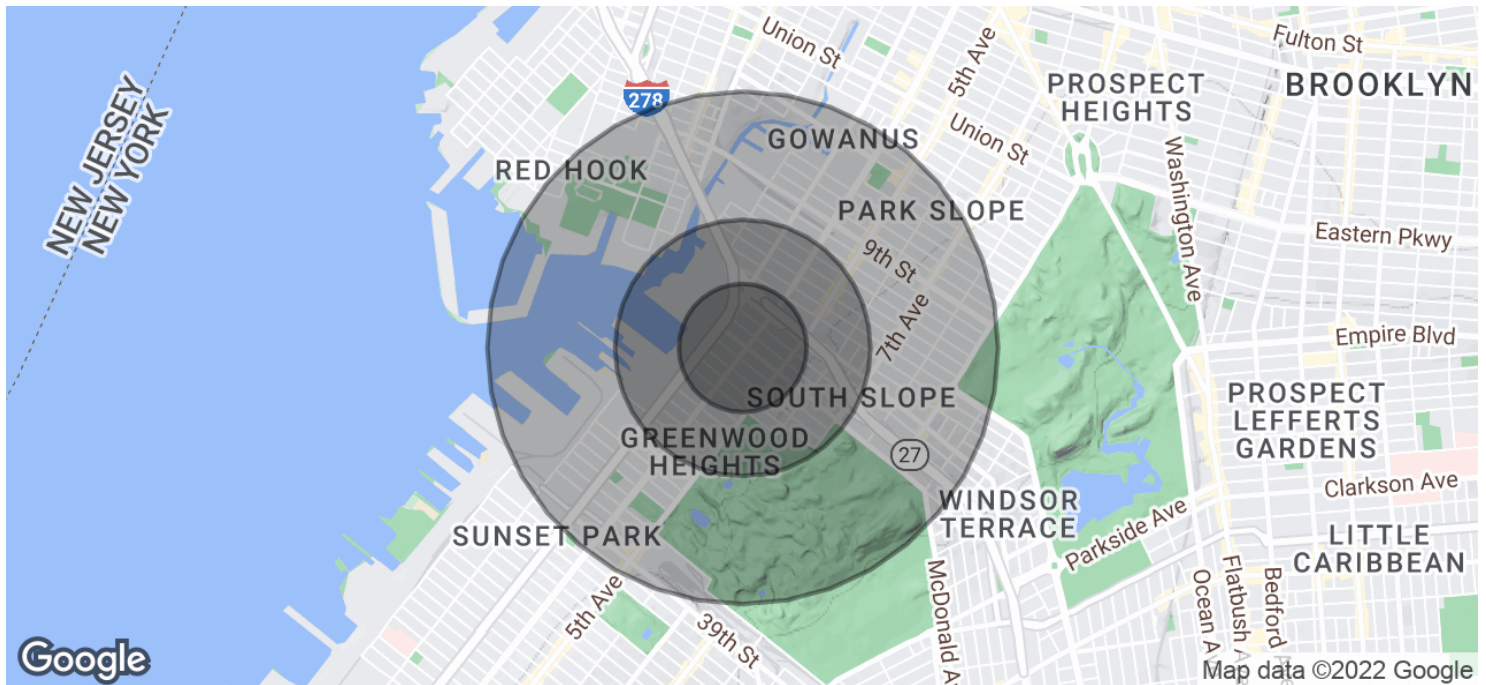
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,671	21,613	71,836
Average Age	34.6	34.4	36.5
Average Age (Male)	34.6	34.2	36.3
Average Age (Female)	35.5	33.1	35.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,028	9,063	31,056
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$110,930	\$130,944	\$142,875
Average House Value	\$793,673	\$1,078,908	\$1,103,925

* Demographic data derived from 2020 ACS - US Census

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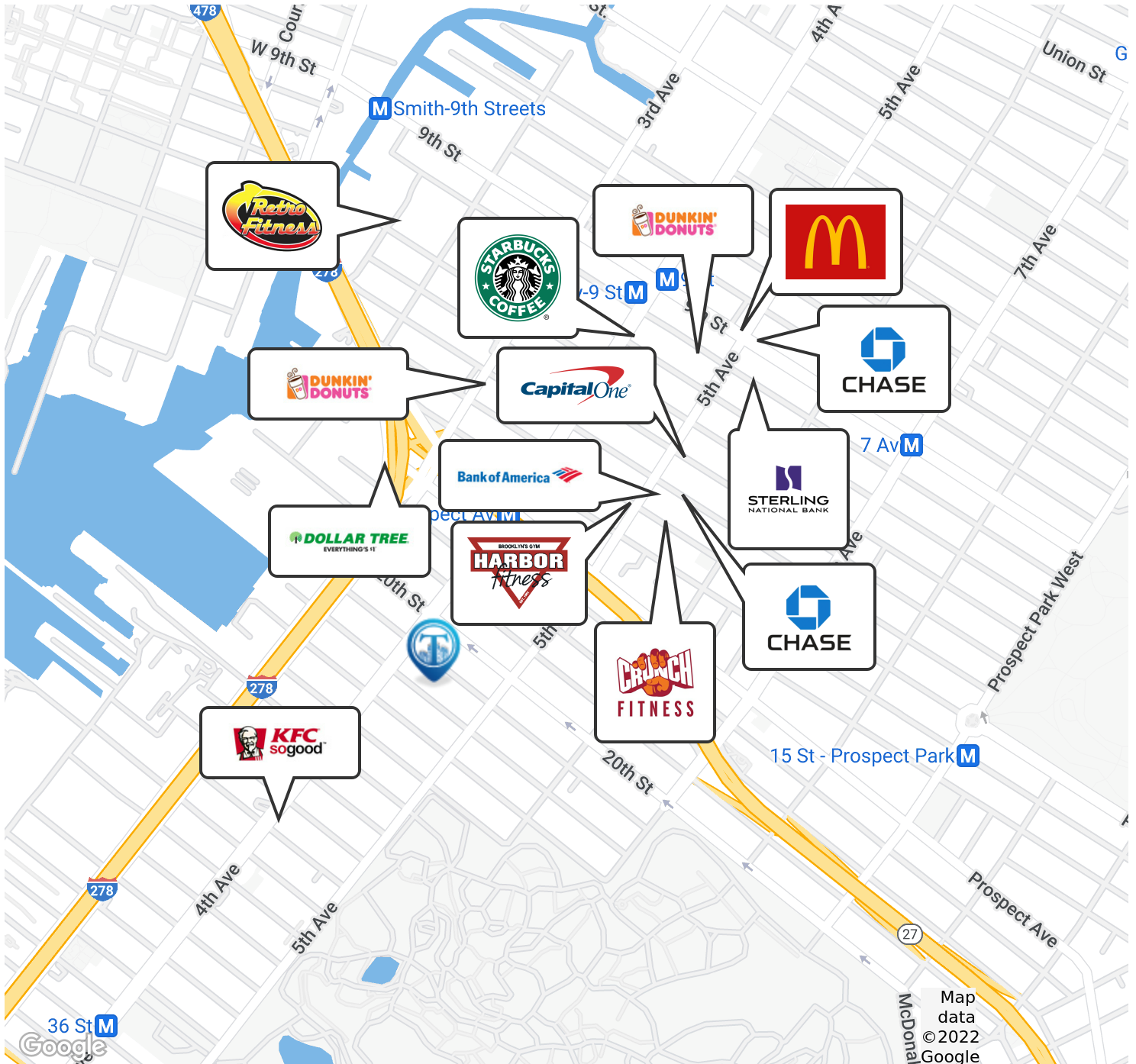
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Retailer Map



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