



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

3,365 - 11,610 SF | 160 Van Brunt | Office/Loft spaces for Lease

160 Van Brunt Street, Brooklyn, NY 11231

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## Executive Summary



### OFFERING SUMMARY

Available SF: 3,365 - 11,610 SF

Lease Rate: Call: 718-437-6100

Lot Size: 32,200 SF

Year Built: 1920

Building Size: 68,932 SF

Zoning: M2-1

### PROPERTY OVERVIEW

**2nd Floor:** Suite 1A: 3,365 SF, Suite 1B: 4,364 SF, Suite 1C: 5,345 SF, Suite 6: 7,269 SF

-Private entrance

**3rd Floor:** Suite 3: 11,610 SF (Fully built-out office)

#### Highlights:

- Located in the Tesla Building
- Waterfront office and loft space
- Proximity to the water taxi
- Rooftop event space in the building

### LOCATION OVERVIEW

Located in the Tesla Building in Carroll Gardens, steps away from the bus station at Van Brunt St/Summit St or Van Brunt St/Hamilton Av.

Public transit: B61 bus at Van Brunt St/Summit St or Van Brunt St/Hamilton Av.

Nearby local tenants include Keg & Lantern Brewing, IKEA, Bass & Bourbon, Brooklyn Sluggers, Red Hook Tavern, Sixpoint Brewery, Defonte's, and more!

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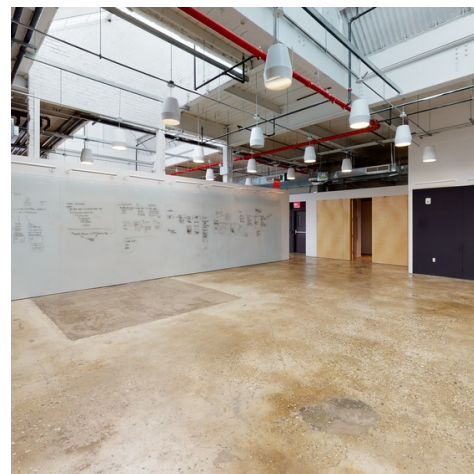
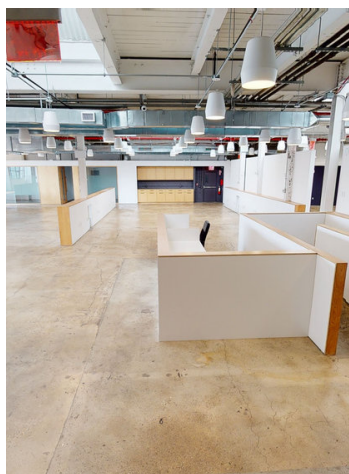
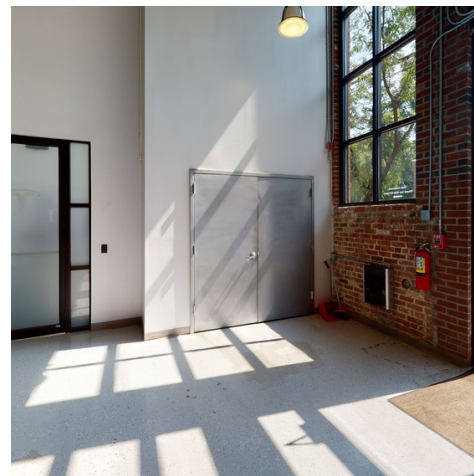
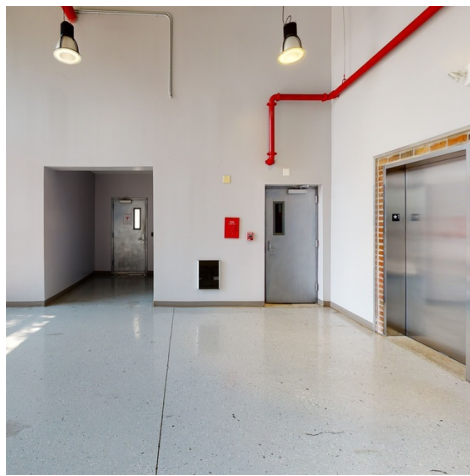
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### Additional Photos



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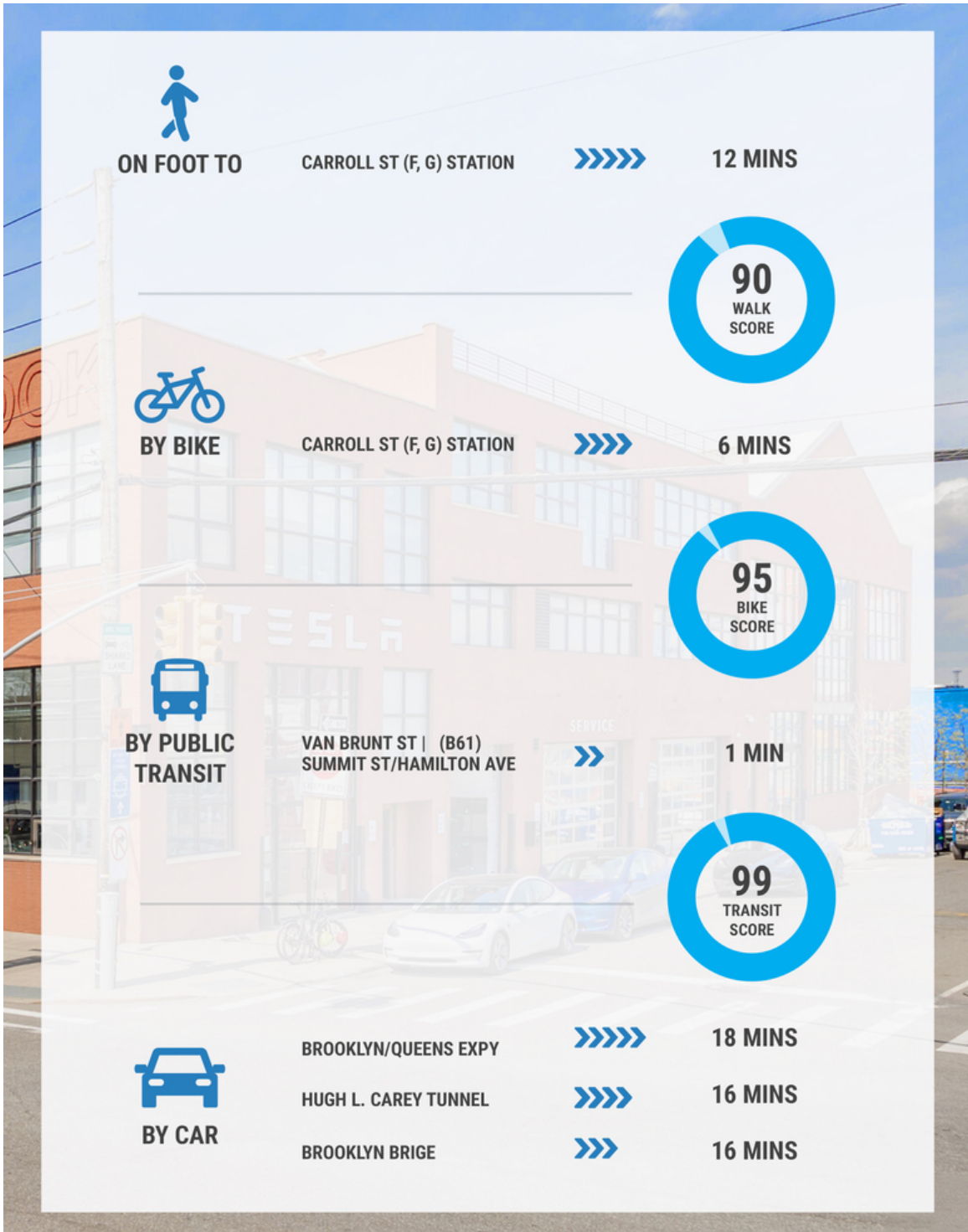
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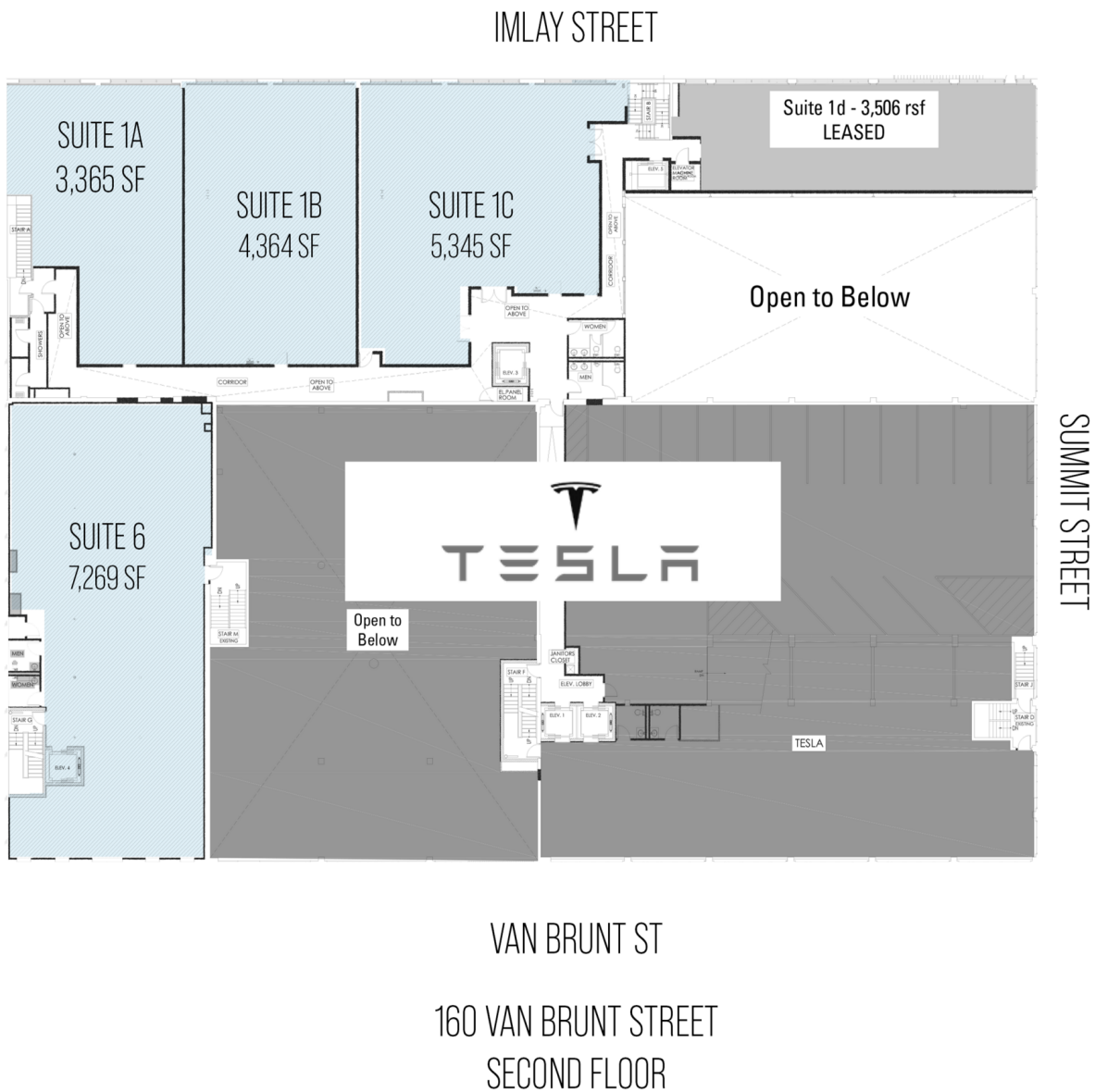
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Floor Plan-2nd FL



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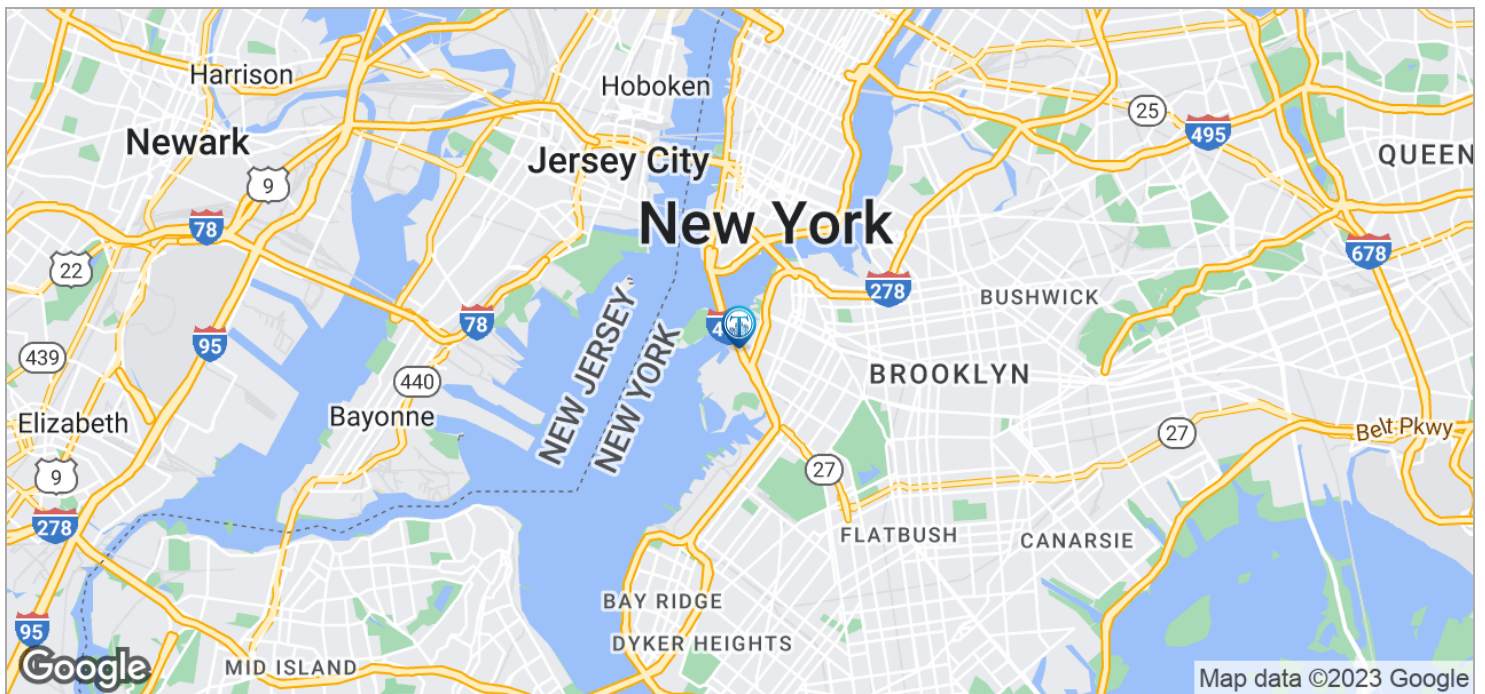




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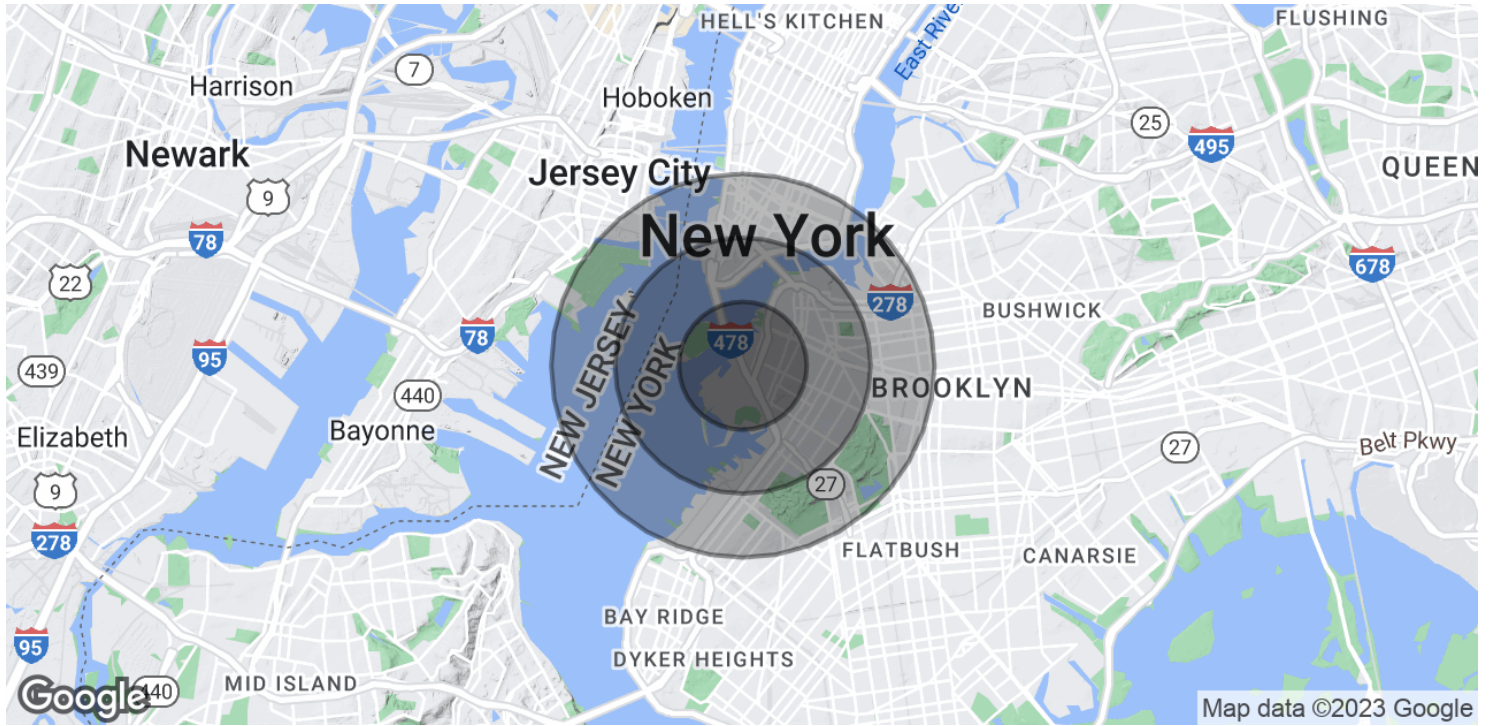
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Demographics Map & Report



**POPULATION**

Total Population

Average Age

Average Age (Male)

Average Age (Female)

**1 MILE**

53,526

34.7

33.1

35.5

**2 MILES**

233,775

34.8

33.8

35.3

**3 MILES**

642,815

35.0

34.4

35.7

**HOUSEHOLDS & INCOME**

Total Households

# of Persons per HH

Average HH Income

Average House Value

**1 MILE**

23,761

2.3

\$118,092

\$902,028

**2 MILES**

101,429

2.3

\$116,469

\$830,778

**3 MILES**

264,605

2.4

\$106,291

\$805,636

\* Demographic data derived from 2020 ACS - US Census

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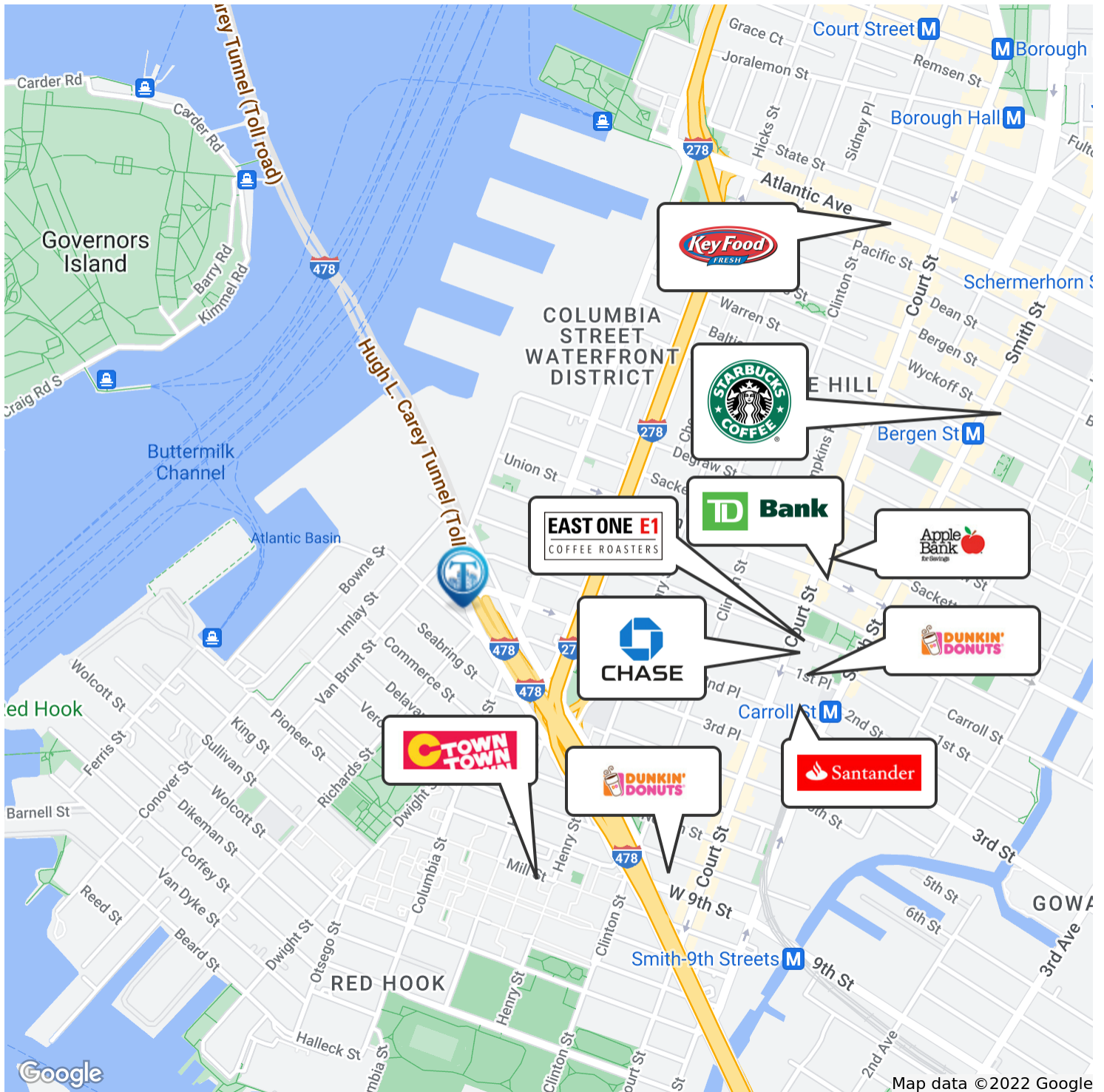
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### Retailer Map



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