



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# 3rd Floor Office Space For Lease

6,250 SF

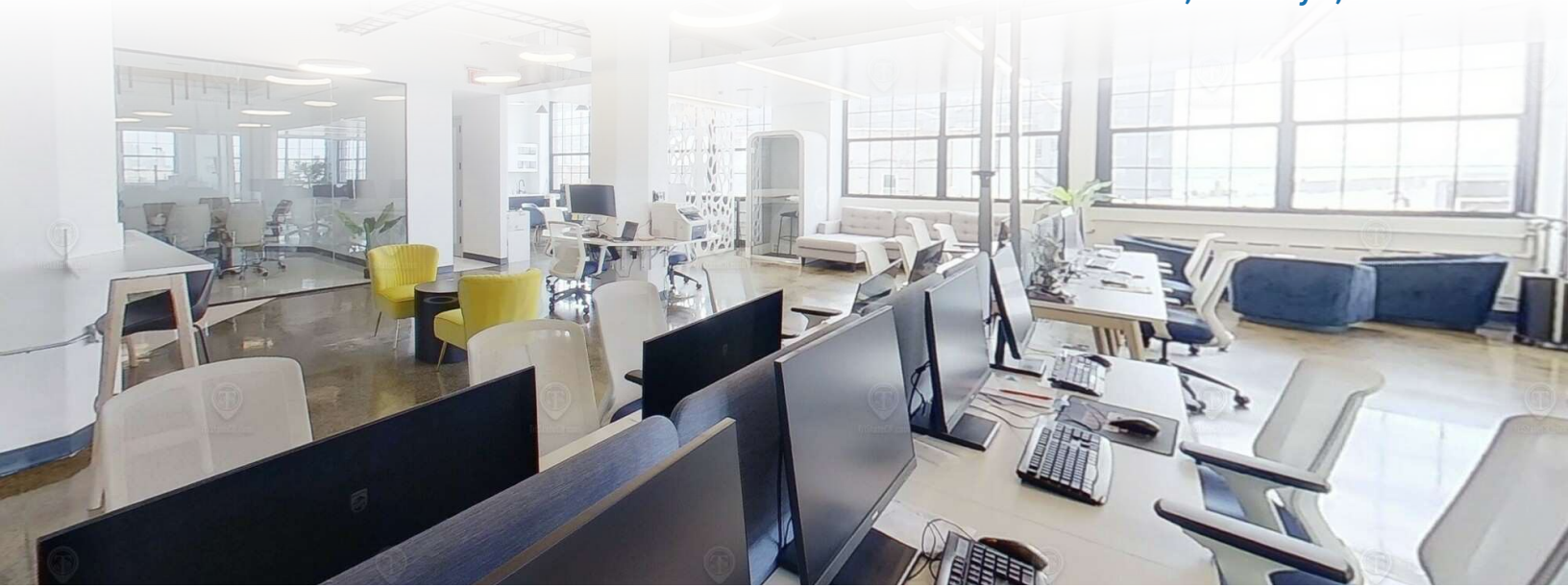
148 39th Street • Brooklyn • NY

For Pricing **Call: 718-437-6100**

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## Location Overview

Located in the Sunset Park neighborhood of Brooklyn between 1st Ave & 2nd Ave near the 36th St subway station.

Nearest Transit: N, R, & D trains at 36th St and the B37, B35, & B70 bus lines.

Nearby tenants include Porsche Brooklyn, Starbucks, Volvo Cars Brooklyn, Whole Foods Market Warehouse, Costco Wholesale, Petco, McDonald's, Domino's Pizza, The UPS Store, Chipotle Mexican Grill, Pawz Dog Boots, Ashley Store, Industry City Food Hall, Design Within Reach Brooklyn Outlet, and more!

## Main Highlights

- ▶ 3rd Floor
- ▶ 6,250 SF
- ▶ Wrap around windows
- ▶ Corner location
- ▶ 8 private offices
- ▶ 1 Conference room
- ▶ 1 Recreation room mimicking outdoor setting
- ▶ 42 Workstations
- ▶ 1 Full kitchen & lounge area



**1,324,592 SF**  
Total Building Size



**223,374 SF**  
Lot Size



**M3-1**  
Zoning

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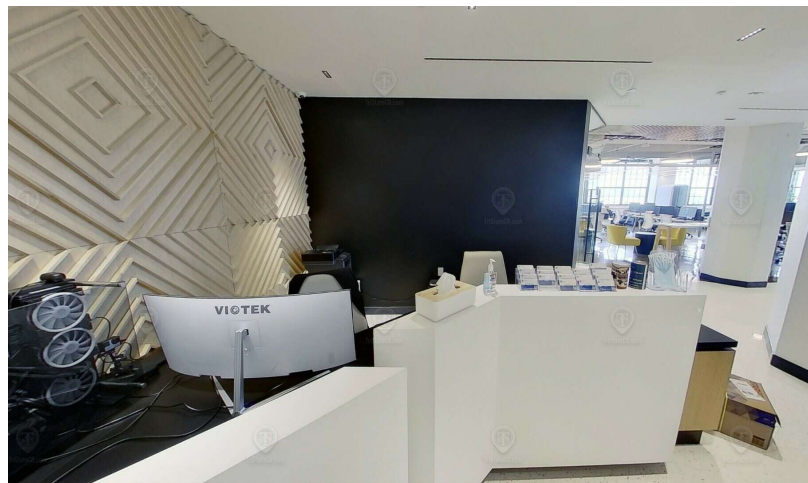
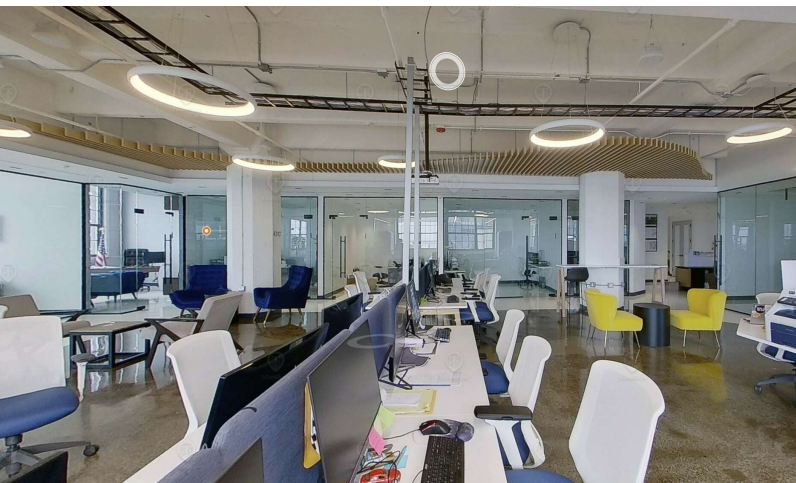
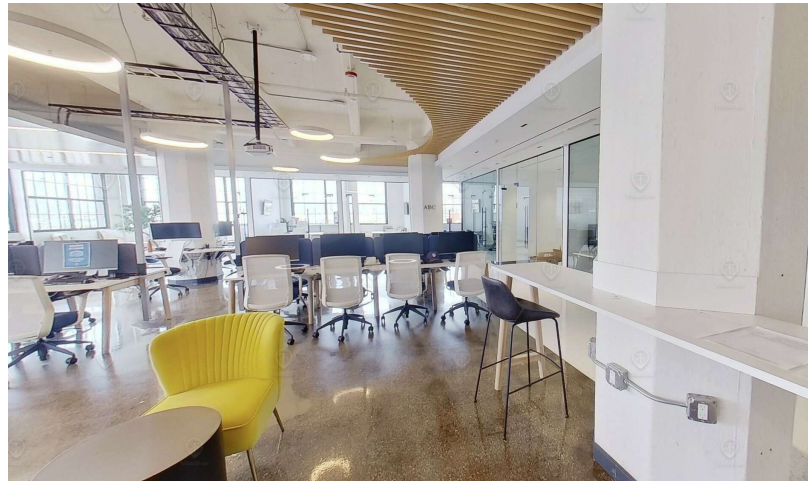
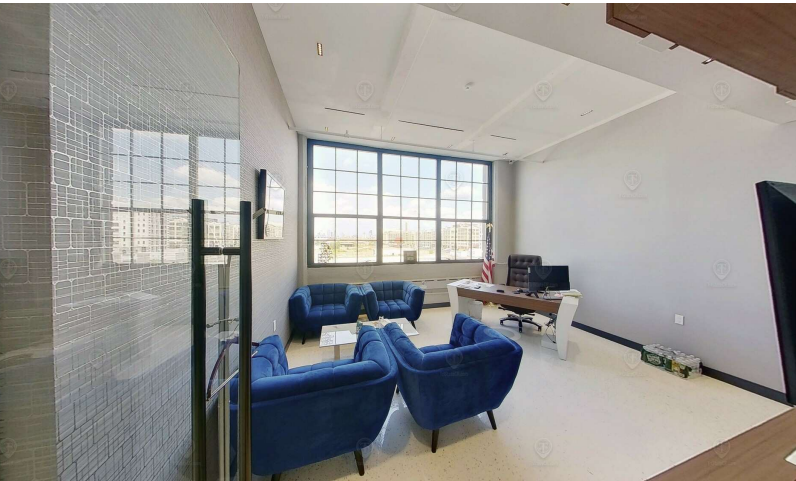
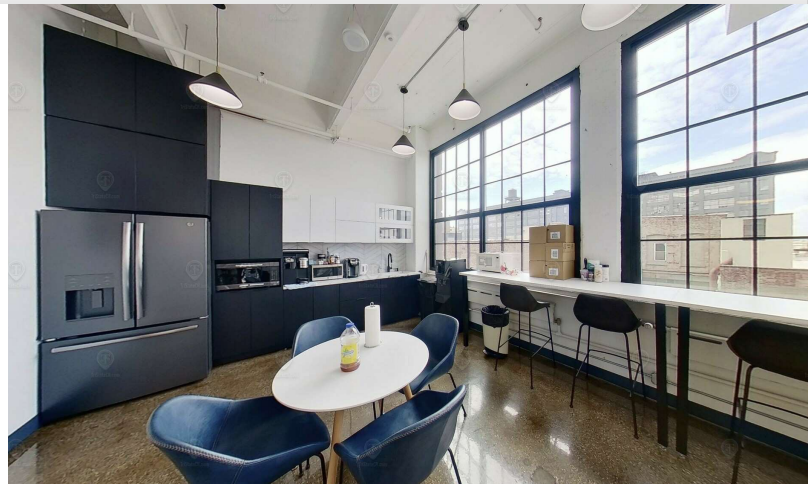
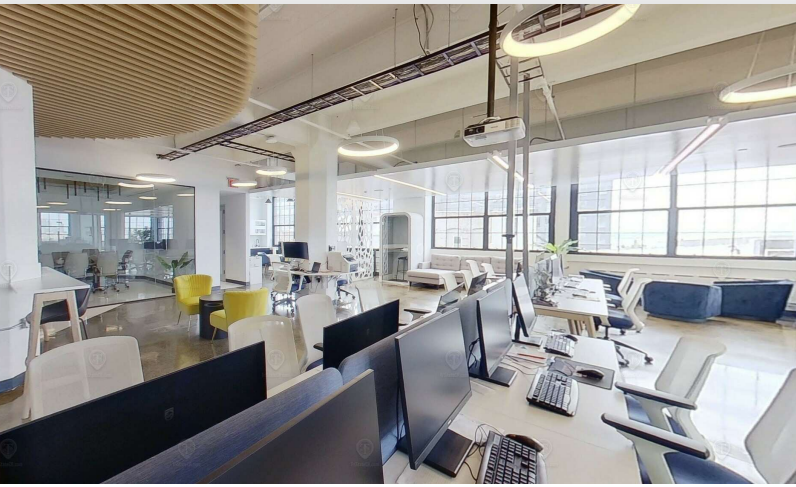
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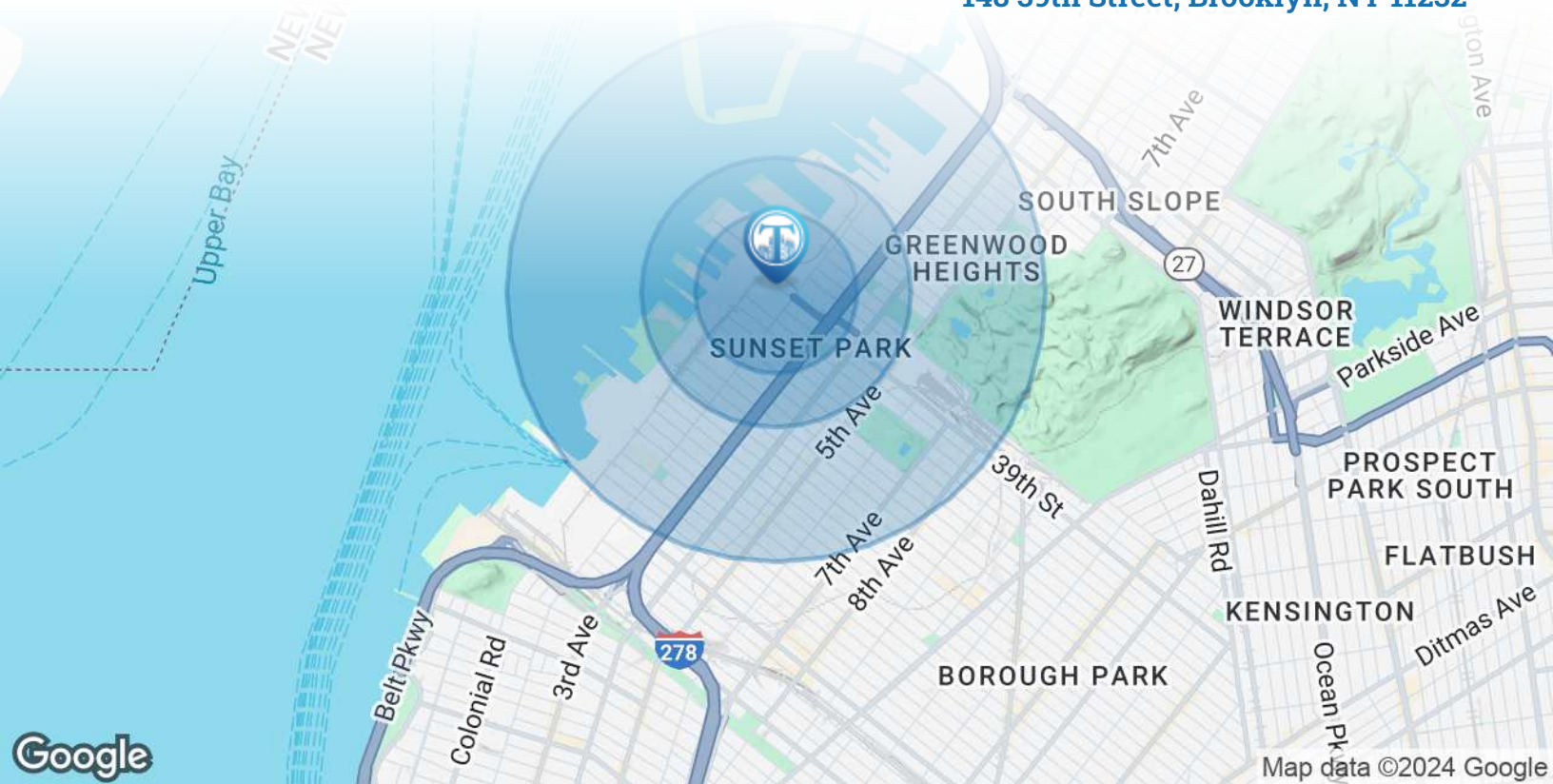
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	641	9,363	61,326
Average Age	35	38	37
Average Age (Male)	35	37	37
Average Age (Female)	35	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	199	3,133	18,426
# of Persons per HH	3.2	3	3.3
Average HH Income	\$107,728	\$105,636	\$95,602
Average House Value	\$899,864	\$1,043,062	\$1,083,395



**61,326**

People within 1 Mile



**\$95,602**

Avg Household Income

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