



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

Brand New Development Available for Lease!

18 Spencer St , Brooklyn, NY 11205

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 280 - 450 SF

Lease Rate: Upon Request

Lot Size: 7,000 SF

Building Size: 35,000 SF

Zoning: M1-2

PROPERTY OVERVIEW

Brand New Development Available for Lease!

Features:

PARKING ON PREMISES

CUSTOM SUITES POSSIBILITY

TERRACES

ROOFTOP

BUSINESS LOUNGES / CONFERENCE ROOMS

RESTAURANT IN BUILDING

FLOOR TO CEILING WINDOWS

FULLY FURNISHED READY TO MOVE IN

2 ELEVATORS

LOCATION OVERVIEW

Located on the borderline of Bed-Stuy & Williamsburg near the Flushing Av G train station.

Steps away from the B44 & B57 bus stops.

Nearby national tenants include:

-Apple Bank

-Starbucks

-Capital One

-Bank of America

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.



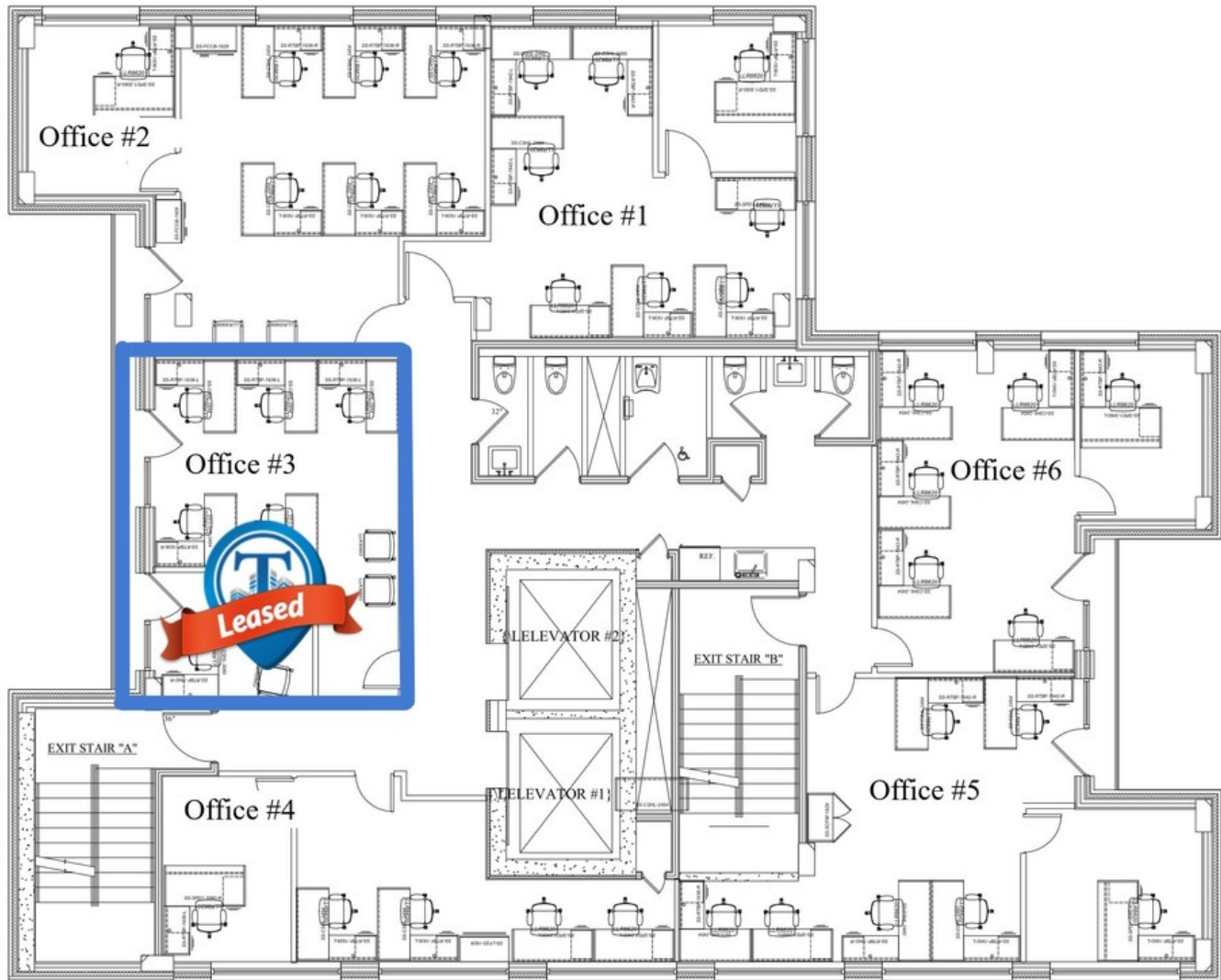
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Additional Photos



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Location Maps



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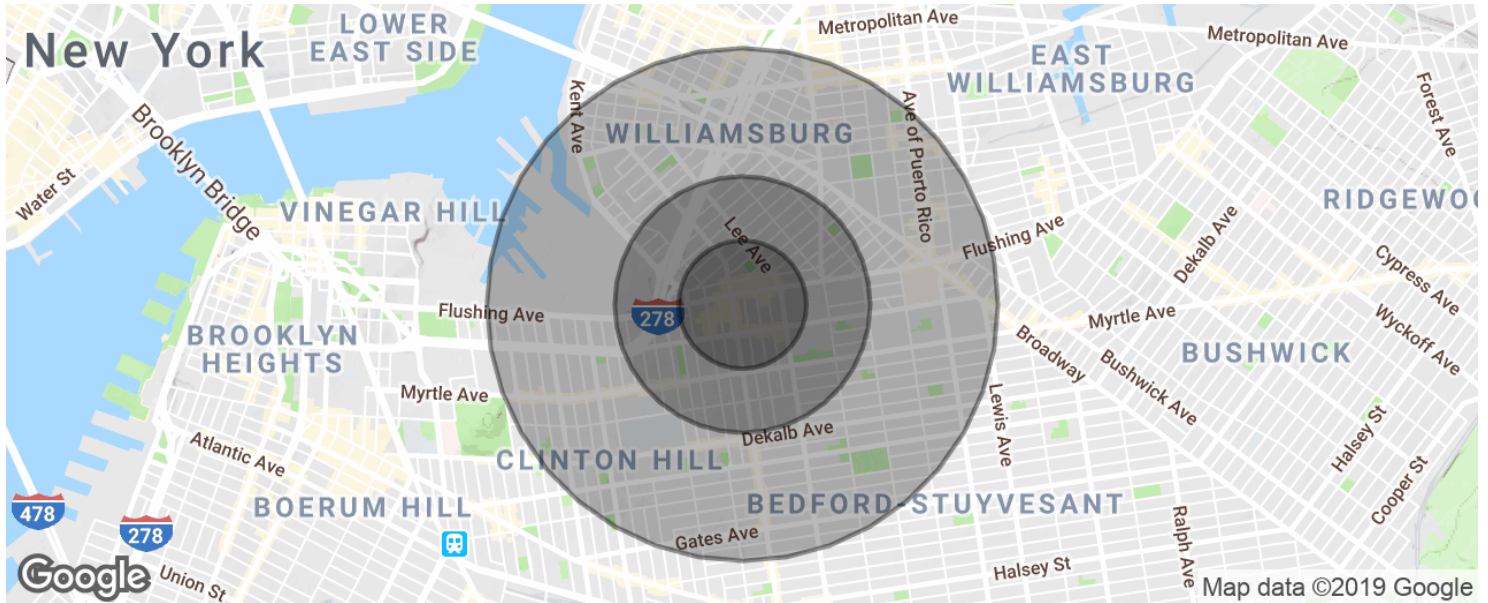
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	12,641	49,551	181,756
Median age	16.1	19.6	25.8
Median age (Male)	17.0	19.5	24.7
Median age (Female)	14.8	20.4	26.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,594	12,463	59,438
# of persons per HH	4.9	4.0	3.1
Average HH income	\$39,676	\$39,999	\$45,478
Average house value	\$594,438	\$619,824	\$565,827

* Demographic data derived from 2010 US Census

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Available Spaces

LEASE TYPE | Upon Request

TOTAL SPACE | 280 - 450 SF

LEASE TERM | Negotiable

LEASE RATE | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office 1	Available	450 SF	Upon Request	Upon Request	-
Office #2	Available	450 SF	Upon Request	Upon Request	-
Office #4	Available	280 SF	Upon Request	Upon Request	-
Office #5	Available	400 SF	Upon Request	Upon Request	-
Office #6	Available	325 SF	Upon Request	Upon Request	-

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