



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

Up to 10,000 SF Creative | Office | Work Space Available in East Williamsburg!

195 Morgan Ave, Brooklyn, NY 11237

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

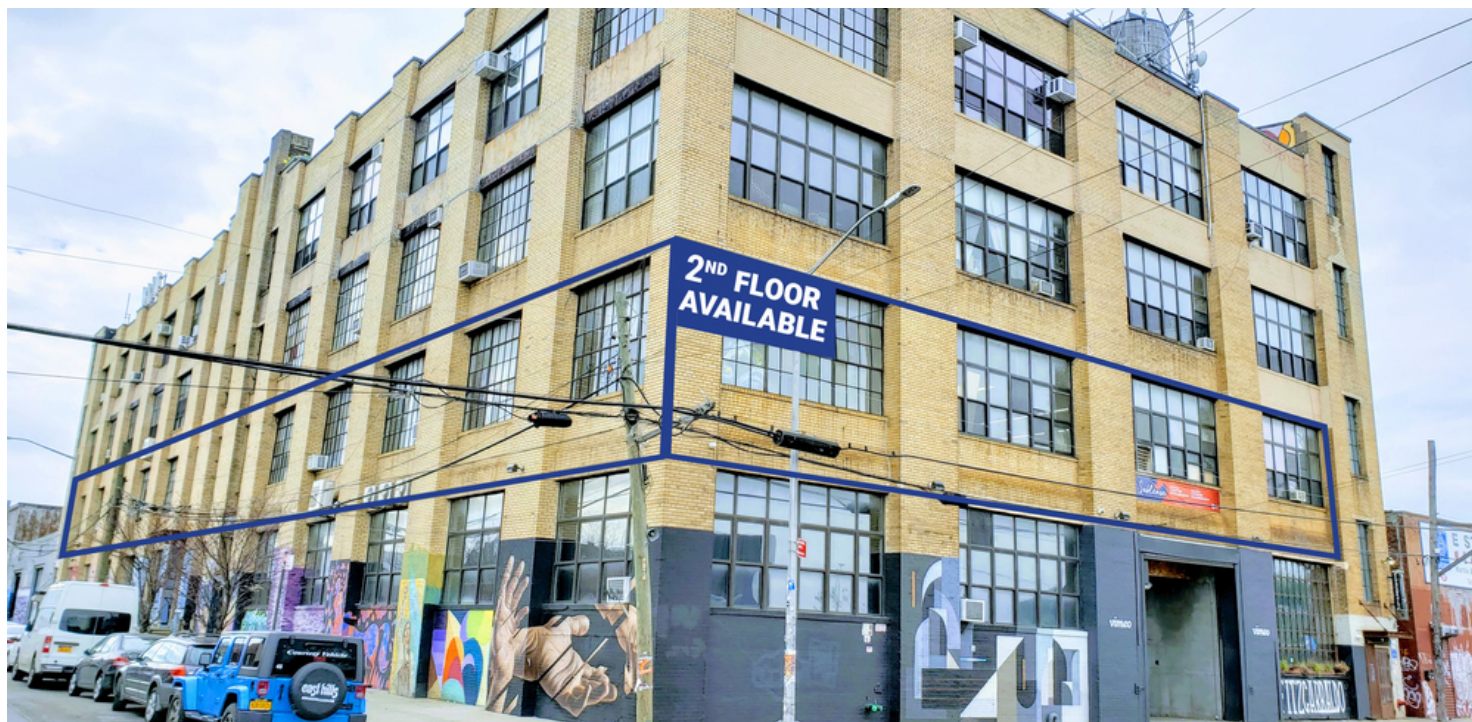
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Executive Summary



OFFERING SUMMARY

Available SF: 2,000 - 10,000 SF

Lease Rate: Upon Request

Lot Size: 22,500 SF

Building Size: 79,352 SF

Zoning: M1-1

PROPERTY OVERVIEW

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Highlights:

- Open Work Space
- Kitchen Available
- Conference Room

LOCATION OVERVIEW

Located in East Williamsburg near the Q54, Q59, and B60 bus stops. A short walk to the Grand St or Montrose Ave, L train station. Nearby national tenants include,

- Chase
- Starbucks
- Bank of America
- Walgreens
- McDonalds
- Dollar Tree
- Blue Bottle
- & many more!

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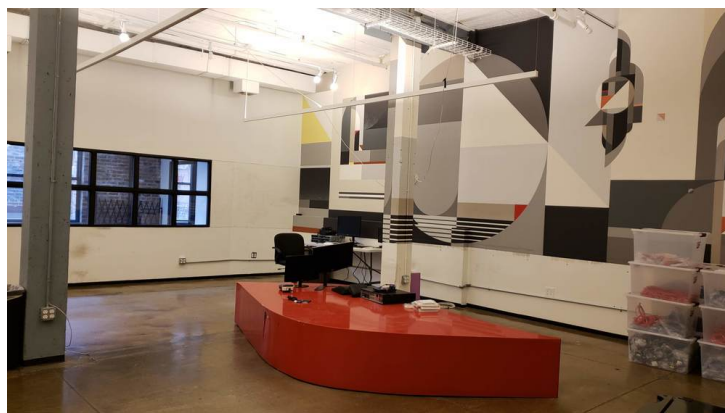
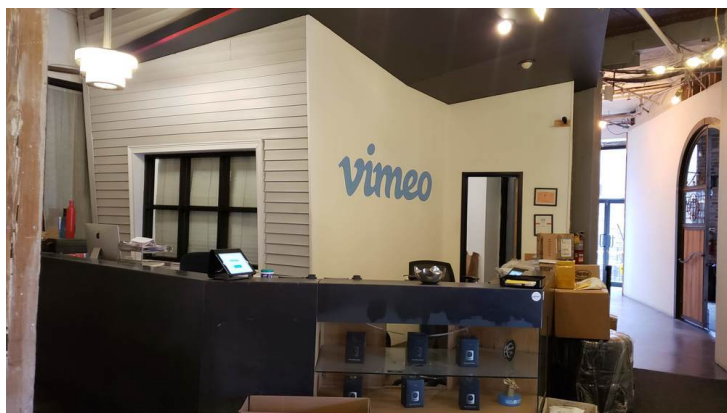


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Additional Photos



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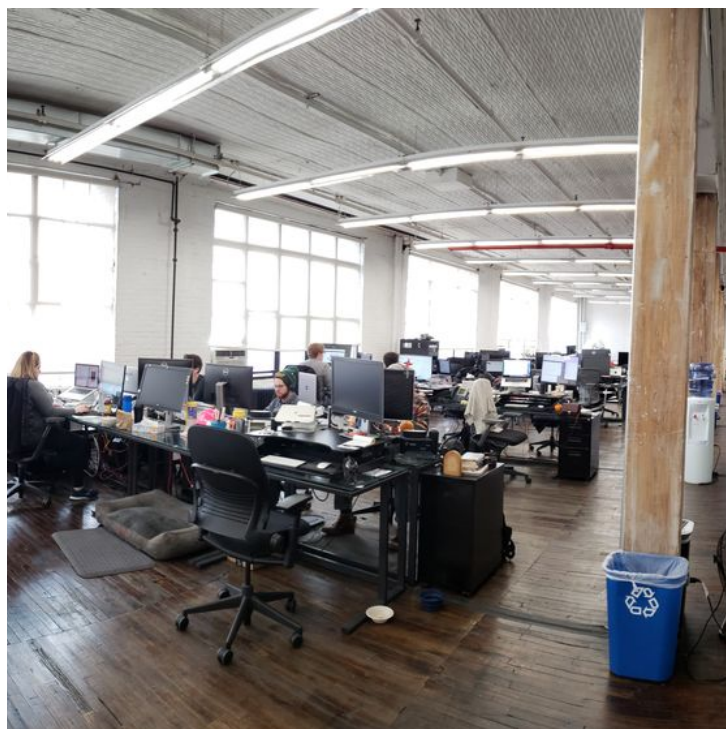
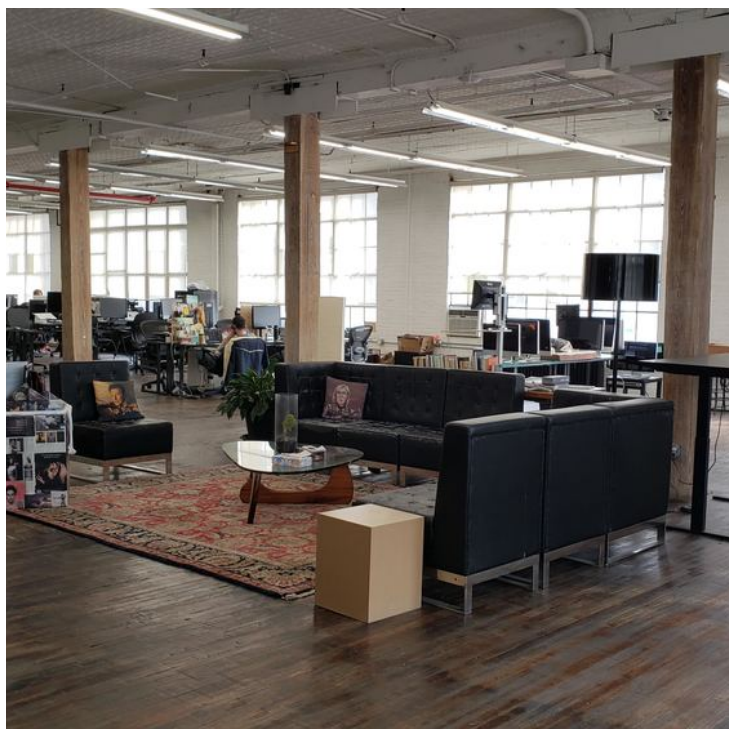
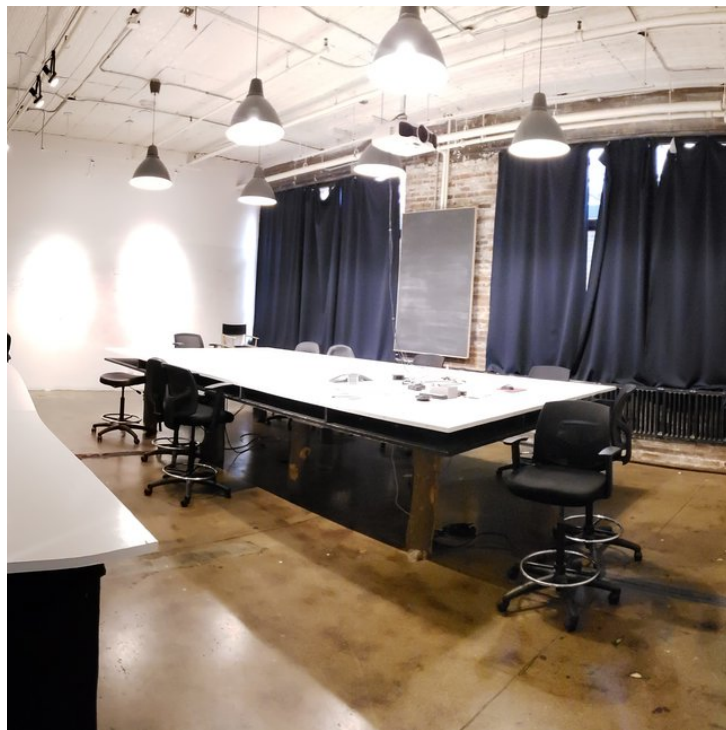
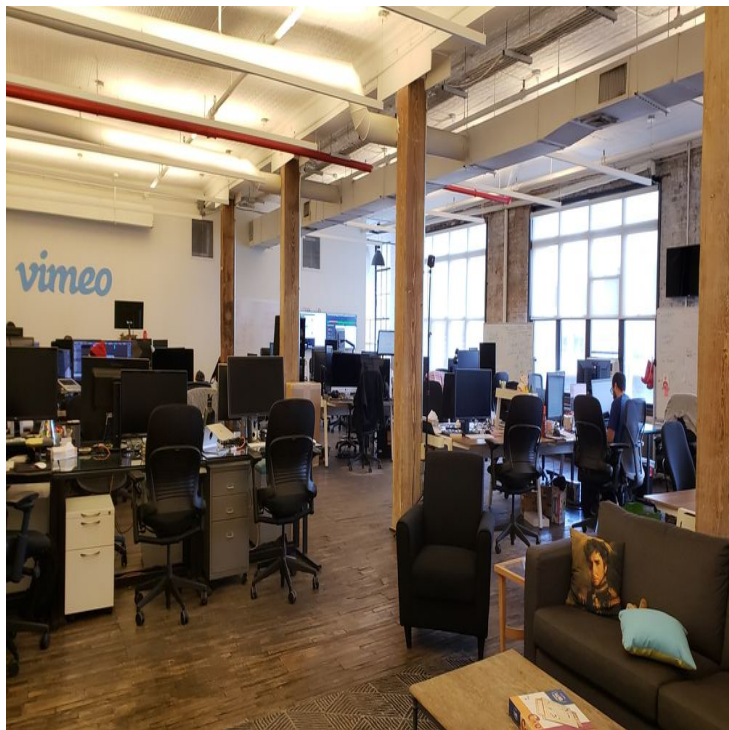


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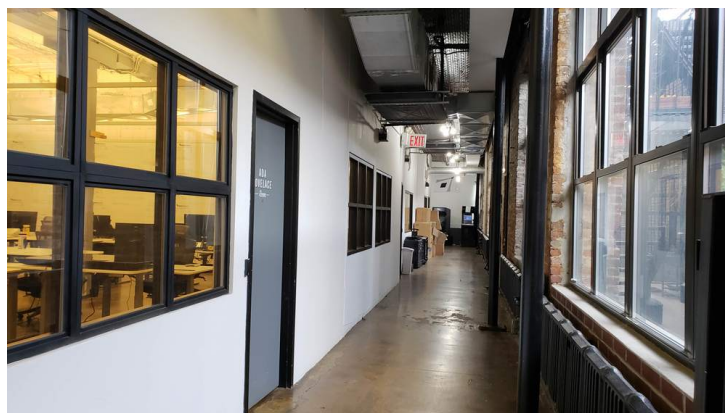
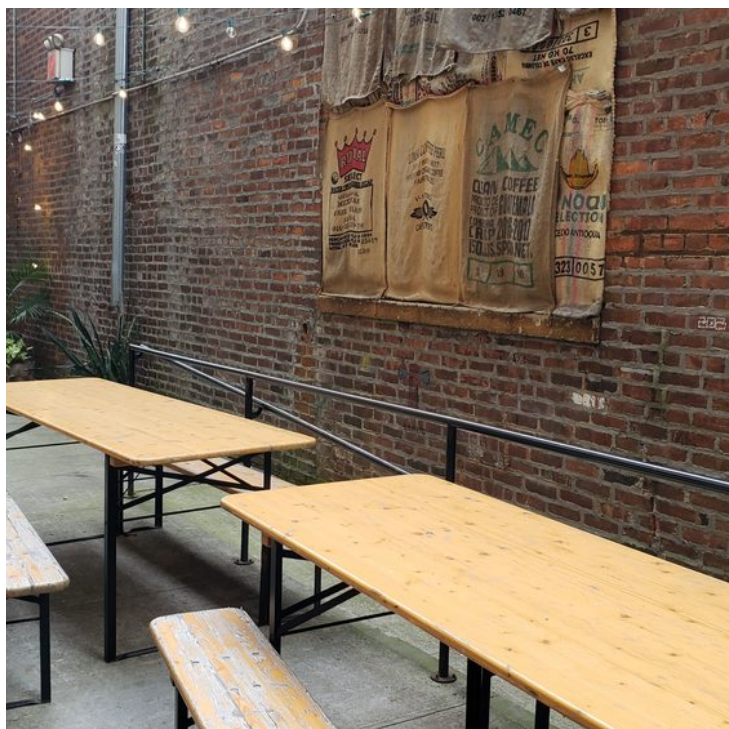


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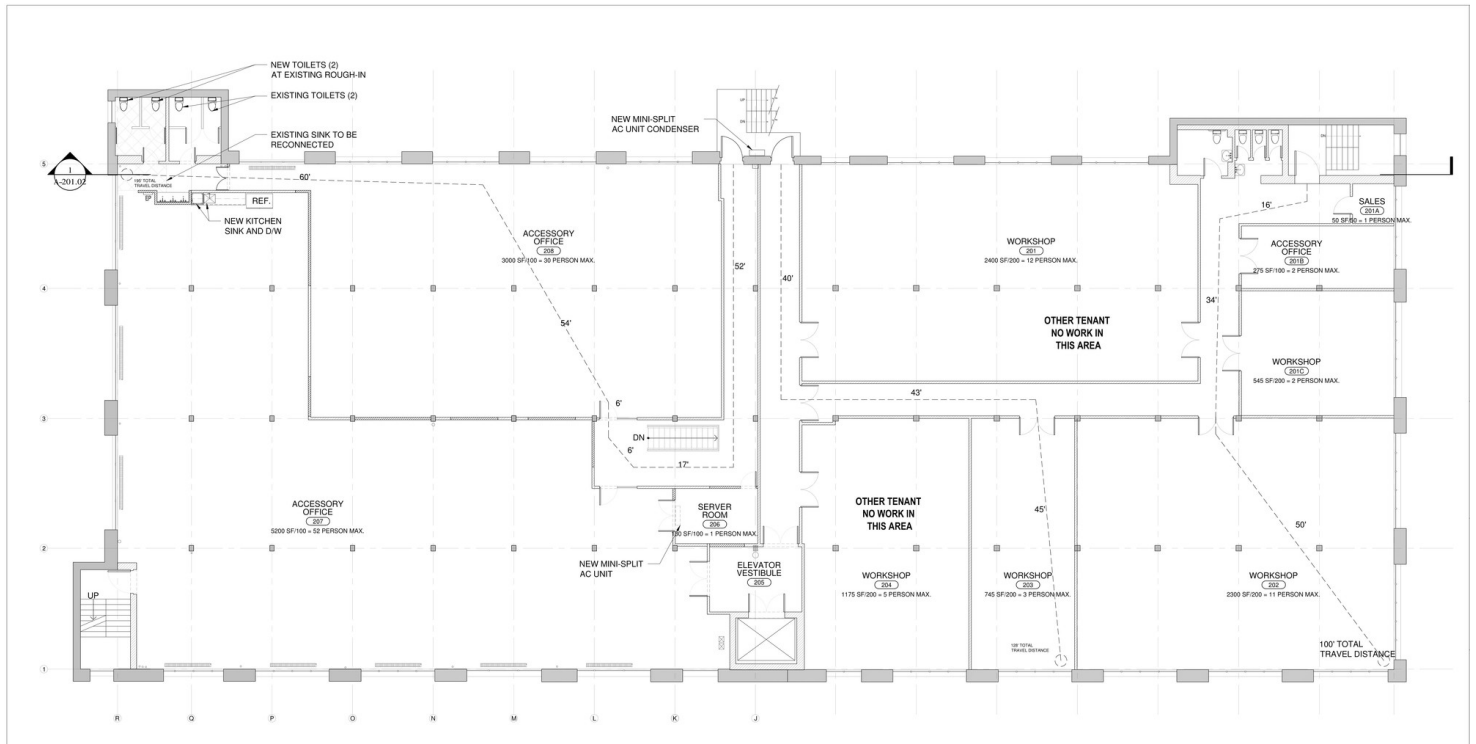
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Floor Plans



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Location Maps



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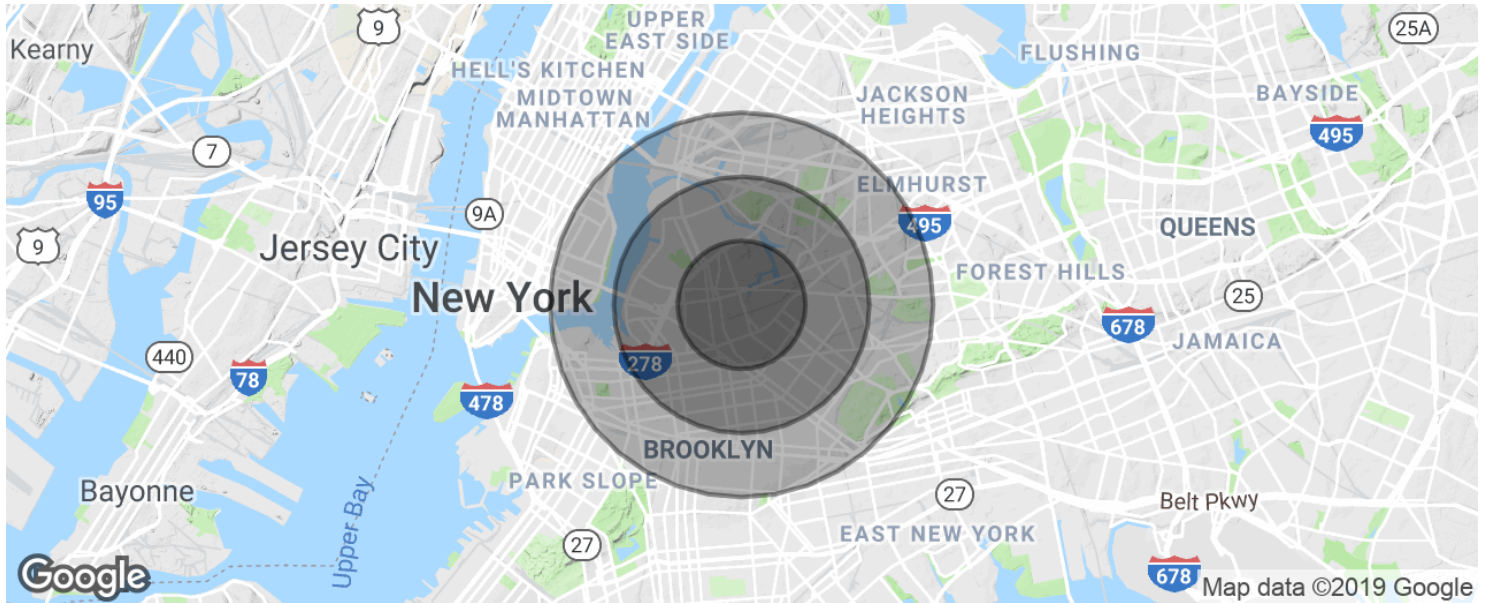
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Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	91,501	461,372	995,873
Median age	31.0	30.0	31.9
Median age (Male)	29.7	28.9	30.5
Median age (Female)	32.2	31.2	33.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	35,070	165,140	374,706
# of persons per HH	2.6	2.8	2.7
Average HH income	\$49,421	\$51,257	\$55,519
Average house value	\$656,450	\$672,412	\$607,314

* Demographic data derived from 2010 US Census

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Retailer Map



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