



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

800 SF - 1,400 SF Office Space Available in Crown Heights!

455 Utica Ave, Brooklyn, NY 11203

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

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### Executive Summary



#### OFFERING SUMMARY

**Available SF:** 800 - 1,400 SF

**Lease Rate:** Upon Request

**Lot Size:** 1,917 SF

**Building Size:** 3,292 SF

**Zoning:** C8-2

#### PROPERTY OVERVIEW

800 SF - 1,400 SF Office Space Available in Crown Heights!

Highlights:

- Drop Ceiling
- Carpet Floors
- HVAC

#### LOCATION OVERVIEW

Located on the borderline of Crown Heights & East Flatbush. A short walk to the 3 train at the Sutter Av- Rutland Rd station. B12, B17, and B46 bus service is also available steps away! Nearby national tenants include,

- Chase
- Citi Bank
- Blink Fitness
- Walgreens
- Wendys
- McDonald
- Apple Bank
- White Castle
- & many 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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## Additional Photos



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## Location Maps



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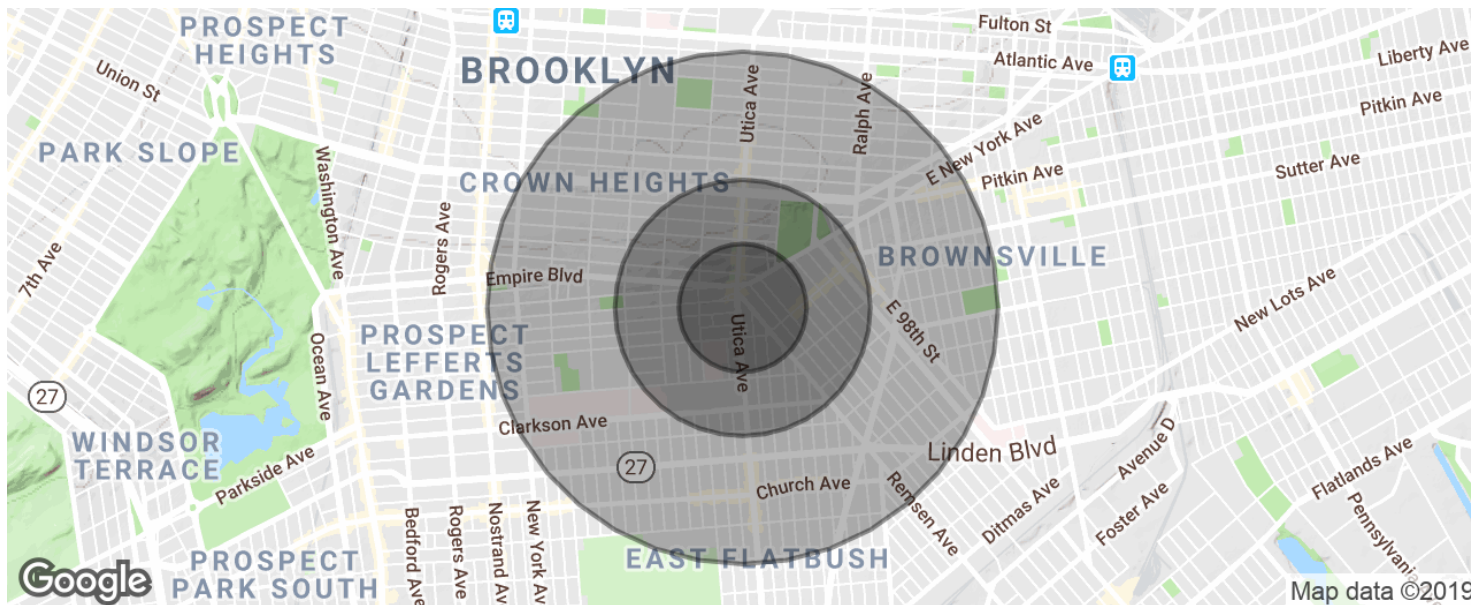
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	11,836	46,548	169,195
Median age	35.4	35.4	34.0
Median age (Male)	32.7	31.8	30.9
Median age (Female)	37.5	38.2	36.5

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	4,401	16,877	62,093
# of persons per HH	2.7	2.8	2.7
Average HH income	\$47,304	\$46,194	\$46,378
Average house value	\$497,390	\$547,040	\$490,385

\* Demographic data derived from 2010 US Census

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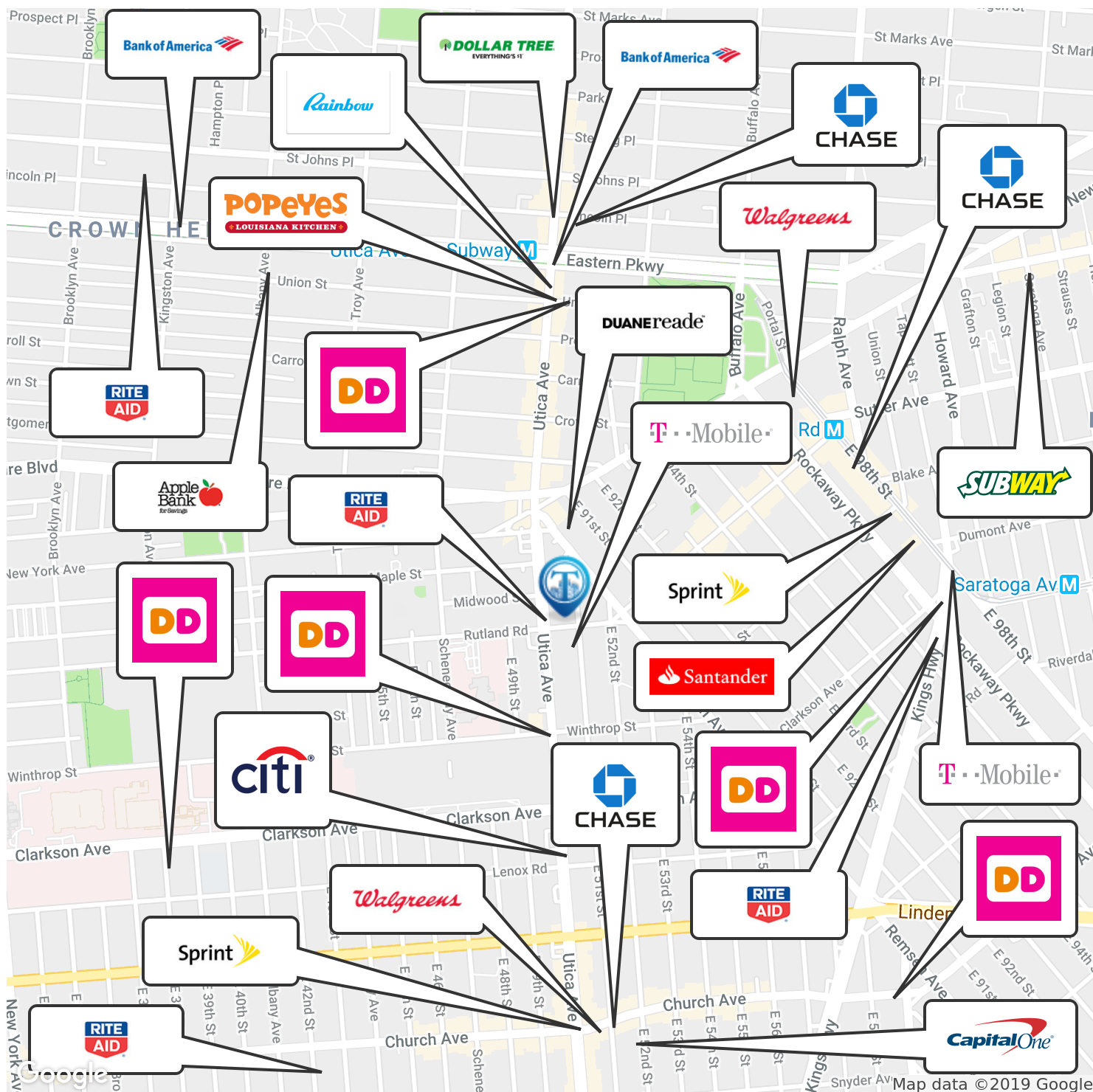
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## Retailer Map



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### Available Spaces

**LEASE TYPE** | Upon Request

**TOTAL SPACE** | 800 - 1,400 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Entire 2nd FL	Available	1,400 SF	Upon Request	Upon Request	Possession August 2019
Office 2 (Back Space)	Available	800 SF	Upon Request	Upon Request	-

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