



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

Up to 61,910 SF Artist Studio Spaces Available + 12,382 SF Rooftop + 10,000 SF Lot in Bushwick!

49 Wyckoff Ave, Brooklyn, NY 11237

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Up to 61,910 SF Artist Studio Spaces Available + 12,382 SF Rooftop + 10,000 SF Lot in Bushwick!

49 Wyckoff Ave, Brooklyn, NY 11237



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Available SF: 10,000 - 84,292 SF

Lease Rate: Upon Request

Lot Size: 20,000 SF

Building Size: 61,910 SF

Zoning: M1-1

Market: Bushwick

PROPERTY OVERVIEW

Up to 61,910 SF Artist Studio Spaces Available + 12,382 SF Rooftop + 10,000 SF Lot in Bushwick!

Features:

- Elevator Building
- Rooftop Option!
- 10,000 SF Lot
- A fully equipped kitchenette, with vending machines, tables, and a bar, so you can sit and enjoy your lunch.

LOCATION OVERVIEW

Estimated to have been built in 1931, 49 Wyckoff Ave was previously a Tile Board factory. Located in Northern Brooklyn's neighborhood of Bushwick, which was first founded & settled in the 19th century. Bushwick is historically a working-class neighborhood & borders Ridgewood, Queens, Williamsburg, & Bedford-Stuyvesant--making Bushwick a highly desirable location for businesses.

49 Wyckoff is a prime corner office space as it uniquely towers over the surrounding buildings & offers a private parking lot. The 4-story building features an elevator, fully equipped kitchenette with vending machines, tables, & a bar. The office space is steps away from the L train at the Jefferson Ave station & at the center of thriving businesses such as local dive bars, bodegas, & gallery spaces. The venue sits five blocks away from Wyckoff Heights Medical Center & resides between Maria Hernandez Park & Grover

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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



Up to 61,910 SF Artist Studio Spaces Available + 12,382 SF Rooftop + 10,000 SF Lot in Bushwick!

49 Wyckoff Ave, Brooklyn, NY 11237



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS

Additional Photos



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



Up to 61,910 SF Artist Studio Spaces Available + 12,382 SF Rooftop + 10,000 SF Lot in Bushwick!

49 Wyckoff Ave, Brooklyn, NY 11237



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Location Maps



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



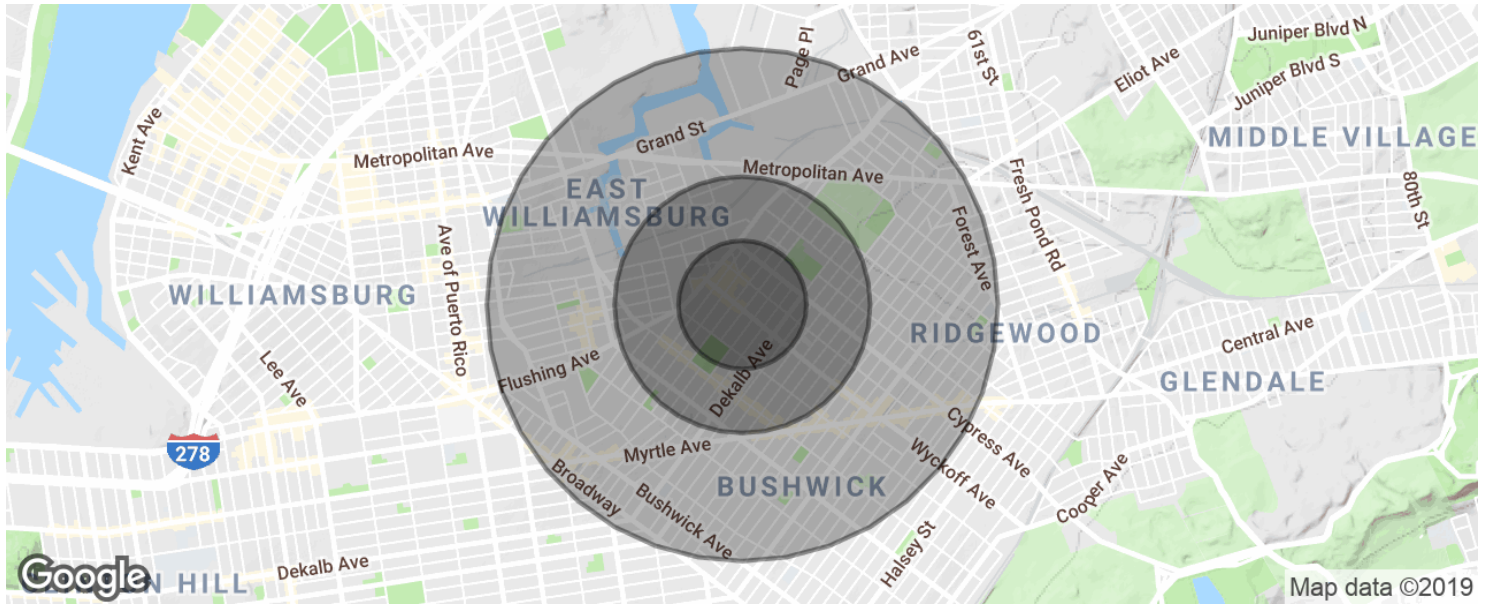
Up to 61,910 SF Artist Studio Spaces Available + 12,382 SF Rooftop + 10,000 SF Lot in Bushwick!

49 Wyckoff Ave, Brooklyn, NY 11237



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	10,342	41,044	130,413
Median age	30.2	29.1	29.8
Median age (Male)	29.2	28.5	28.7
Median age (Female)	31.5	30.4	31.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,444	12,753	41,566
# of persons per HH	3.0	3.2	3.1
Average HH income	\$50,556	\$47,712	\$47,000
Average house value			\$652,359

* Demographic data derived from 2010 US Census

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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



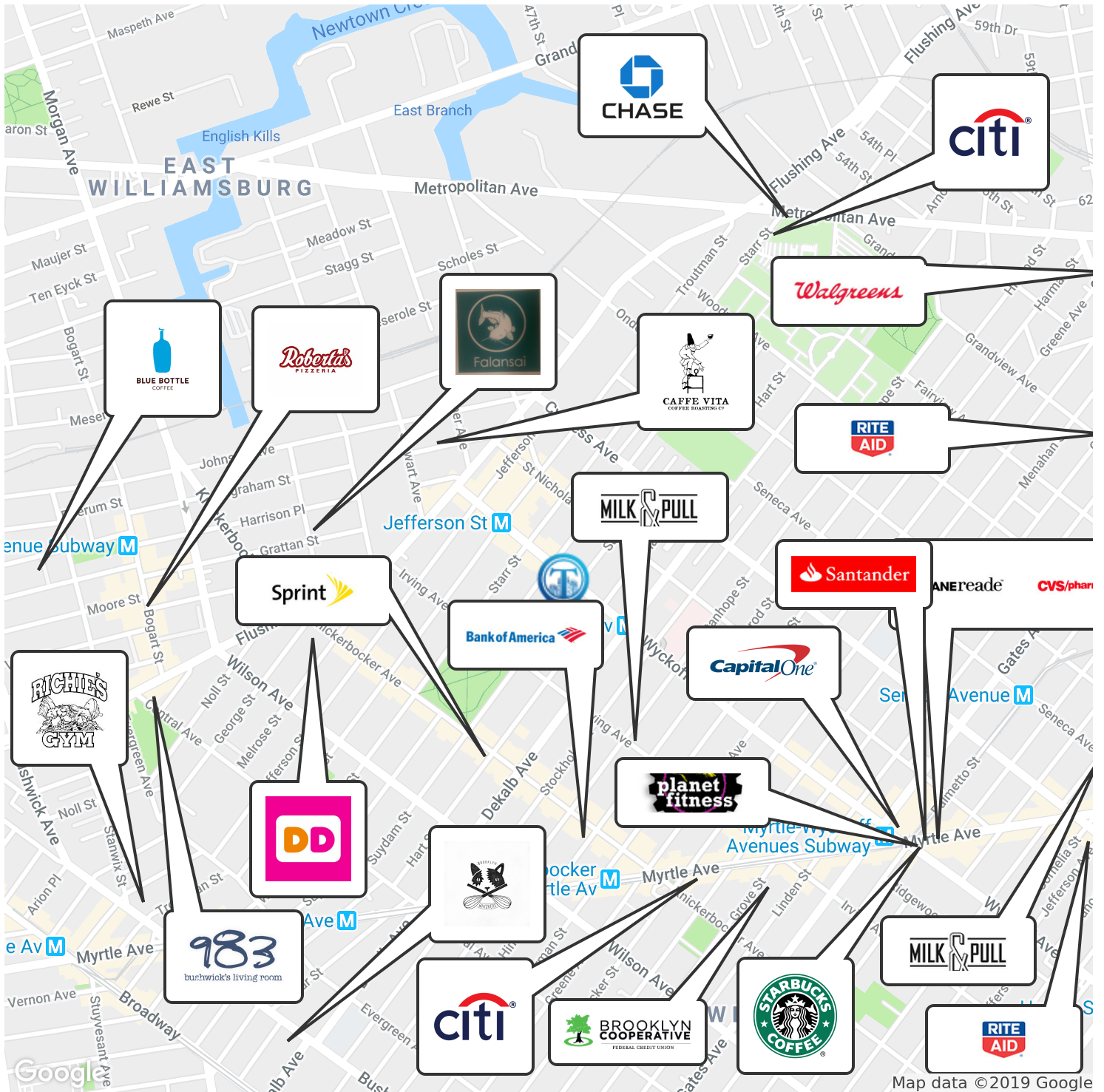
Up to 61,910 SF Artist Studio Spaces Available + 12,382 SF Rooftop + 10,000 SF Lot in Bushwick!

49 Wyckoff Ave, Brooklyn, NY 11237



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Retailer Map



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



Up to 61,910 SF Artist Studio Spaces Available + 12,382 SF Rooftop + 10,000 SF Lot in Bushwick!

49 Wyckoff Ave, Brooklyn, NY 11237



Available Spaces

LEASE TYPE | Upon Request

TOTAL SPACE | 10,000 - 84,292 SF

LEASE TERM | Negotiable

LEASE RATE | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lower Level	Available	12,382 SF	Upon Request	Upon Request	-
1st FL	Available	12,382 SF	Upon Request	Upon Request	-
2nd FL	Available	12,382 SF	Upon Request	Upon Request	-
3rd FL	Available	12,382 SF	Upon Request	Upon Request	-
4th FL	Available	12,382 SF	Upon Request	Upon Request	-
Rooftop	Available	12,382 SF	Upon Request	Upon Request	-
Lot (Corner of Starr & Wyckoff)	Available	10,000 SF	Upon Request	Upon Request	-
Entire Building	Available	84,292 SF	Upon Request	Upon Request	-

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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>

