



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

Amazing Opportunity! Brand New Office Building on Broadway!

800 Broadway , Brooklyn, NY 11206

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

**Available SF:** 23,541 SF

**Lease Rate:** Upon Request

**Lot Size:** 5,736 SF

**Building Size:** 28,684 SF

**Zoning:** C4-4L, EC-4

**Market:** Bed Stuy

### PROPERTY OVERVIEW

Amazing Opportunity! Brand New Office Building on Broadway!

Property Type: Office

SPACE 1: 4,682 SF

SPACE A: 6,391 SF

SPACE B: 5,027 SF

SPACE C: 4,093 SF

SPACE D: 3,348 SF

Total Space Available: 23,541 SF

Building Size: 28,684 SF

### LOCATION OVERVIEW

Located in one of Bed Stuy's busiest Avenue's, Broadway. Steps away from the J,M, Z trains by Flushing Ave. Coming soon in place of Fat Albert's Warehouse is Brooklyn Common's Co-Working Space. Also Coworkrs Flatiron, located across the street.

Join neighboring tenants:

-Chase Bank

-Bank of America

-IHOP

-Popular Community Bank

-Wingstop

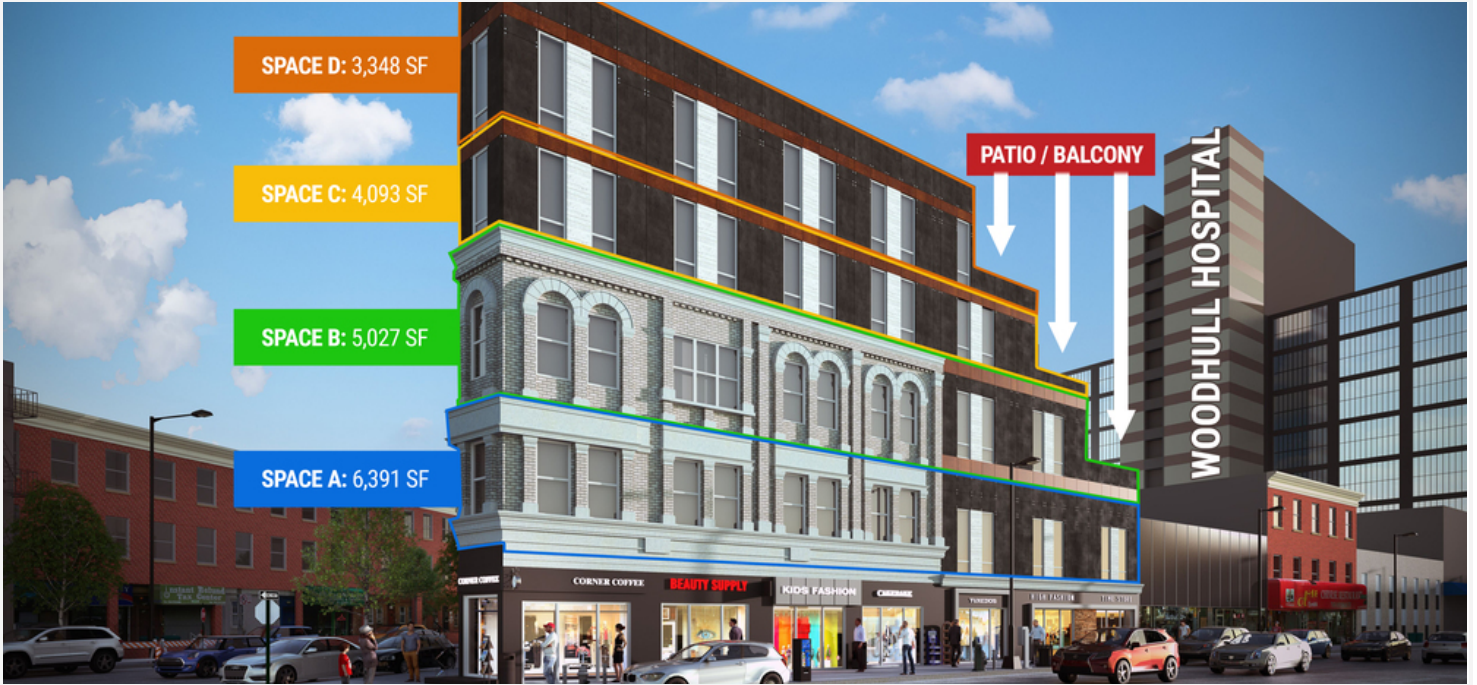
-Supercrown Coffee Roasters

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.



800 Broadway  
Brooklyn, NY 11206

Additional Photos



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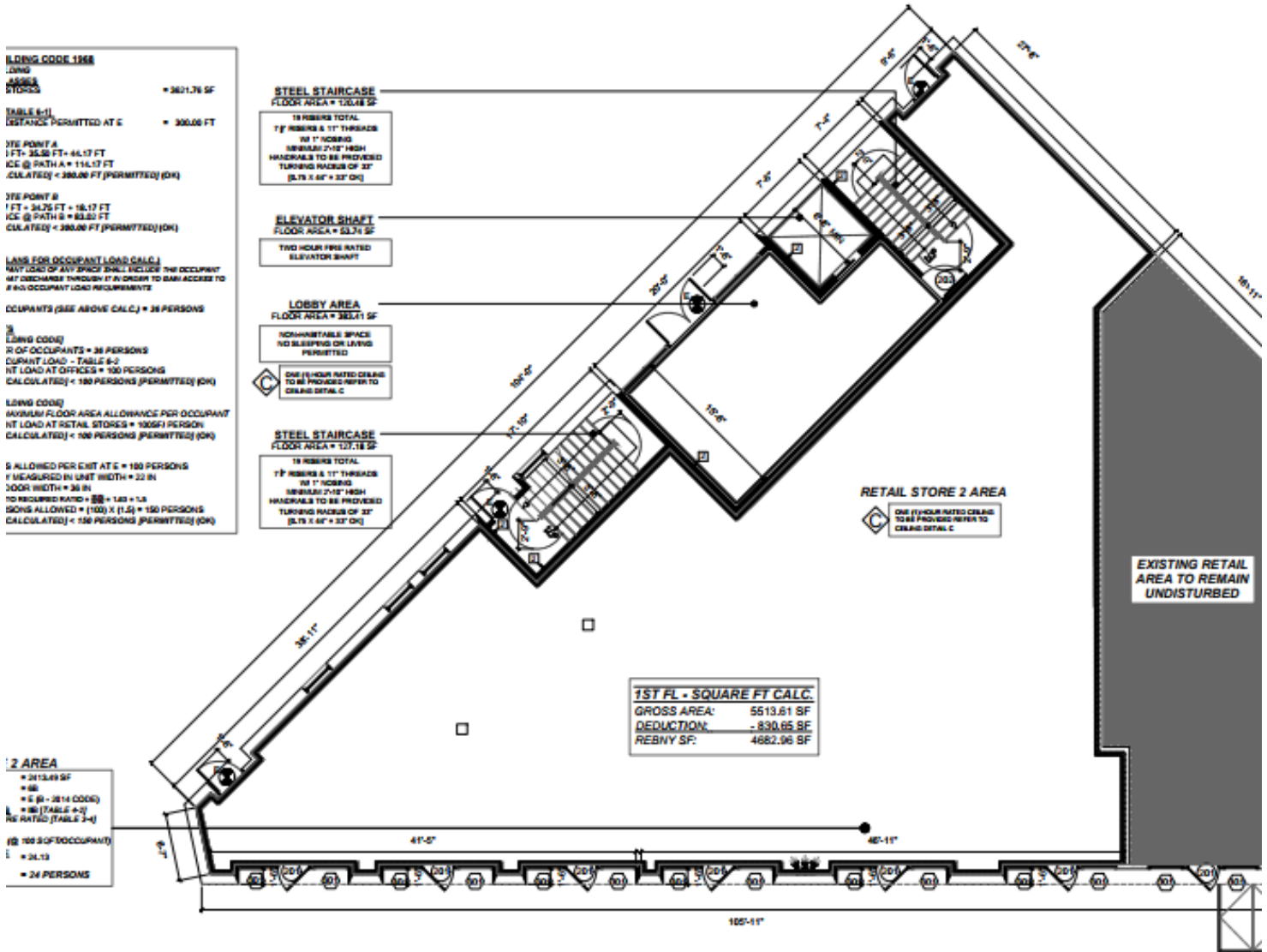
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## Space 1 Layout Sample



### FIRST FLOOR PLAN

SCALE:  $\frac{1}{16}'' = 1' - 0''$

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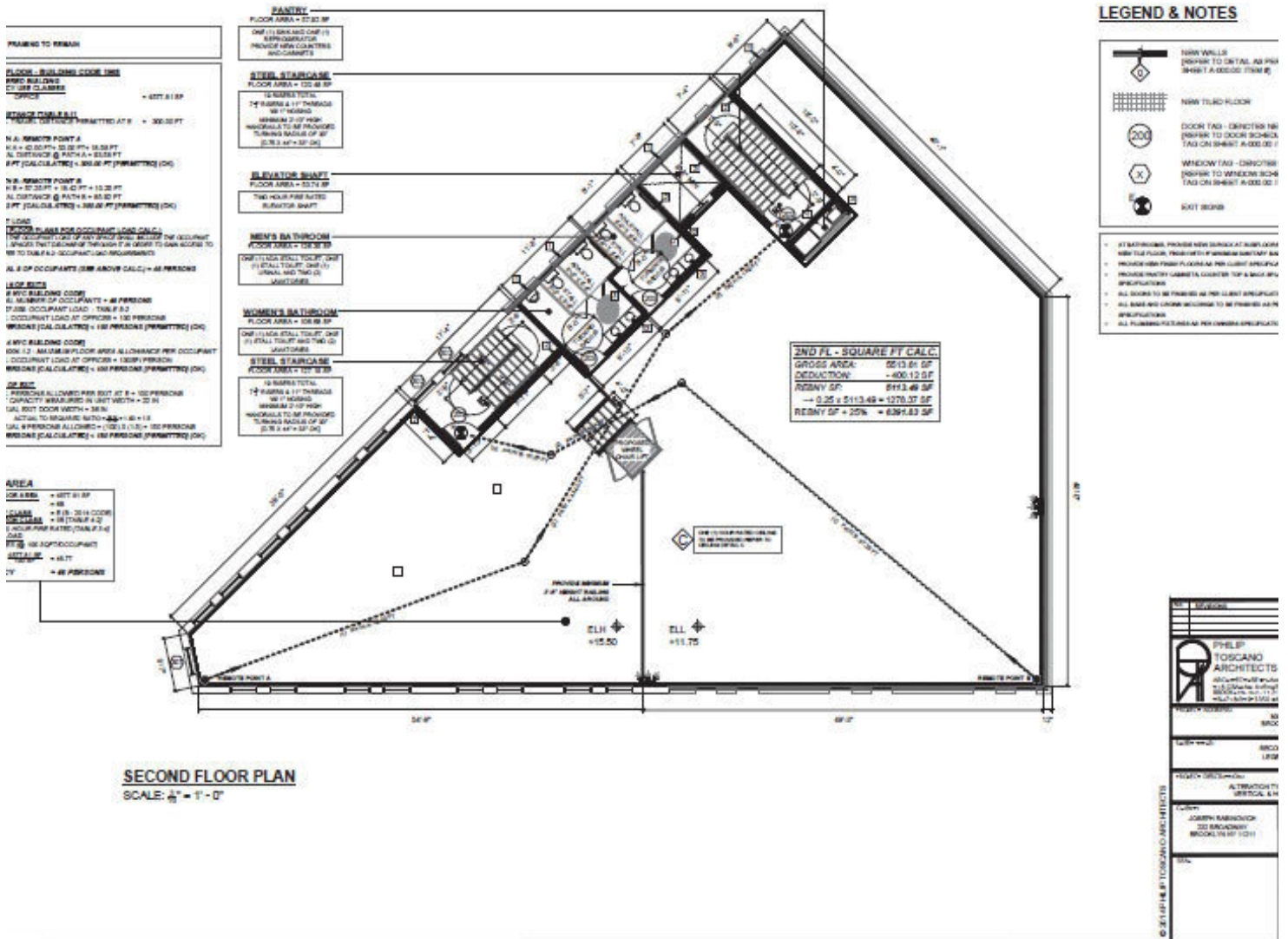
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Space A Layout Sample

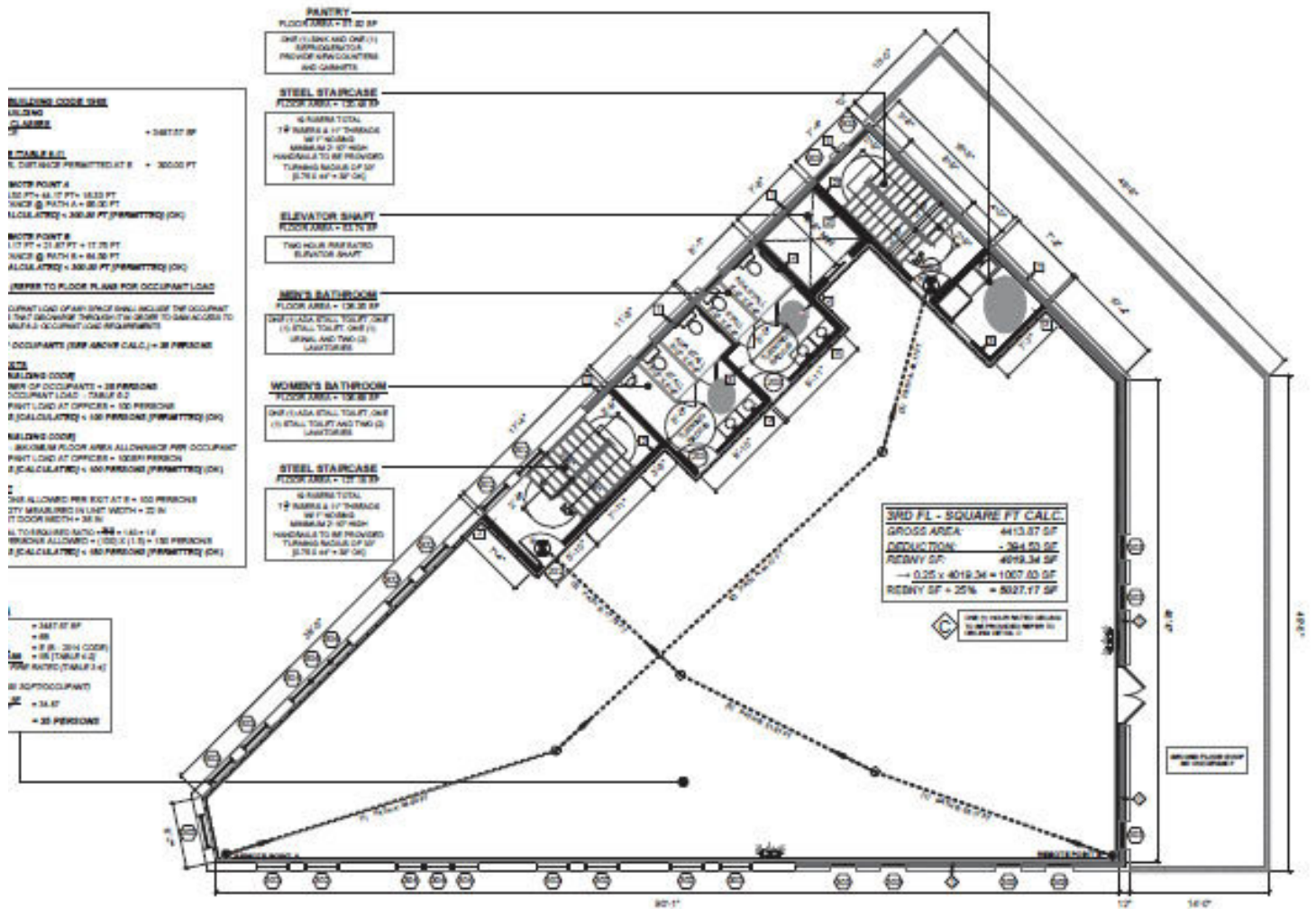


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Space B Layout Sample

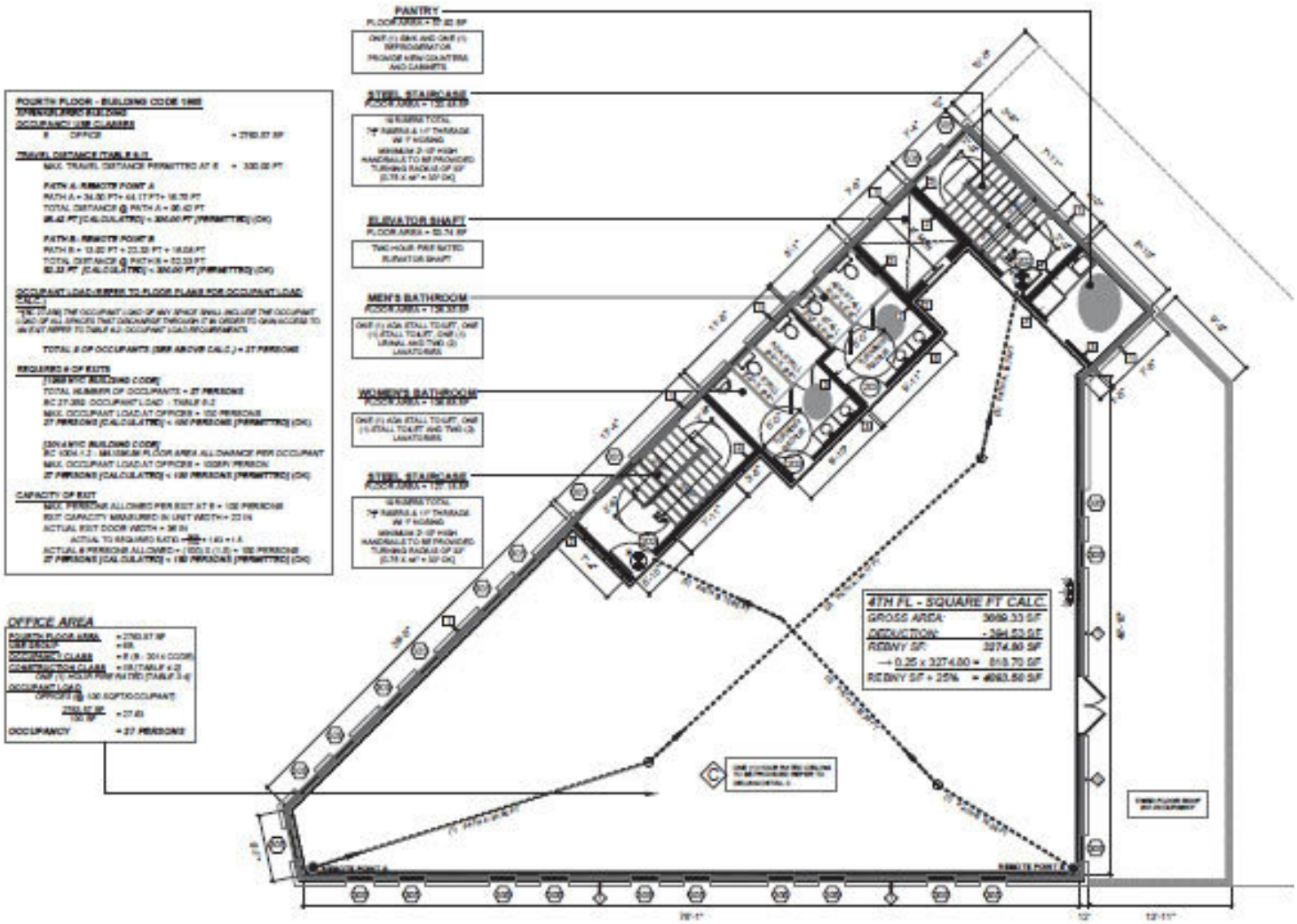


THIRD FLOOR PLAN  
SCALE: 1/8" = 1' - 0"

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Space C Layout Sample

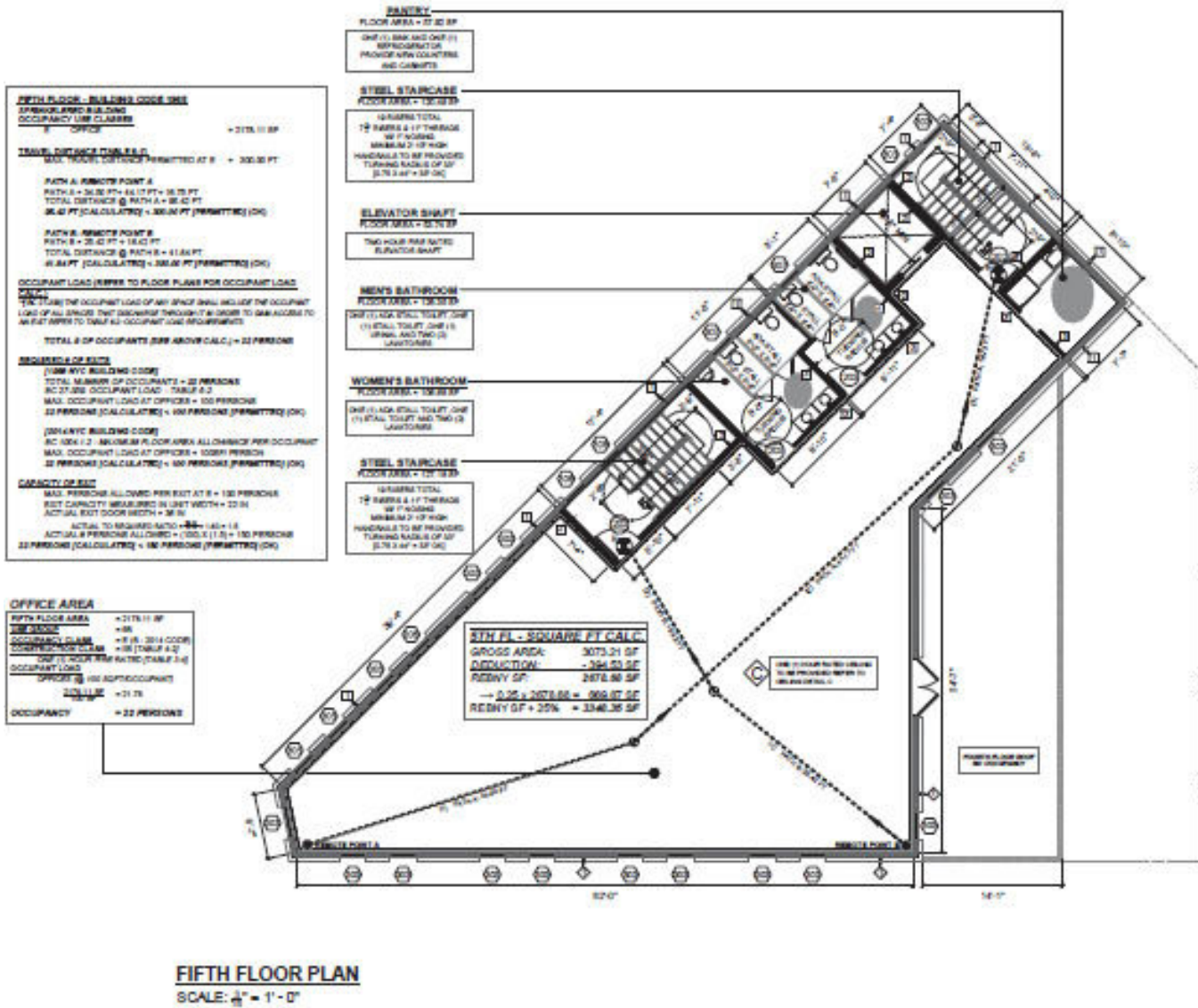


**FOURTH FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"

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Space D Layout Sample



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