



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

1,600 SF Fully Built-out Office For Lease in Flatlands!

5402 Flatlands Ave, Brooklyn, NY 11234

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,600 SF

Lease Rate: Negotiable

Lot Size: 3,375 SF

Year Built: 1960

Building Size: 4,034 SF

Zoning: R4

Market: Flatlands

PROPERTY OVERVIEW

1,600 SF Fully Built-out Office Available in Flatlands!

Highlights:

- Newly Built-out
- Kitchenette Area
- Lobby | Reception Area
- 4 Car Parking
- Signage Opportunity

LOCATION OVERVIEW

Located in Flatlands, in close proximity to the Flatlands Ave/Ave J or Flatlands Av/E 53 St bus station

Public Transport: B82 bus at Flatlands Ave/Ave J or Flatlands Av/E 53 St.

Encompassed by national tenants like,

- Flatbush Crossfit
- TD Bank
- Capital One
- Starbucks
- Chipotle
- Five Guys

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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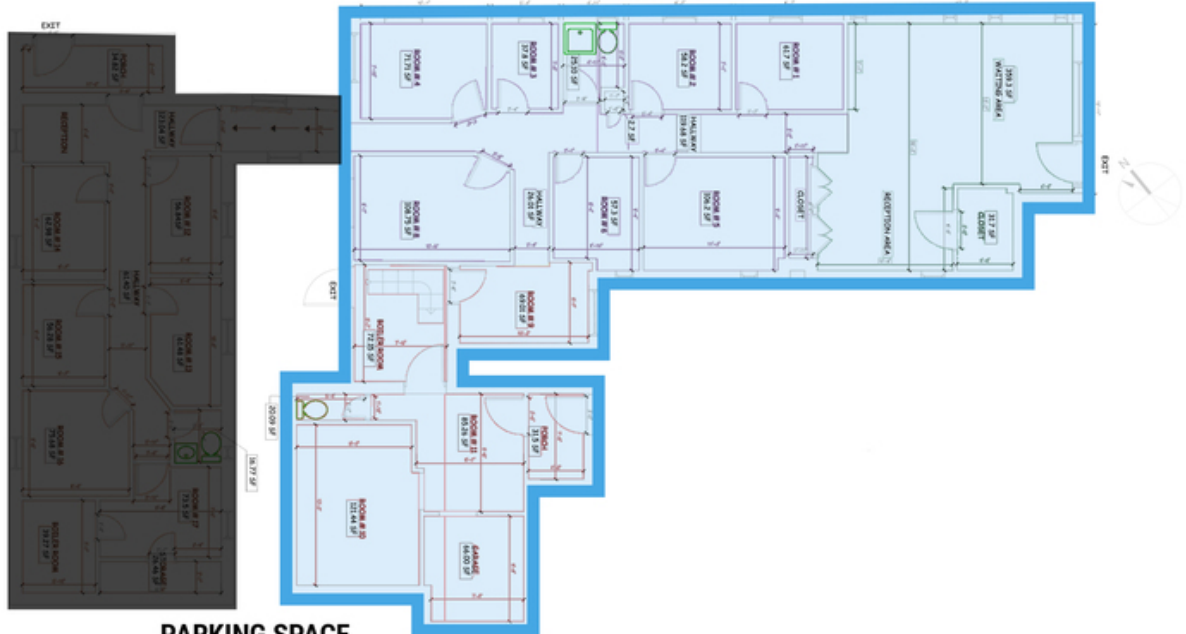
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Floor Plans



PARKING SPACE

1 2 3 4



FLATLANDS AVE

5402 FLATLANDS AVE

TOTAL AVAILABLE SPACE

1,600 SF

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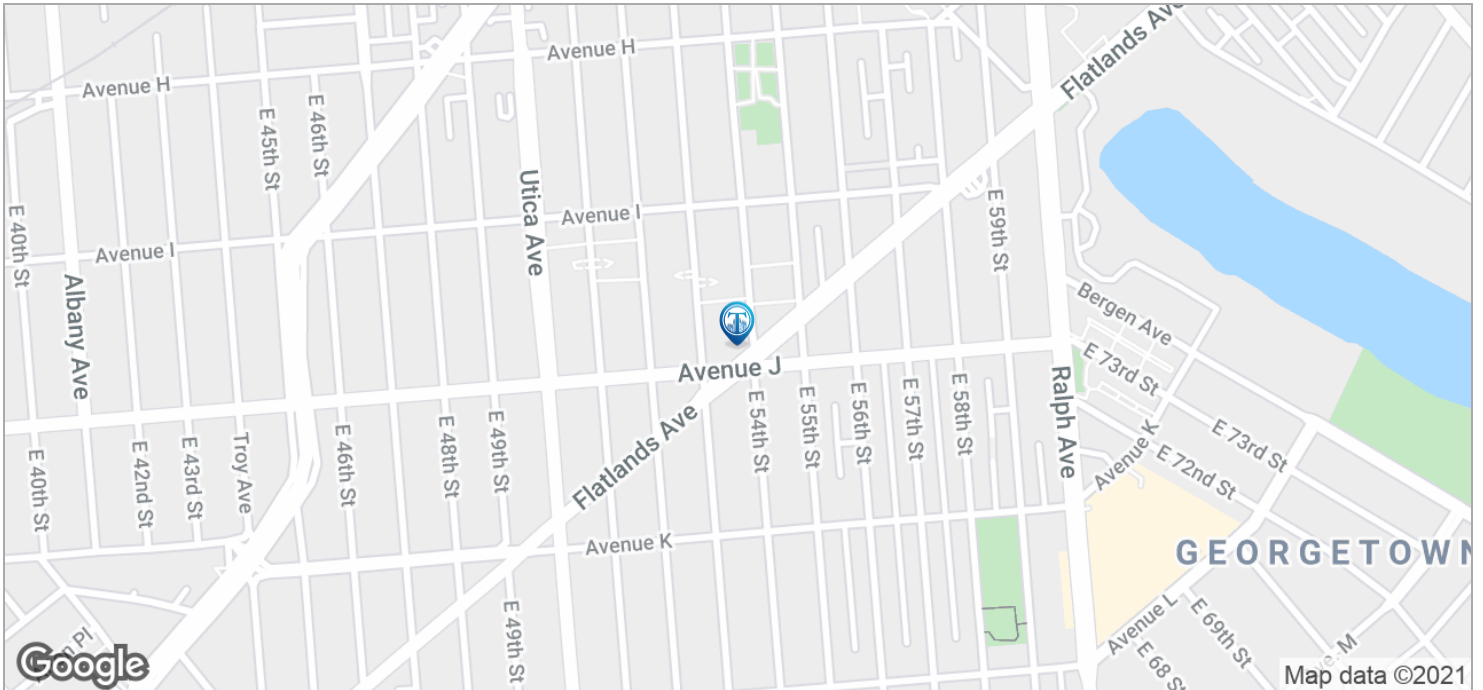
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Location Maps



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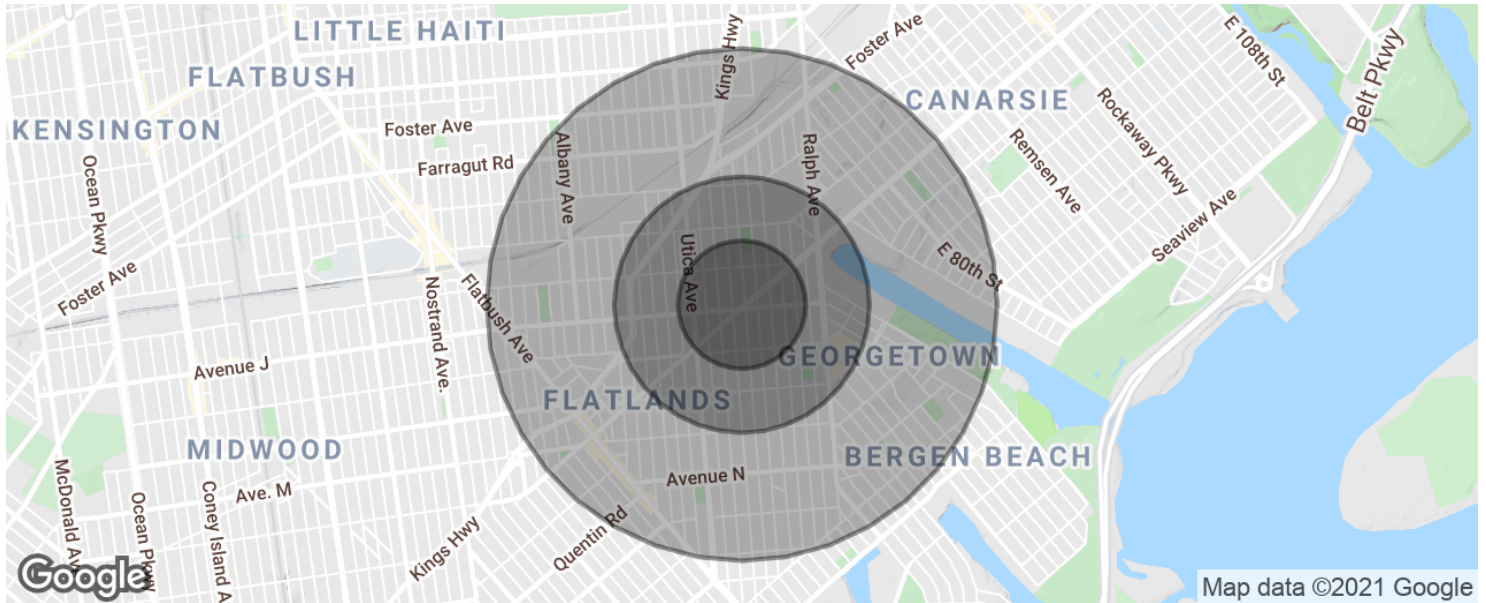
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	7,823	28,522	95,044
Median age	38.9	37.9	37.2
Median age (Male)	36.6	33.7	33.6
Median age (Female)	40.2	40.1	39.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,736	9,572	31,630
# of persons per HH	2.9	3.0	3.0
Average HH income	\$71,895	\$72,187	\$72,515
Average house value		\$499,000	\$489,023

* Demographic data derived from 2010 US Census

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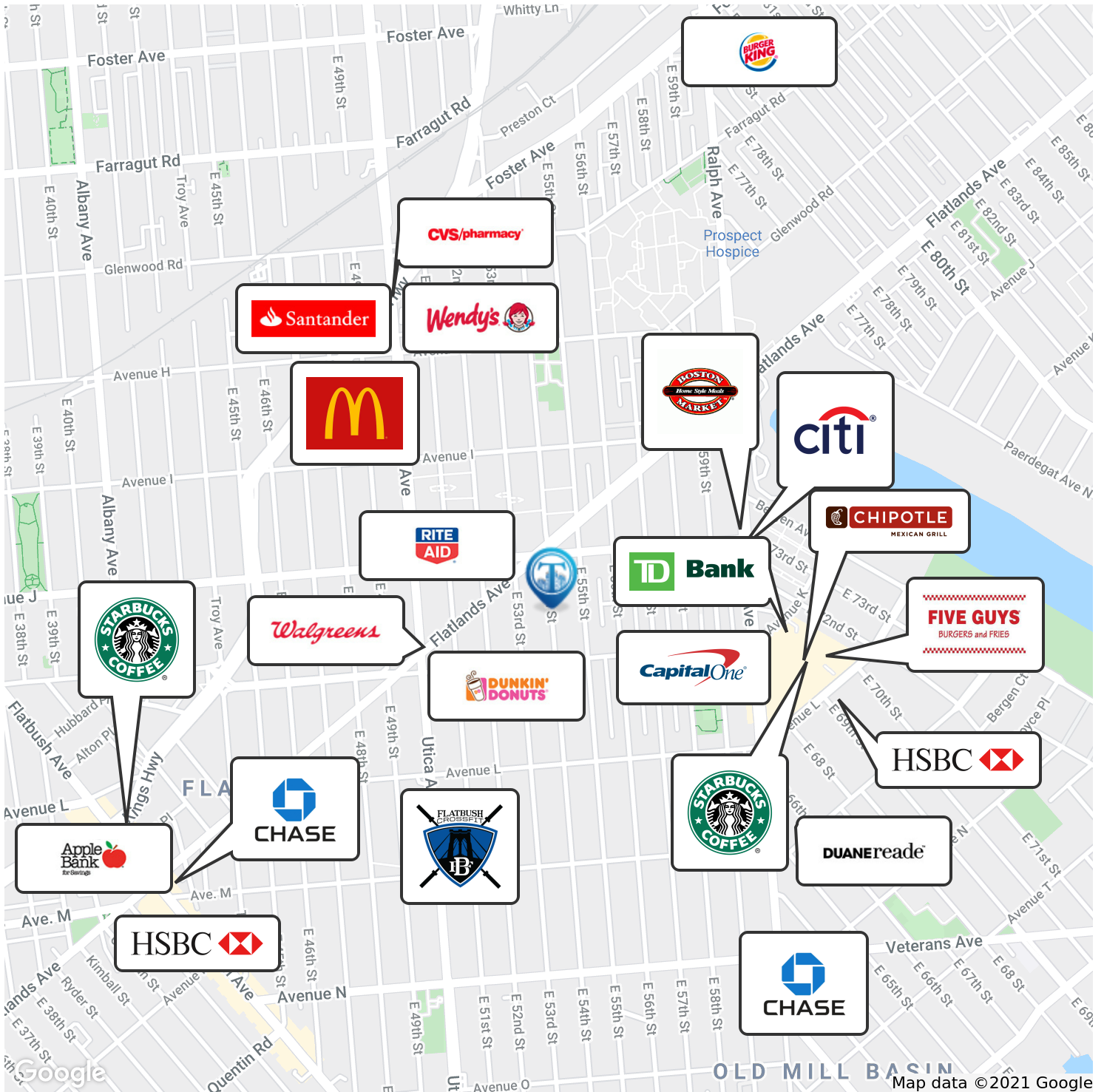
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Retailer Map



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