



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

Loft/Office Spaces | Elevator & Lobby in East Williamsburg

195 Morgan Ave, Brooklyn, NY 11237

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com



## Executive Summary



### OFFERING SUMMARY

Available SF: 669 - 14,000 SF

Lease Rate: Upon Request

Lot Size: 22,500 SF

Building Size: 79,352 SF

Zoning: M1-1

### PROPERTY OVERVIEW

Loft/Office Spaces | Elevator & Lobby For lease in East Williamsburg!

#### Highlights:

- 12 months free on signing on Ground & 2nd Floor
- Loft style | Lobby | Loading dock | Large freight/passenger elevator building | Plenty of natural light through large windows
- Immediate occupancy

### LOCATION OVERVIEW

Located in East Williamsburg near the Grand Street or Montrose Ave Subway Station.

#### Public Transit:

By Train: L train at Grand St and Montrose Ave | By Bus: Q54, Q59, and B60 bus.

Nearby Citibike: Stagg St & Morgan Ave | Waterbury St & Stagg St | Bushwick Ave & Stagg St | Devoe St & Morgan Ave | Power St & Olive St | Metropolitan Ave Vandervoort | Bushwick Ave & Power St

Nearby national tenants include,

- Chase, Starbucks, Bank of America, Walgreens, McDonald's, Dollar Tree, Blue Bottle & many more!

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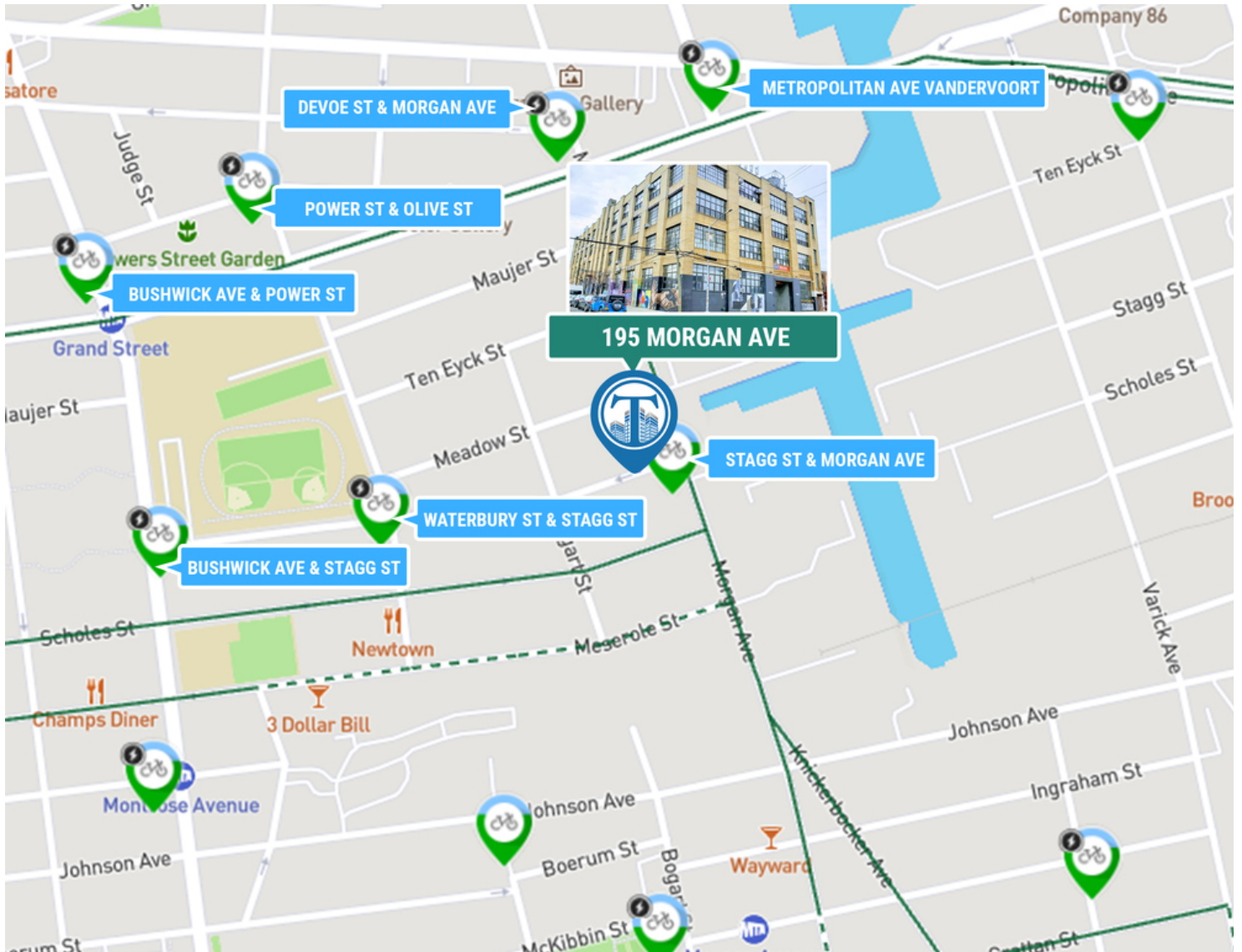
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### Nearby Citibike



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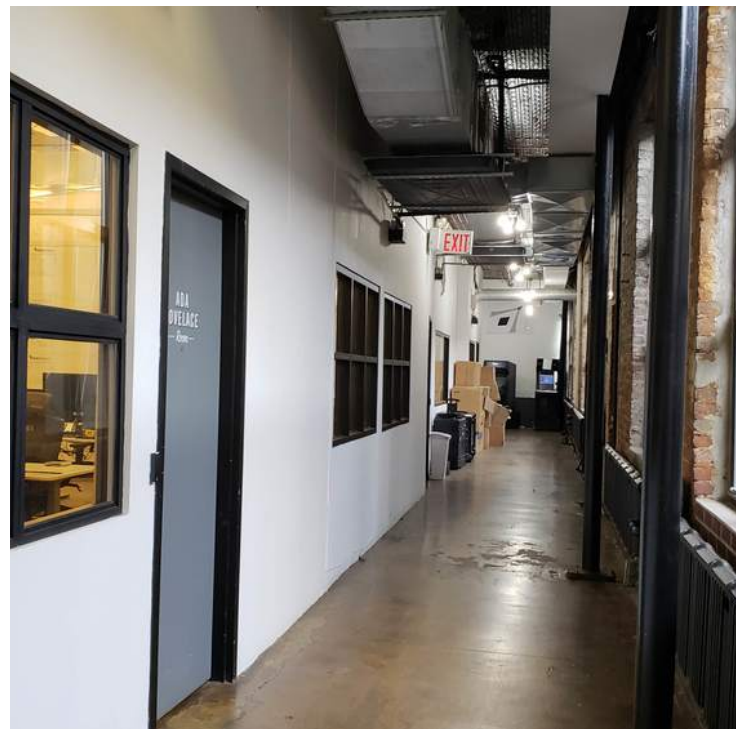
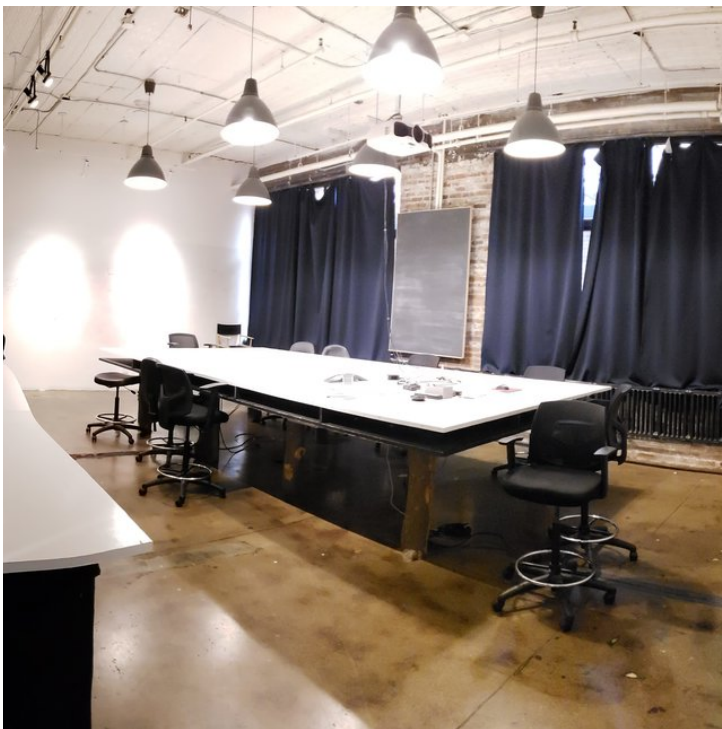
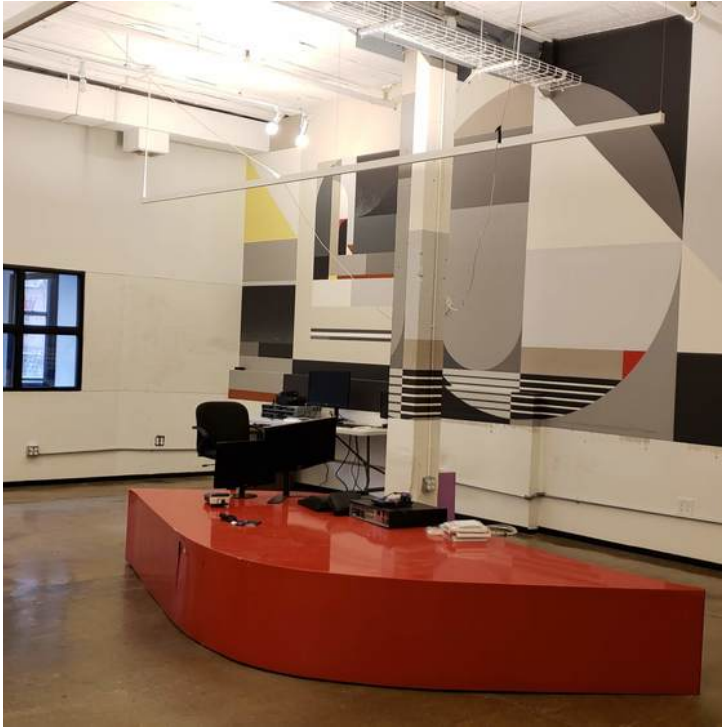
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## Additional Photos



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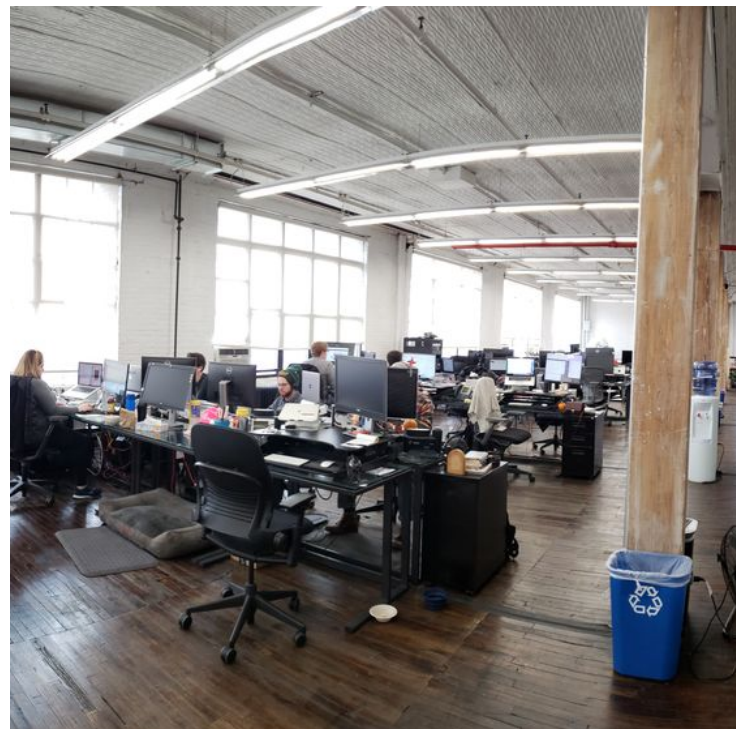
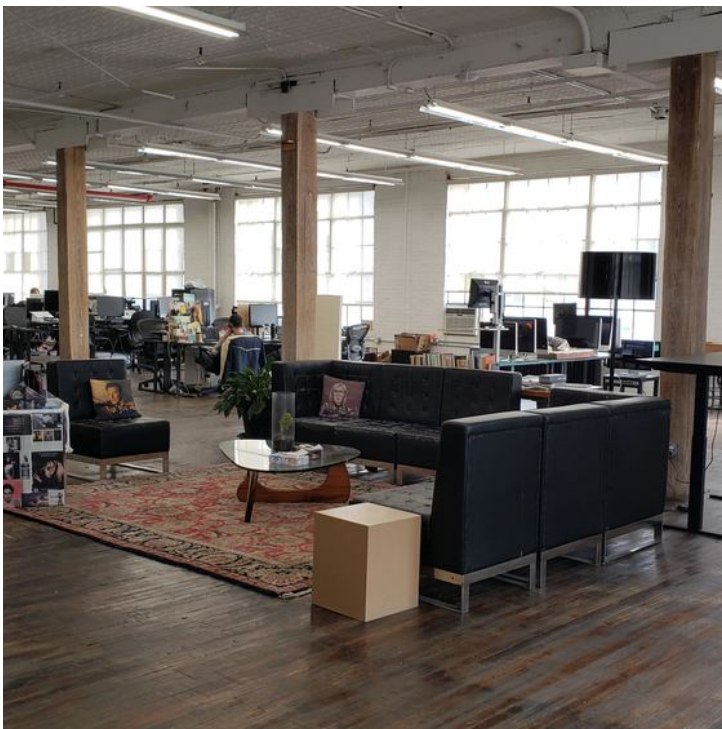
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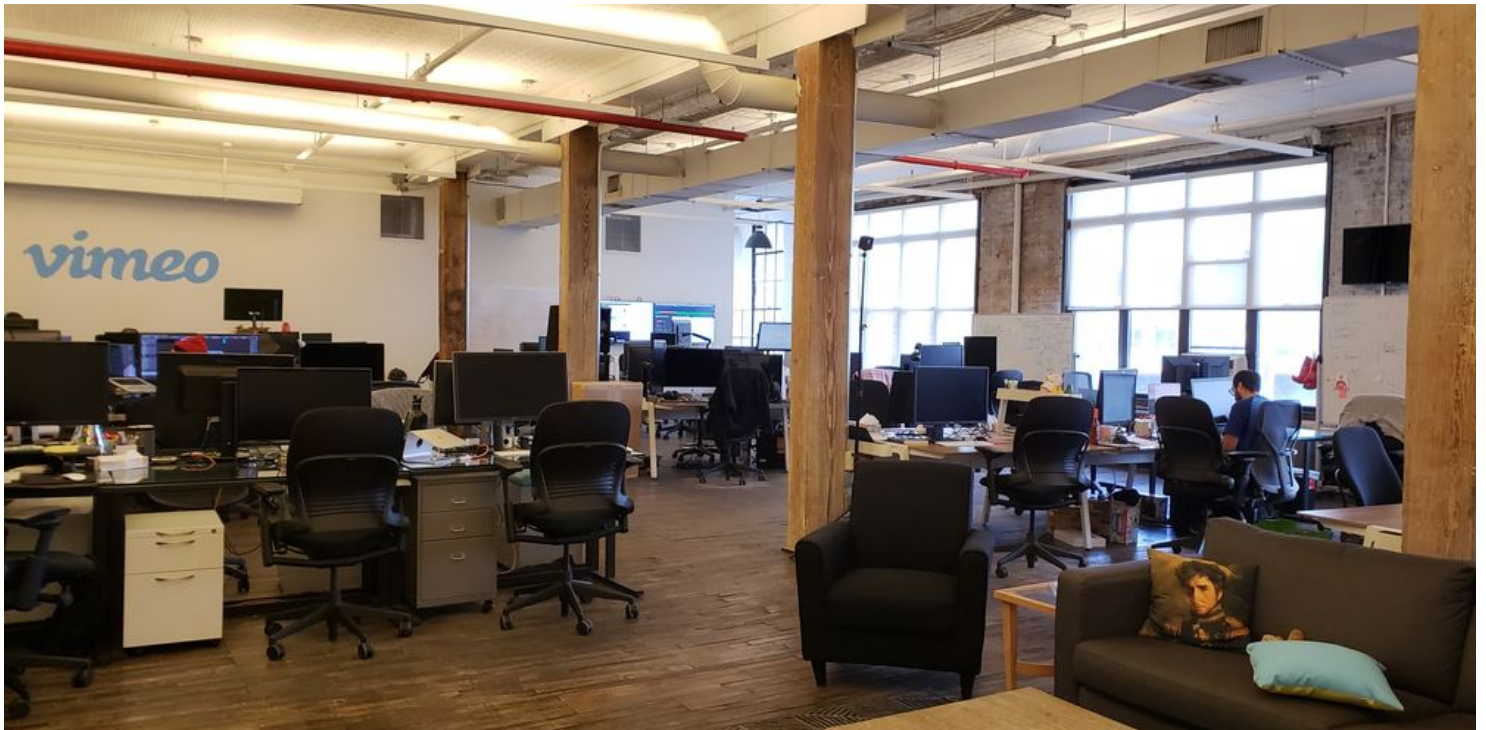


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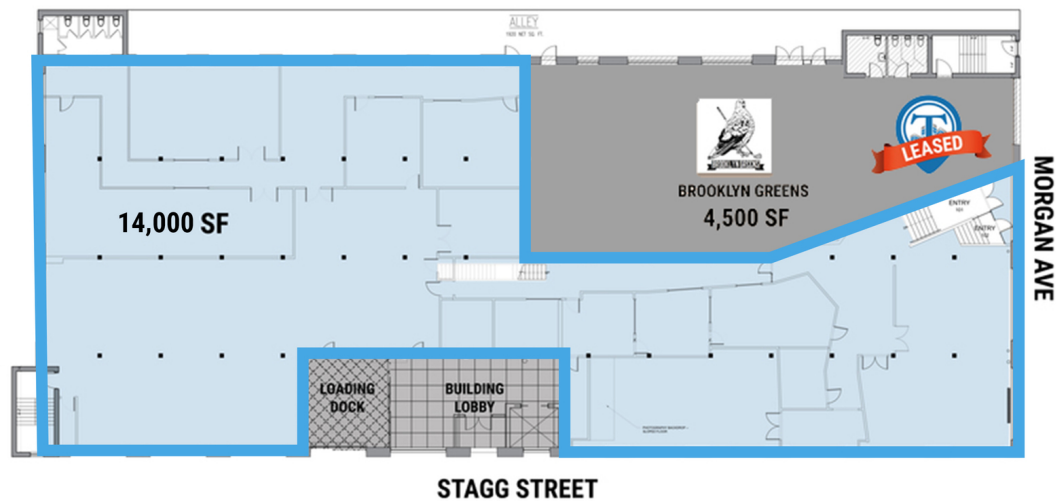
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## Floor Plan-Ground Floor



**195 MORGAN AVE**  
**GROUND FLOOR**  
**TOTAL AVAILABLE SPACE**  
**14,000 SF**

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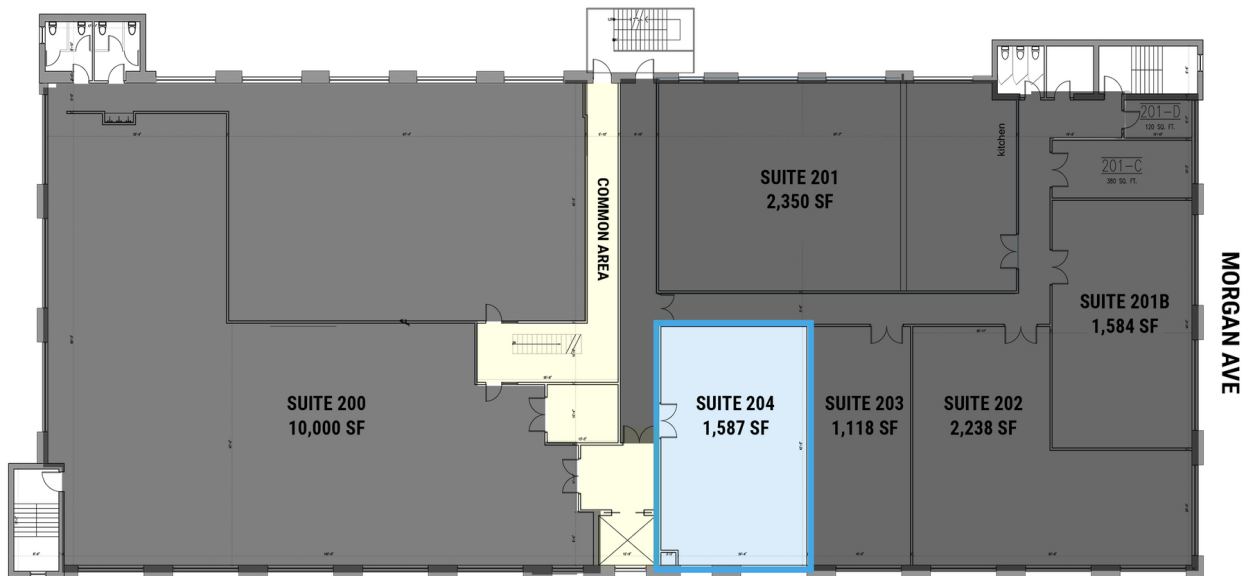
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## Floor Plan- Second Floor



STAGG STREET

**195 MORGAN AVE**

2ND FLOOR  
TOTAL AVAILABLE SPACES  
1,587 SF

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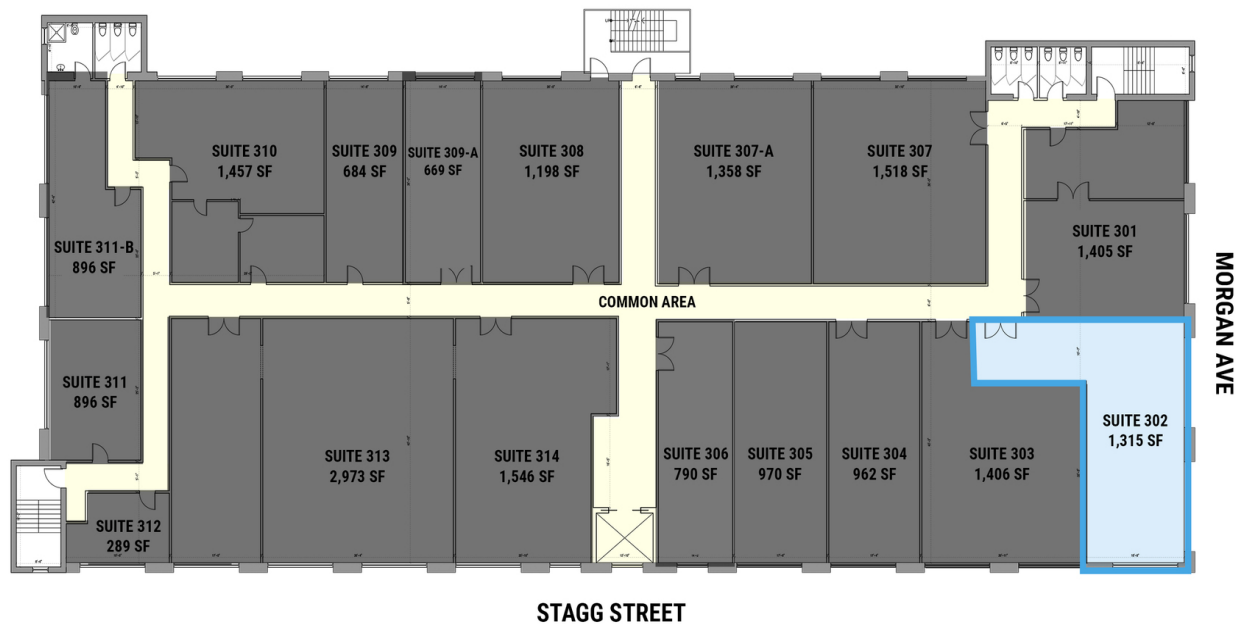
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## Floor Plan-3rd Floor



STAGG STREET

## 195 MORGAN AVE

3RD FLOOR  
TOTAL AVAILABLE SPACES  
1,315 SF

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## Floor Plan-4th Floor



## 195 MORGAN AVE

4TH FLOOR  
TOTAL AVAILABLE SPACES  
1,126-4,147 SF

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Nearby food tenants



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Location Maps



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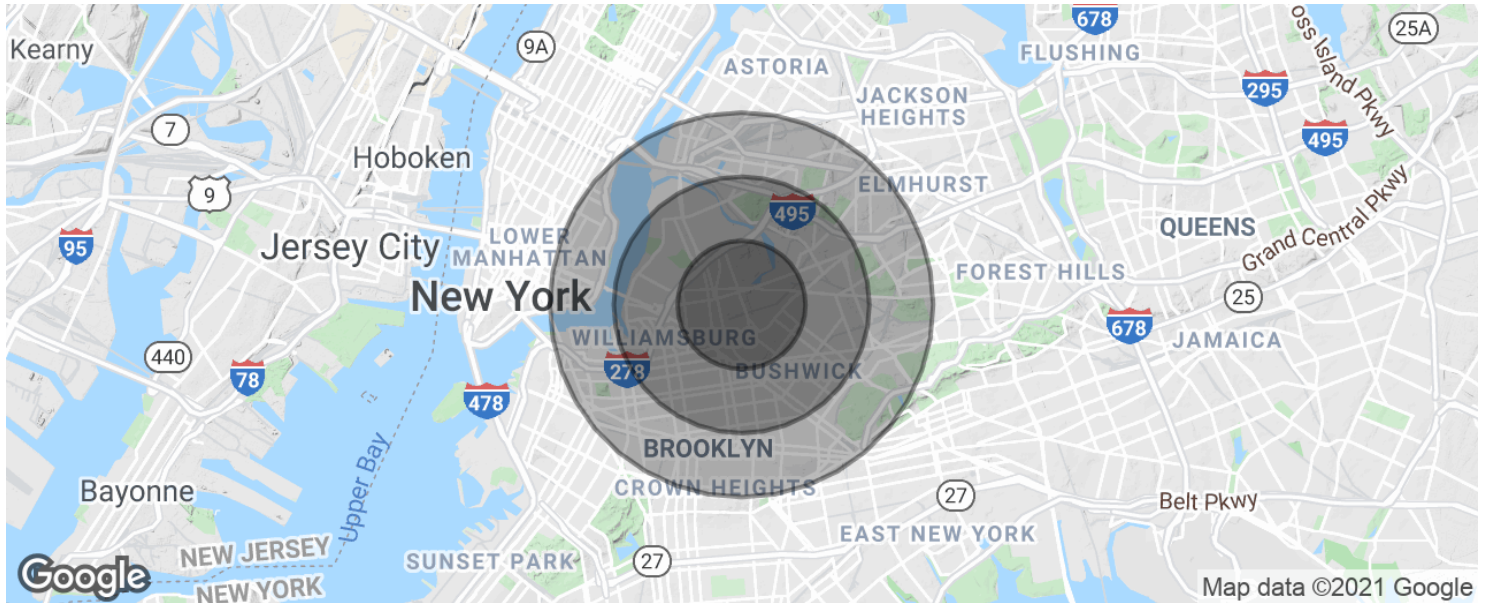
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## Demographics Map & Report



### 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



Map data © 2021 Google

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