



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

372 Avenue U | Modern Built-Out Medical Office Space For Lease in Gravesend

372 Avenue U, Brooklyn, NY 11234

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Available SF: 6,000 SF

Lease Rate: Upon Request

Lot Size: 0.15 Acres

Year Built: 2006

Building Size: 24,000 SF

Zoning: R6A

PROPERTY OVERVIEW

Up to 6000 SF Modern Built-Out Medical Office Space For Lease in Gravesend

Highlights:

- 2 Spaces Can be combined: 3000 SF Ground Level + 3000 SF Lowel Level
- Move-In Ready
- CO in Place
- New Bathrooms and Pantry
- High Ceilings
- HVAC
- Street Parking

LOCATION OVERVIEW

Located in the bustling retail corridor in an affluent residential neighborhood of Gravesend, steps away from Bus B3 and only 2 blocks to F Train at Avenue U Station.

National and Local Tenants Include:

- TD Bank
- Santander Bank
- Chase Bank
- Roosevelt Bank
- Cafe Di Giorno
- BlueTagg
- Sweetspot Cafe

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.

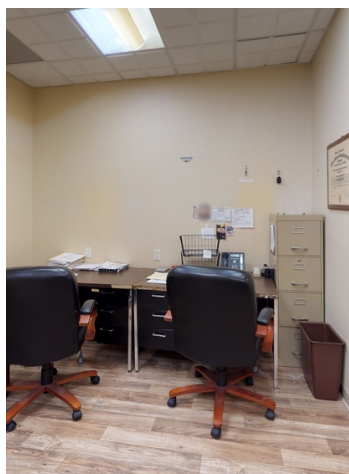
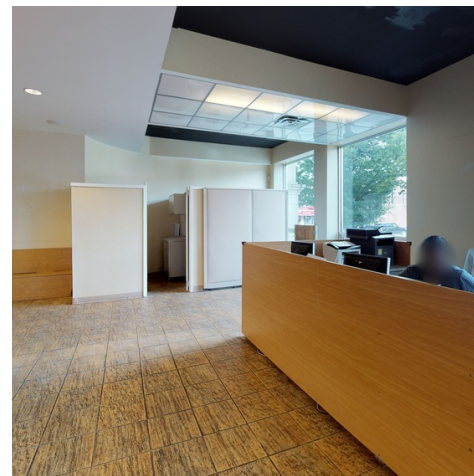


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Additional Photos



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Retailer Map



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Location Maps



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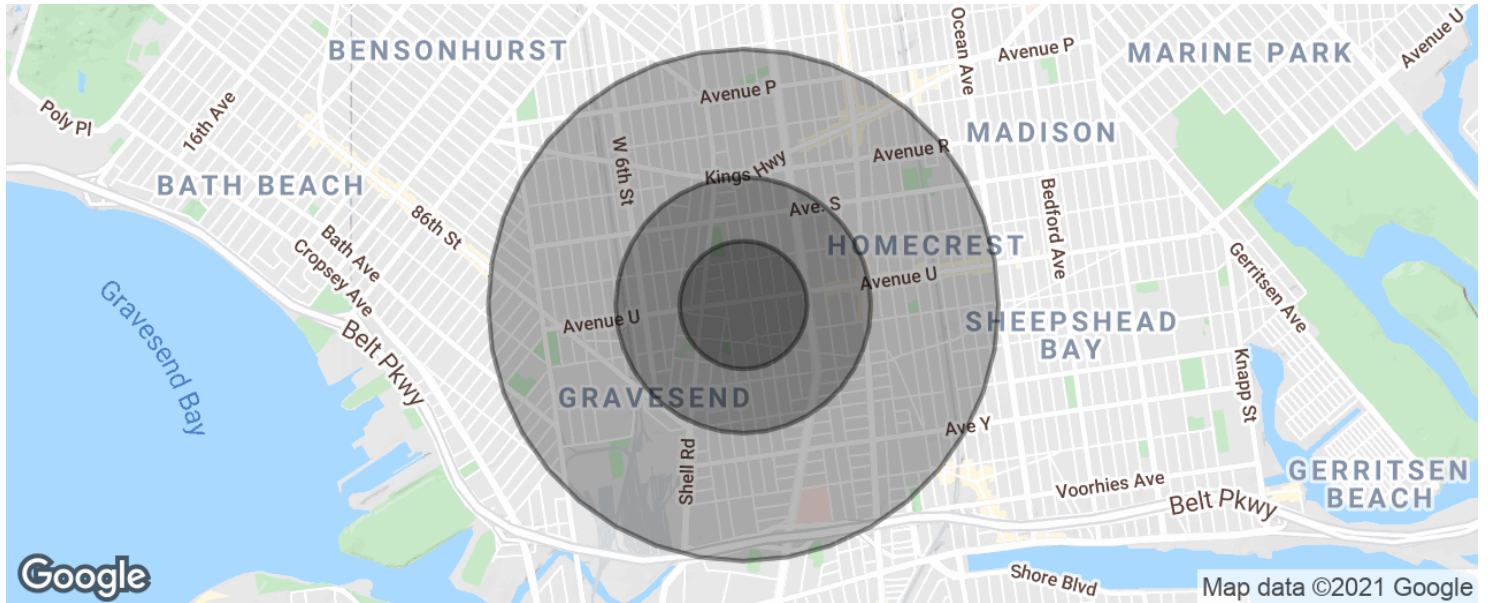
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	5,969	25,019	118,077
Median age	38.4	39.0	40.3
Median age (Male)	36.7	37.0	38.8
Median age (Female)	42.0	42.1	41.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,169	9,376	44,540
# of persons per HH	2.8	2.7	2.7
Average HH income	\$61,062	\$58,705	\$57,302
Average house value	\$659,566	\$610,732	\$563,687

* Demographic data derived from 2010 US Census

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Available Spaces

LEASE TYPE | Upon Request

TOTAL SPACE | 3,000 SF

LEASE TERM | Negotiable

LEASE RATE | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ground Floor	Available	3,000 SF	Upon Request	Upon Request	Ground Floor
Lower Level	Available	3,000 SF	Upon Request	Upon Request	Lower Level

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