



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

4,500 SF Divisible Office/Community Facility for lease in South Williamsburg!

42 Broadway, Brooklyn, NY 11211

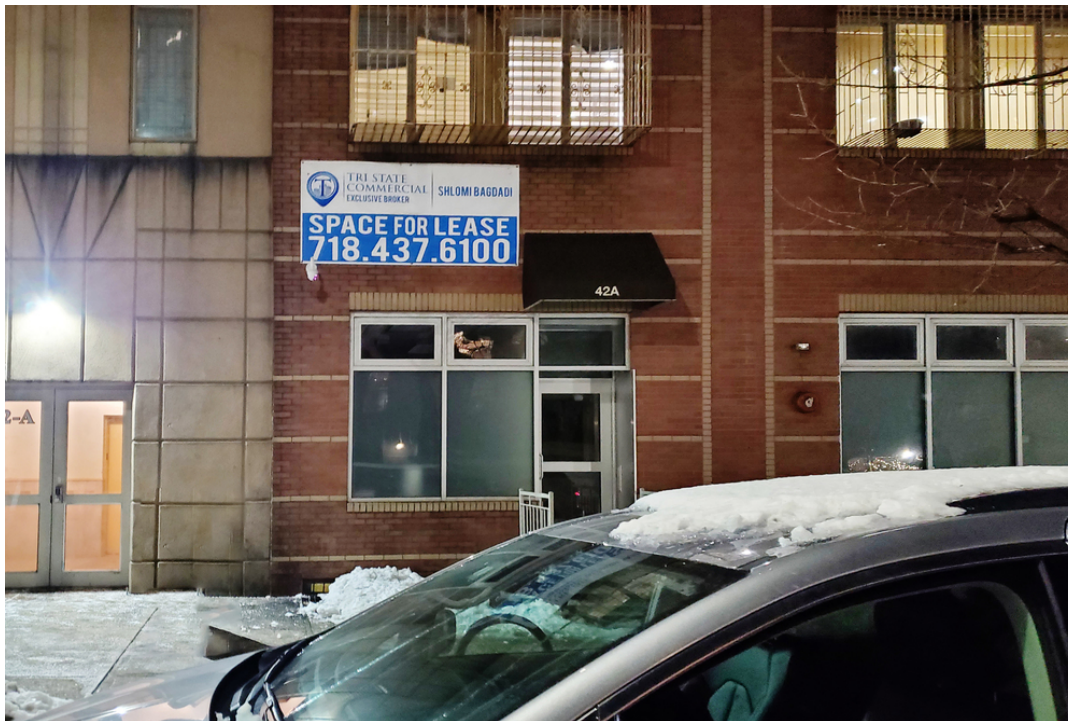
Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

4,500 SF Divisible Office/Community Facility for lease in South Williamsburg!

42 Broadway, Brooklyn, NY 11211



Executive Summary



OFFERING SUMMARY

Available SF: 4,500 SF

Lease Rate: Upon Request

Lot Size: 14,996 SF

Building Size: 50,828 SF

Zoning: C4-3

PROPERTY OVERVIEW

4,500 SF Divisible Office/Community Facility for lease in South Williamsburg!

- Highlights:
- Ideal for an office or community facility
 - Built out for an office
 - Divisible

LOCATION OVERVIEW

Located in Prime Williamsburg in close proximity to the Marcy Ave Transit stop

Public Transit: J, M and Z train at Marcy Ave.

- Nearby local tenants:
- Oslo Coffee, Bank of America, Flushing Bank, Apple Bank, Dime Community Bank, HSBC Bank, Chase Bank, Dunkin', Dime Community Bank, Blue Bottle Coffee, Hungry Ghost Coffee, Santander Bank, Starbucks, Swallow Café

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 // 148 39th st // Brooklyn, 11232 // <https://TriStateCR.com/>



4,500 SF Divisible Office/Community Facility for lease in South Williamsburg!

42 Broadway, Brooklyn, NY 11211



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 // 148 39th st // Brooklyn, 11232 // <https://TriStateCR.com/>



4,500 SF Divisible Office/Community Facility for lease in South Williamsburg!

42 Broadway, Brooklyn, NY 11211



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 // 148 39th st // Brooklyn, 11232 // <https://TriStateCR.com/>



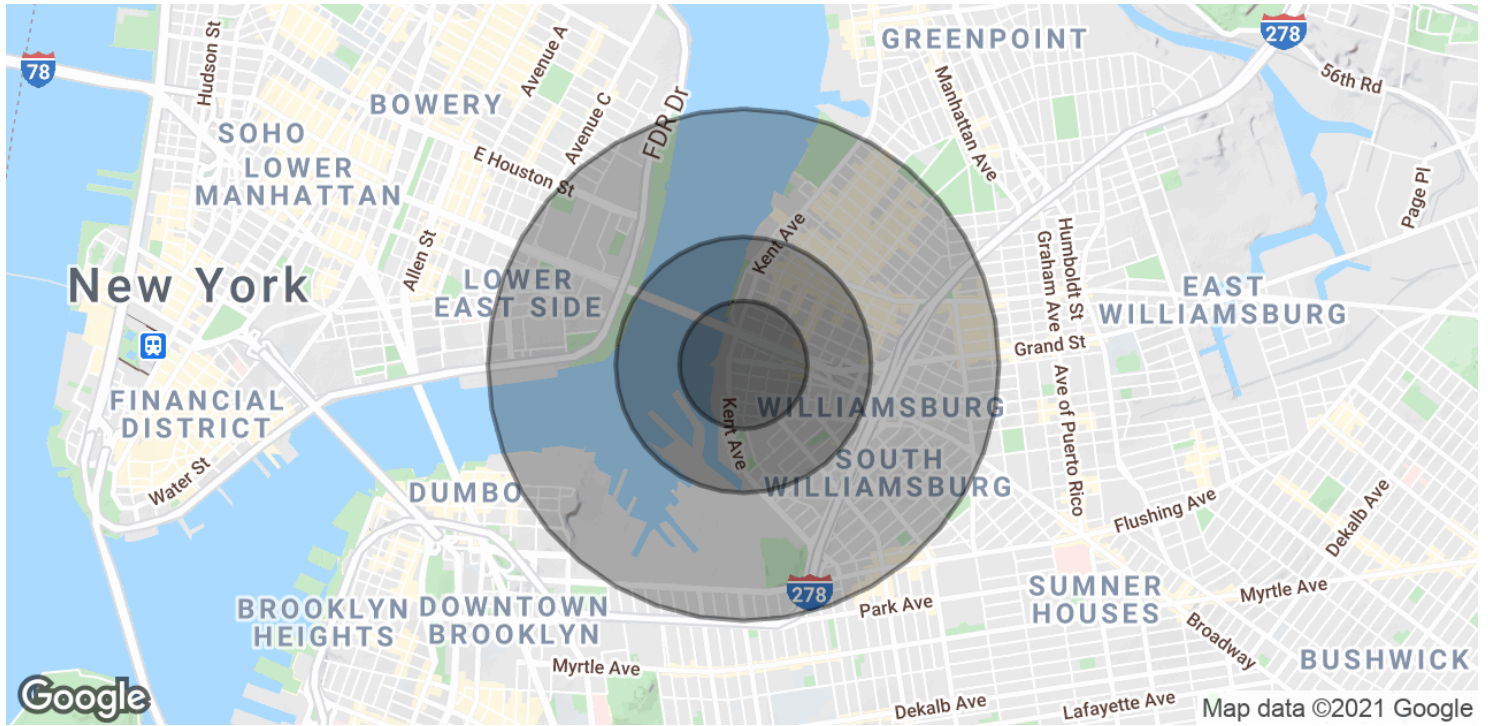
4,500 SF Divisible Office/Community Facility for lease in South Williamsburg!

42 Broadway, Brooklyn, NY 11211



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	9,836	37,279	116,416
Average age	23.7	26.7	28.7
Average age (Male)	23.3	24.6	26.7
Average age (Female)	24.2	28.9	30.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,024	12,463	39,640
# of persons per HH	3.3	3.0	2.9
Average HH income	\$60,729	\$52,482	\$50,736
Average house value	\$690,479	\$647,957	\$631,430

* 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.



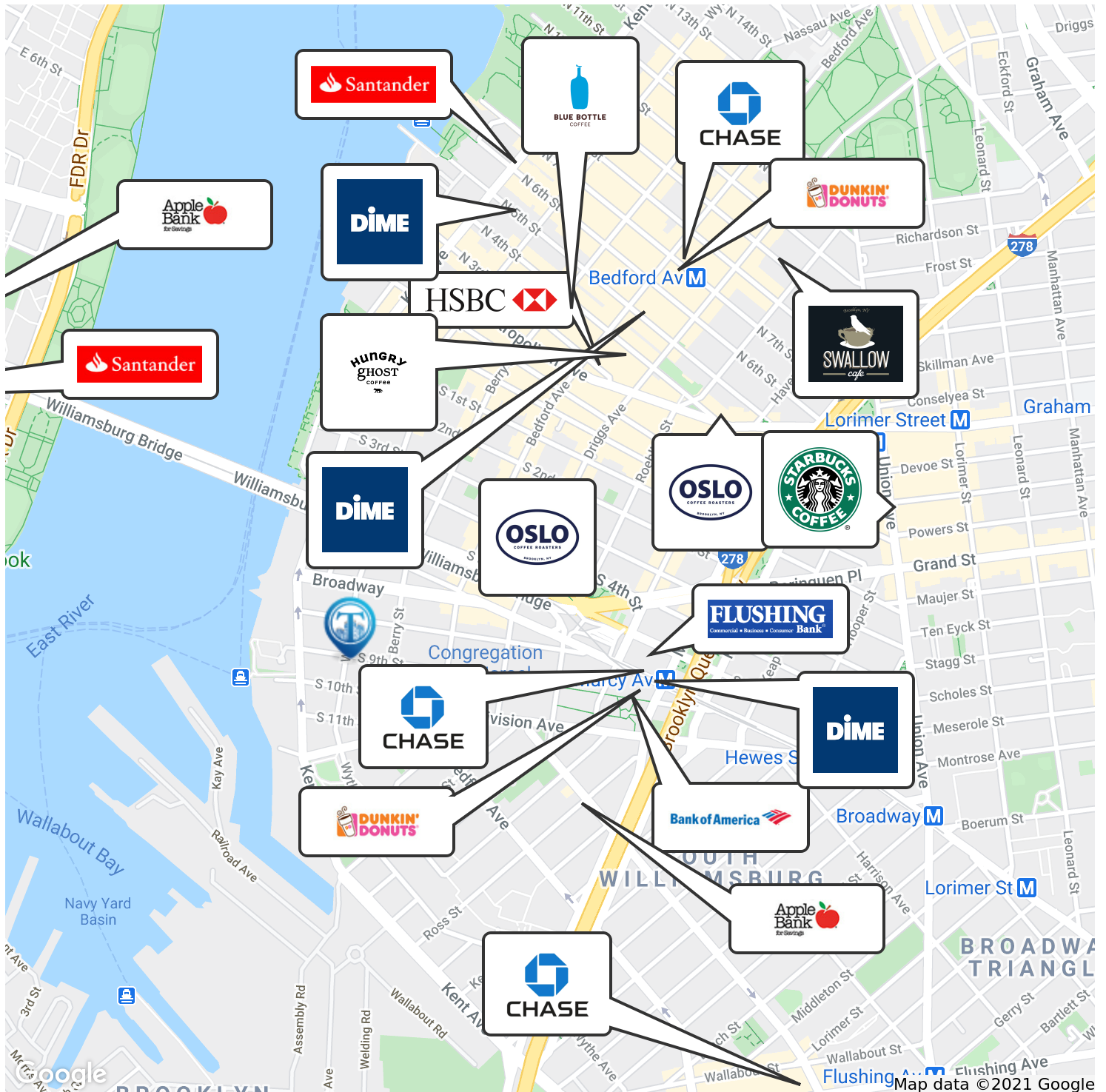
4,500 SF Divisible Office/Community Facility for lease in South Williamsburg!

42 Broadway, Brooklyn, NY 11211



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 // 148 39th st // Brooklyn, 11232 // <https://TriStateCR.com/>

