



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

1,100 SF 2nd Floor Retail | Office Space for Lease in East Williamsburg!

247 Boerum St, Brooklyn, NY 11206

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,100 SF

Lease Rate: Upon Request

Lot Size: 1,507 SF

Year Built: 2006

Building Size: 2,775 SF

Zoning: M1-1

Market: Bushwick

PROPERTY OVERVIEW

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Highlights:

- 2nd floor
- Balcony
- Shared entrance with private staircase
- Sunlight
- HVAC
- Perfect for tattoo shop, yoga studio, and more

LOCATION OVERVIEW

Located at the border of Williamsburg and Bushwick, a hub for creatives, surrounded by many art galleries and music venues. In close proximity to the Montrose Ave or Morgan Ave transit stop.

Public transits: L train at Montrose Ave or Morgan Ave.

Nearby local tenants include,

-The Brooklyn Treem Sey Coffee, Chase Bank, Popular Bank, TD Bank, Bank of America, Dunkin', Citibank, Bagia, Starbucks, Food Story Natural Market, Planet Fitness, Key Food

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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Tri State Commercial® Realty // 148 39th st // Brooklyn, 11232 // <https://TriStateCR.com/>



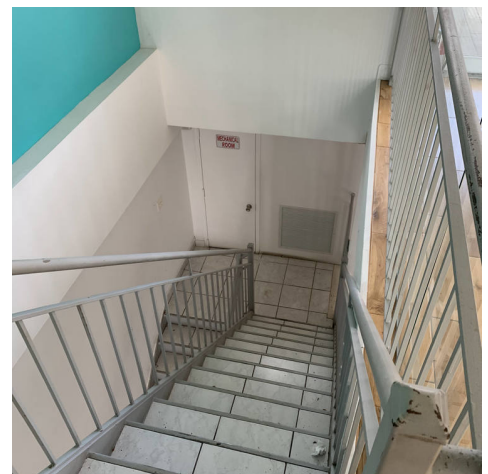
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Additional Photos



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Location Maps



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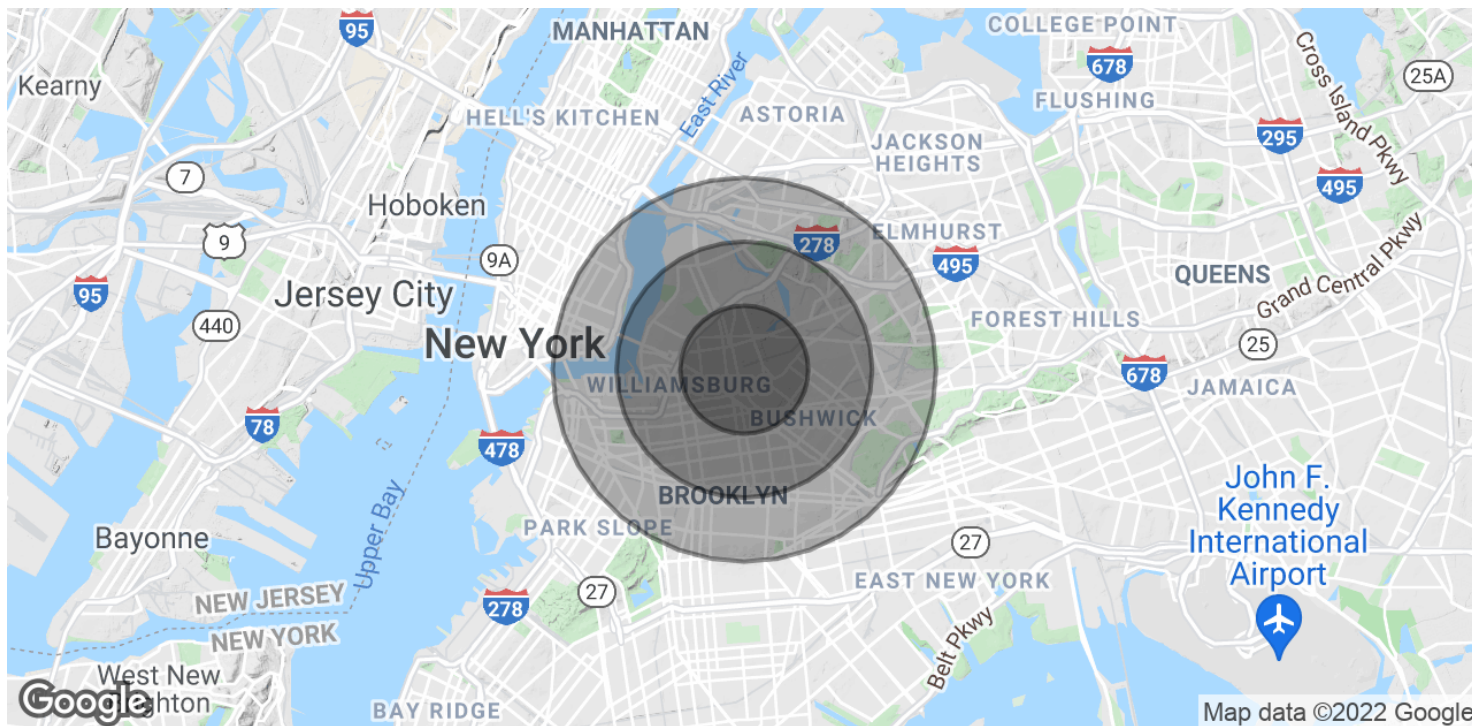
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Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	127,113	509,295	1,060,036
Average Age	29.5	29.7	31.7
Average Age (Male)	28.1	28.6	30.3
Average Age (Female)	30.7	31.0	33.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	46,803	183,385	401,225
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$45,757	\$50,965	\$56,080
Average House Value	\$689,138	\$658,165	\$630,266

* Demographic data derived from 2010 US Census

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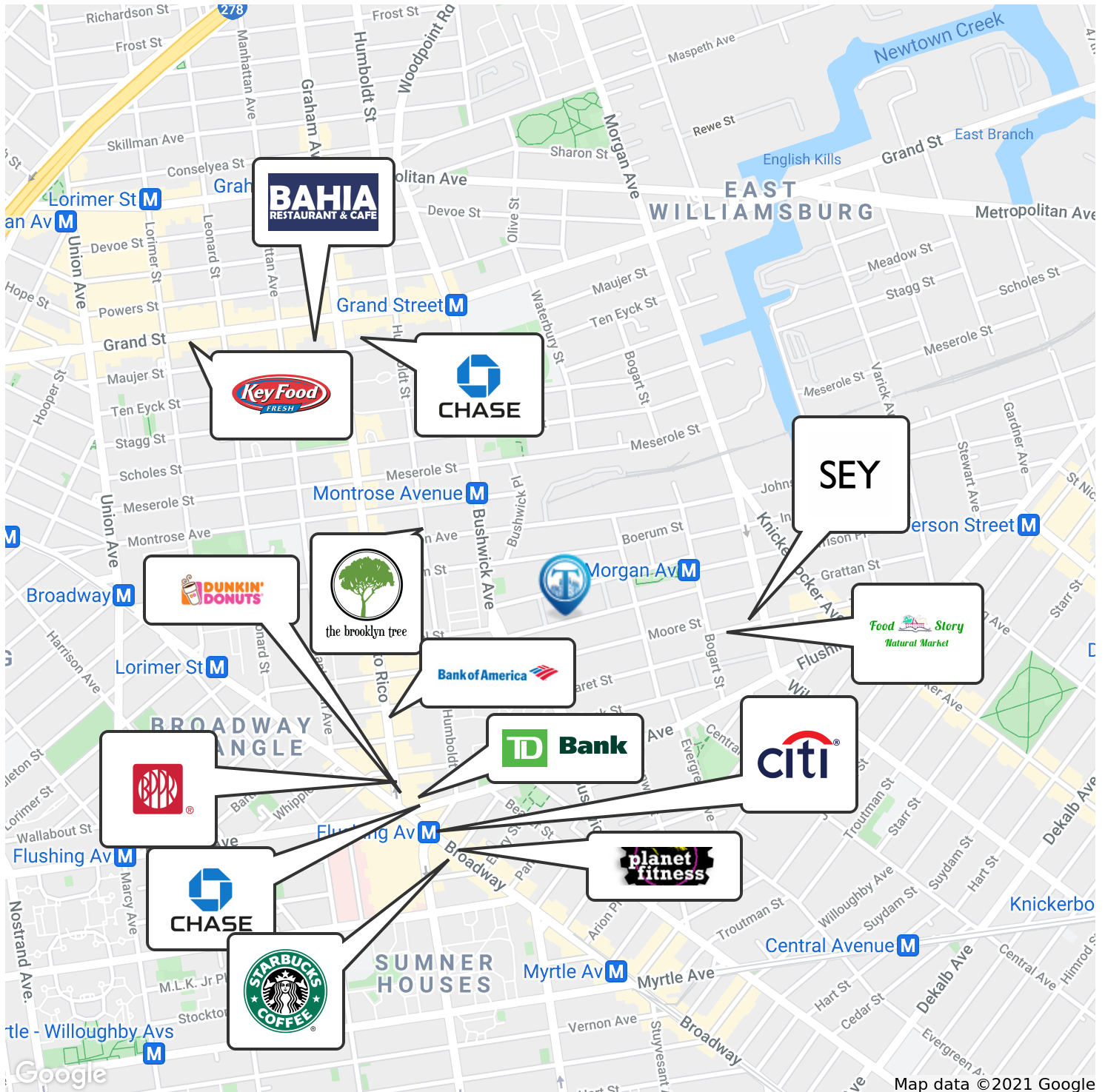
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Retailer Map



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