



TRI STATE  
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REAL ESTATE EXPERTS

B BARBARO ELECTRIC



FOR LEASE | OFFICE SPACE

Move-in-ready 4,000 SF Pre built office for lease in Sunset Park!

331 38th St, Brooklyn, NY 11232

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

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## Executive Summary



### OFFERING SUMMARY

Available SF: 4,000 - 4,000 SF

Lease Rate: Upon Request

Lot Size: 5,259 SF

Building Size: 9,450 SF

Zoning: M1-2

### PROPERTY OVERVIEW

Move-in-ready 4,000 SF Pre built office for lease in Sunset Park!

Highlights:

- Pre built office
- Move in ready
- Private patio
- Signage facing the BQE
- No loss factor

### LOCATION OVERVIEW

Located in Sunset Park near 36th street subway station.

Public Transport: D, N & R train at 36th Street.  
B35, B37, and B70 bus

Nearby national tenants include,

- Chase Bank
- Dunkin Donuts
- McDonalds
- Capital One
- Santander
- Many more!

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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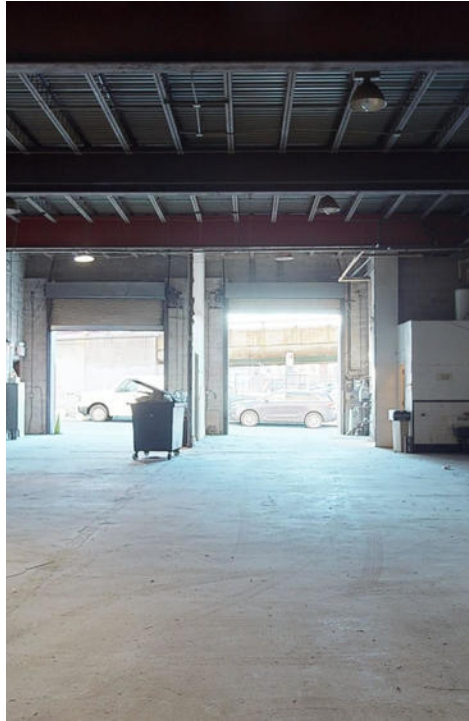
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## Additional Photos



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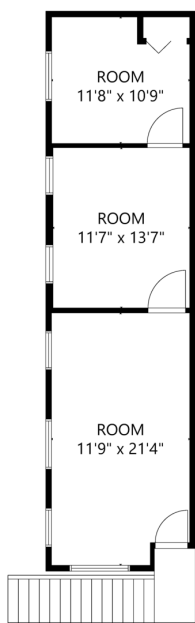
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Additional Photos



FLOOR 2

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## Location Maps



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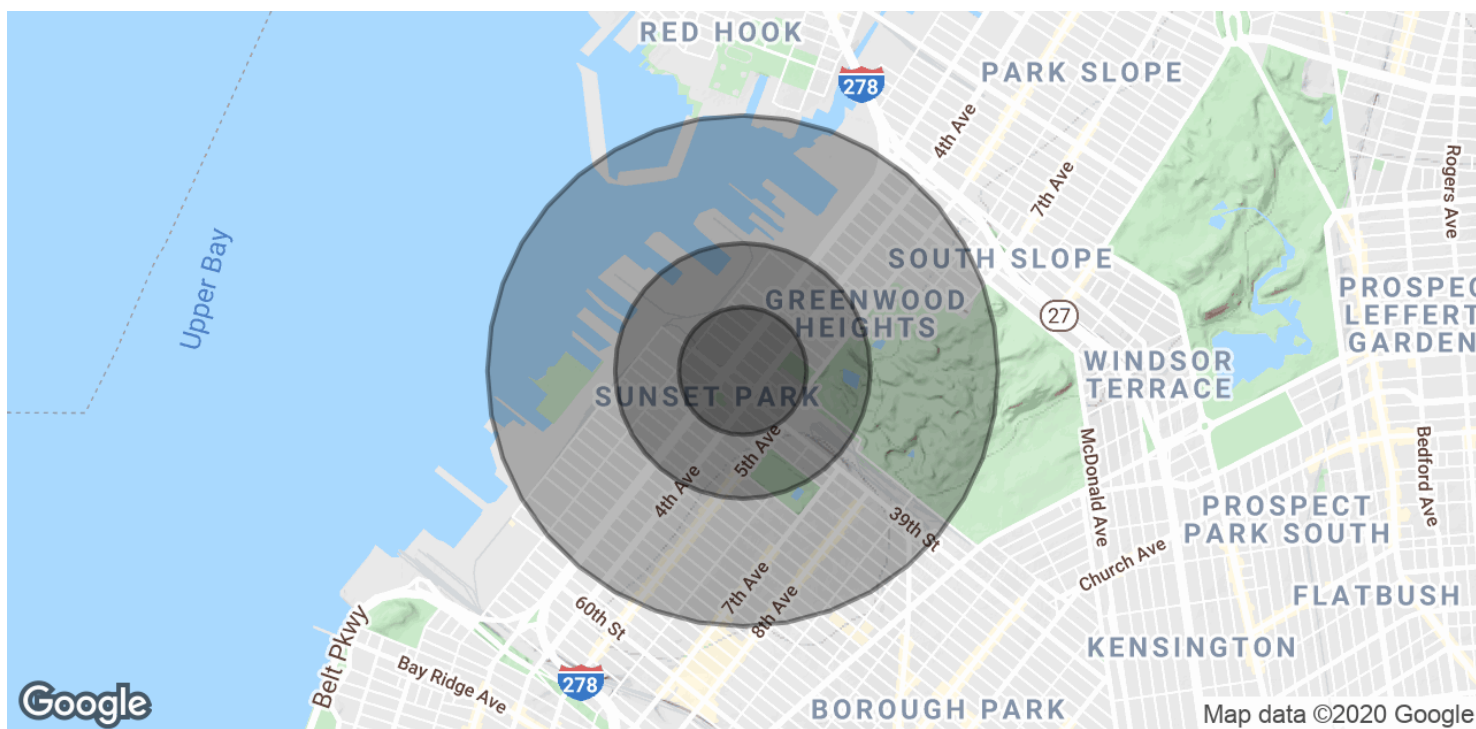
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,026	22,456	98,157
Average age	29.2	30.4	31.0
Average age (Male)	28.9	29.4	30.2
Average age (Female)	30.3	32.4	32.4

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,104	7,281	30,726
# of persons per HH	3.3	3.1	3.2
Average HH income	\$55,627	\$55,252	\$52,814
Average house value		\$590,743	\$606,077

\* Demographic data derived from 2010 US Census

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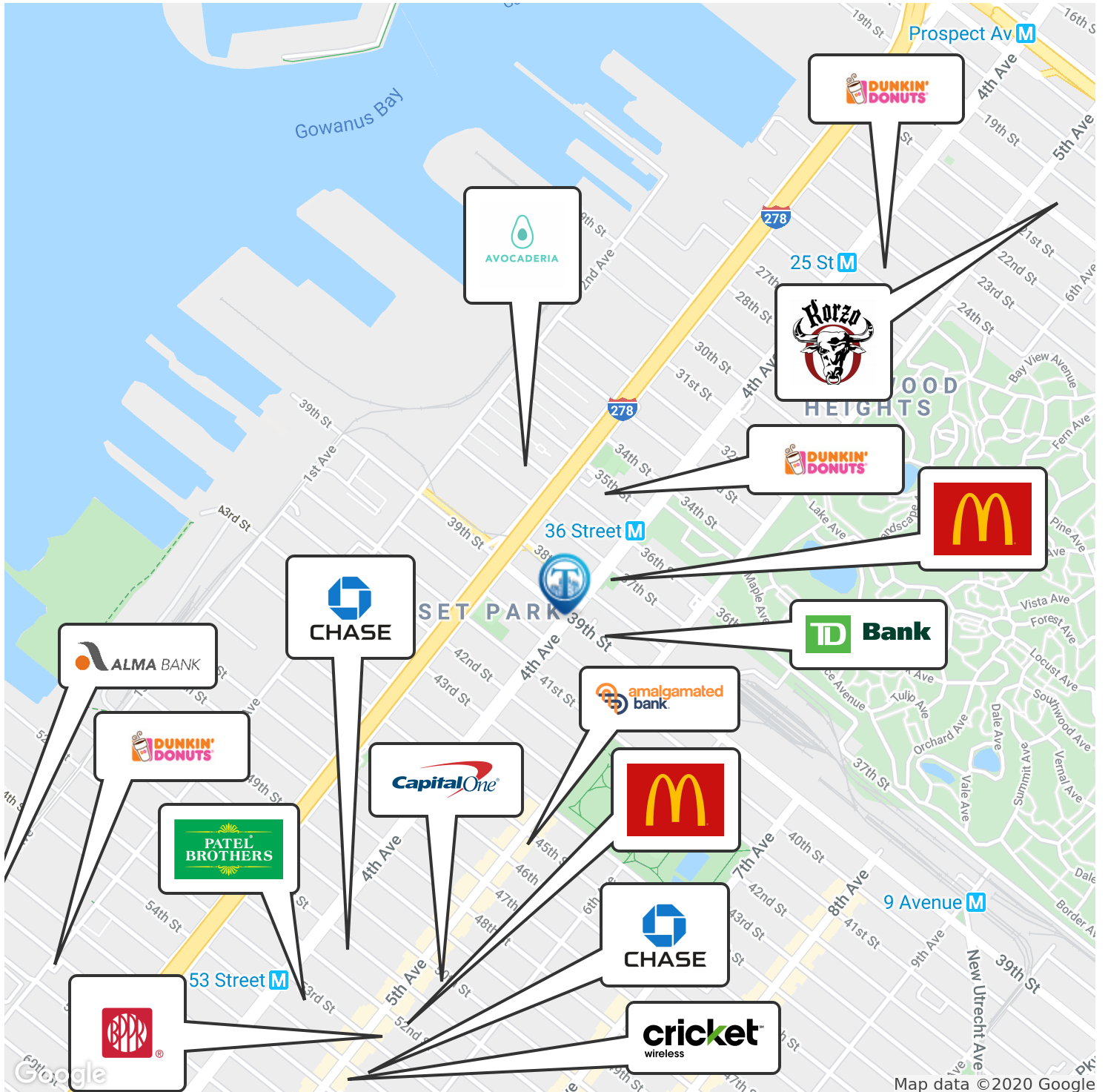
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## Retailer Map



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