



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

2,100 SF Corner Office spaces for lease in Bushwick!

1465 Myrtle Ave, Brooklyn, NY 11237

Shlomi Bagdadi
718.437.6100 x101
sb@tristatecr.com



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Executive Summary



OFFERING SUMMARY

Available SF: 2,100 SF

Lease Rate: Upon Request

Lot Size: 2,305 SF

Building Size: 11,525 SF

Zoning: R6, C2-3

PROPERTY OVERVIEW

2,100 SF Corner Office spaces for lease in Bushwick!

Highlights:

- Corner spot
- Finished office
- Large windows
- Ideal for trade school, office, MTA contracting space but not limited

LOCATION OVERVIEW

Located in the Bushwick neighborhood, on Myrtle Ave. A few blocks away from the Myrtle-Wyckoff Ave Subway Station.

Public Transits: L train at Myrtle-Wyckoff Ave.
Steps away from the B52 & B54 bus stop

Nearby national tenants include:

- Citi Bank
- Starbucks
- Capital One
- Bank of America
- Rite Aid

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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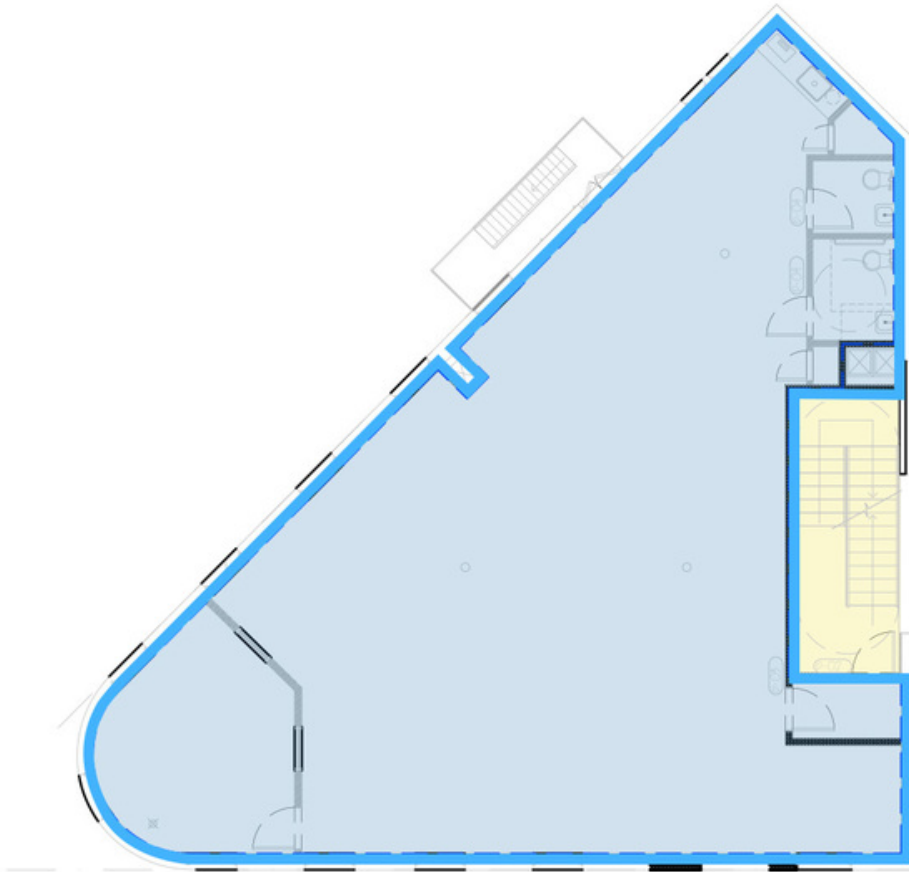
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Floor plan



1465 MYRTLE AVENUE

3RD FLOOR

2,100 SF

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Location Maps



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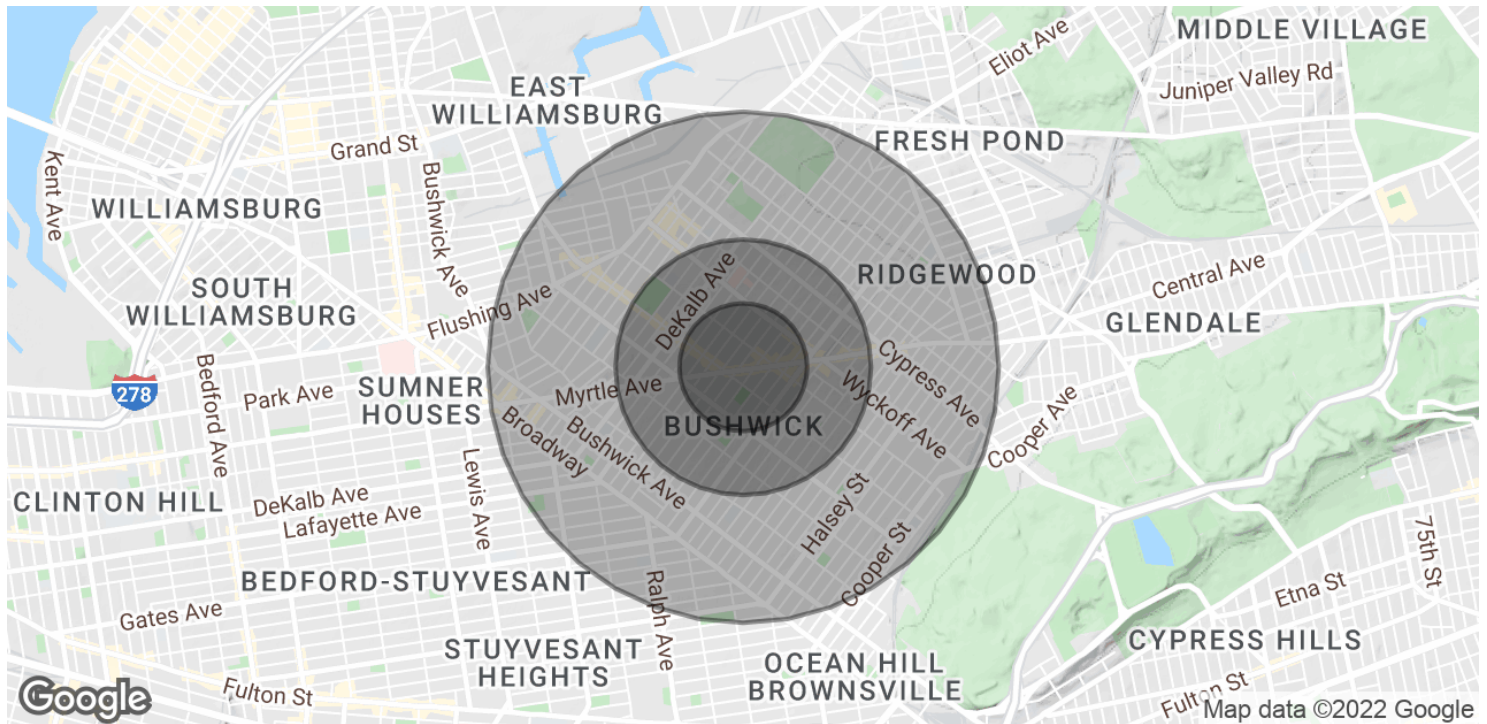
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	16,440	61,386	183,254
Average age	27.6	29.1	29.8
Average age (Male)	26.6	27.5	28.5
Average age (Female)	29.0	30.9	31.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	4,965	18,904	59,524
# of persons per HH	3.3	3.2	3.1
Average HH income	\$39,463	\$42,514	\$46,695
Average house value	\$579,402	\$566,125	\$607,356

* Demographic data derived from 2010 US Census

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Retailer Map



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