



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

1,115 SF Luxury Office for Lease in Prospect Lefferts Garden!

640 Parkside Avenue, Brooklyn, NY 11226

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com



# 1,115 SF Office Space for Lease in Prospect Lefferts Garden!

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## Executive Summary



### OFFERING SUMMARY

Available SF: 1,115 SF

Lease Rate: Upon Request

Lot Size: 9,178 SF

Building Size: 9,000 SF

Zoning: M1-1

Market: Prospect Lefferts Garden

### PROPERTY OVERVIEW

Highlights:  
-Prime for medical and office  
-Lobby  
-Elevator

### LOCATION OVERVIEW

Located in the Prospect Lefferts Gardens near the Church Av Subway Station.

Public Transport: 2, 5, B & Q train.

Nearby local tenants include:  
-Santander Bank ATM, Streetsweeper Cafe & Lounge, PLG Coffee House and Tavern, Carver Federal Savings Bank, Chase Bank, Dunkin, Citibank, Popular Bank, Kulushkat, TD Bank, Eleven36

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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## Additional Photos - Suite 504



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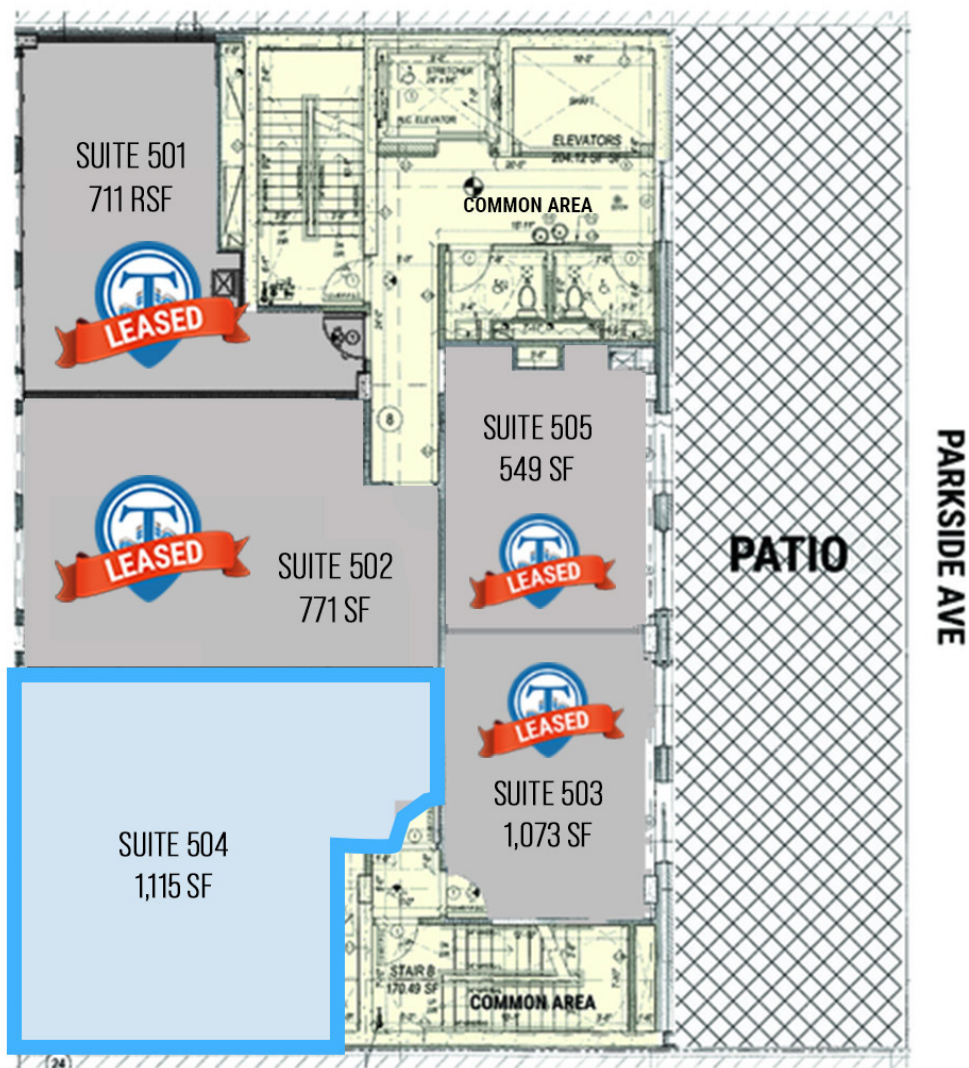




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### Floor Plan-5th Floor



## 640 PARKSIDE AVENUE SUITE 504 - 1,115 SF

All square footage  
are approximate.

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## Location Maps



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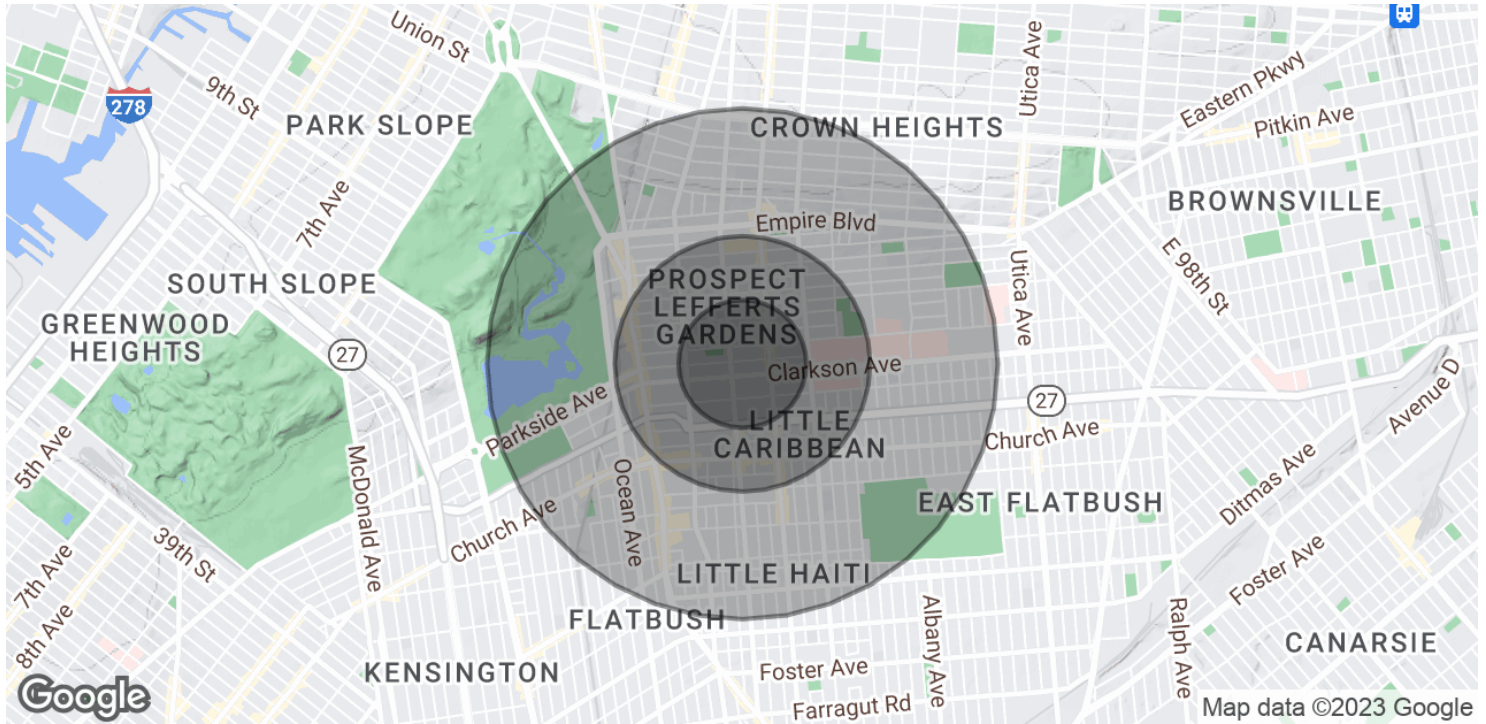
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	14,194	52,531	194,053
Average age	36.2	34.9	34.6
Average age (Male)	32.2	32.2	31.8
Average age (Female)	39.1	37.6	37.2

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	5,703	20,626	73,233
# of persons per HH	2.5	2.5	2.6
Average HH income	\$49,220	\$51,371	\$51,329
Average house value	\$570,392	\$664,310	\$543,341

\* Demographic data derived from 2020 ACS - US Census

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## Retail Map



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