



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

2,900 - 8,300 SF | 1797 Broadway | Divisible Office Space for Lease

1797 Broadway, Brooklyn, NY 11207

Shlomi Bagdadi
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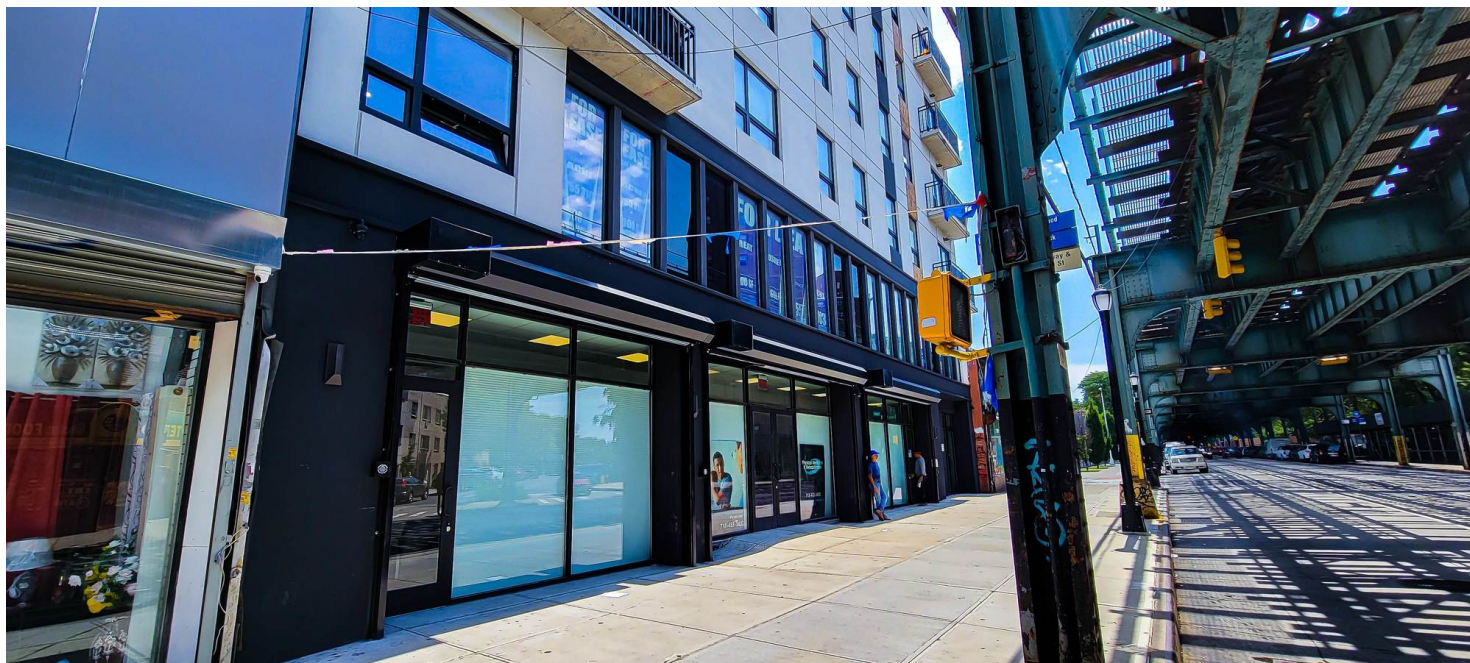
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 2,900 - 8,300 SF

Building Size: 62,374 SF

Lot Size: 10,100 SF

Zoning: R6

PROPERTY OVERVIEW

Divisible
2nd floor office space
Tons of sunlight
Private patio/courtyard
Elevator & lobby
HVAC
Vanilla box

LOCATION OVERVIEW

Located in the Bushwick neighborhood of Brooklyn between Pilling St & Granite St near the Chauncey St subway stations.

Nearest Transit: J train at Chauncey St, L train at Bushwick Ave, and the Q24 & B20 bus lines.

Nearby tenants include Dunkin', The Daily Press, Rite Aid, Family Dollar, McDonald's, Citibank, BP, Popeyes, Subway, Checkers, Key Food Supermarkets, CTown Supermarkets, Pita Point, and more!

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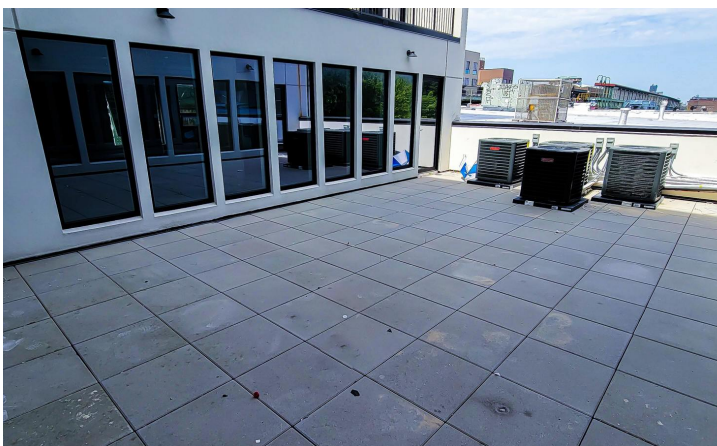
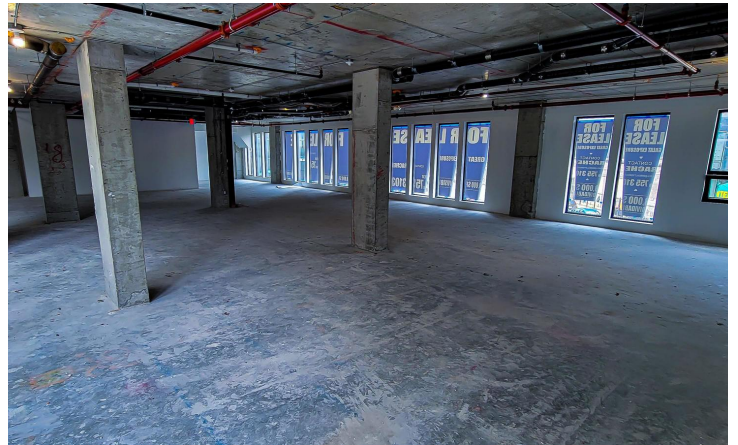
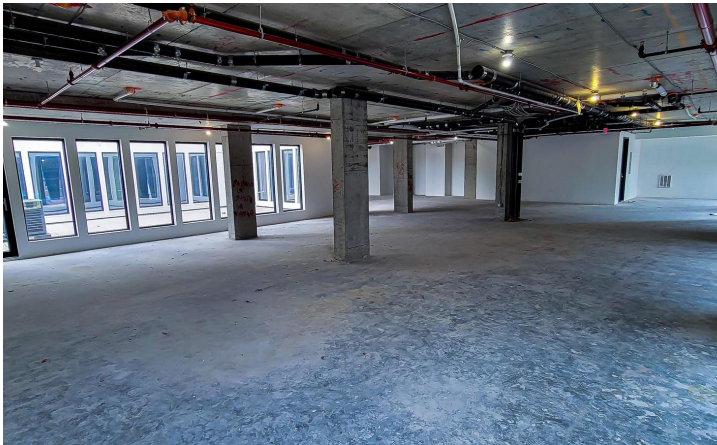
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Additional Photos



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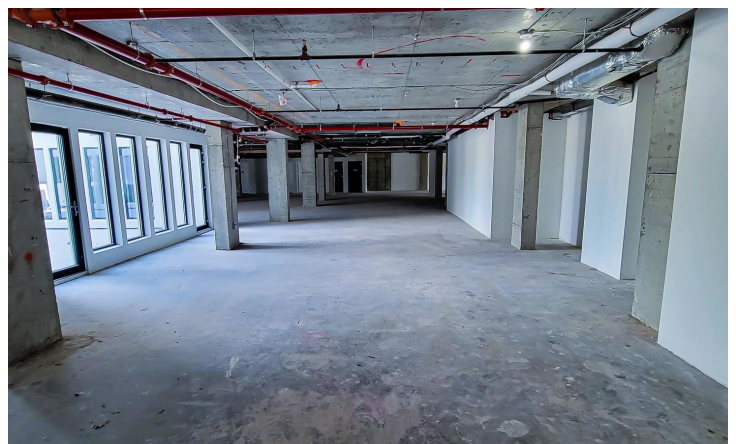
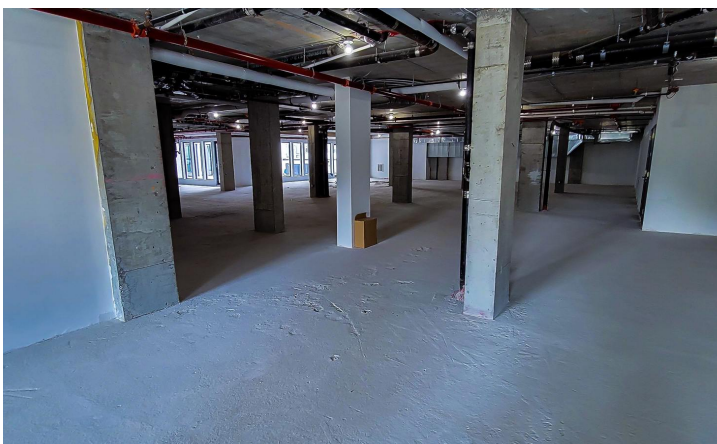
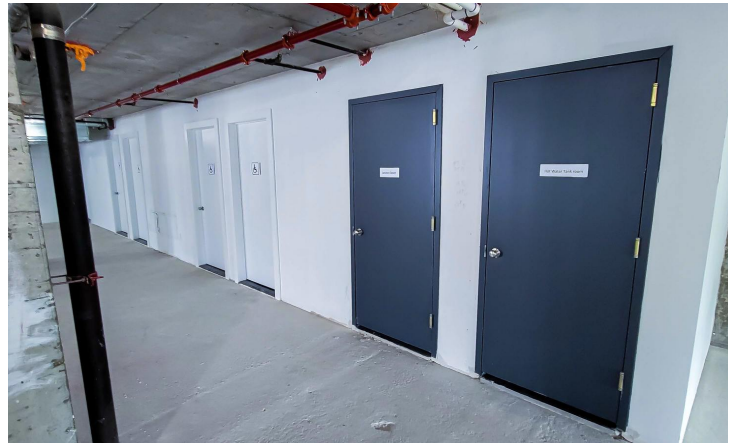
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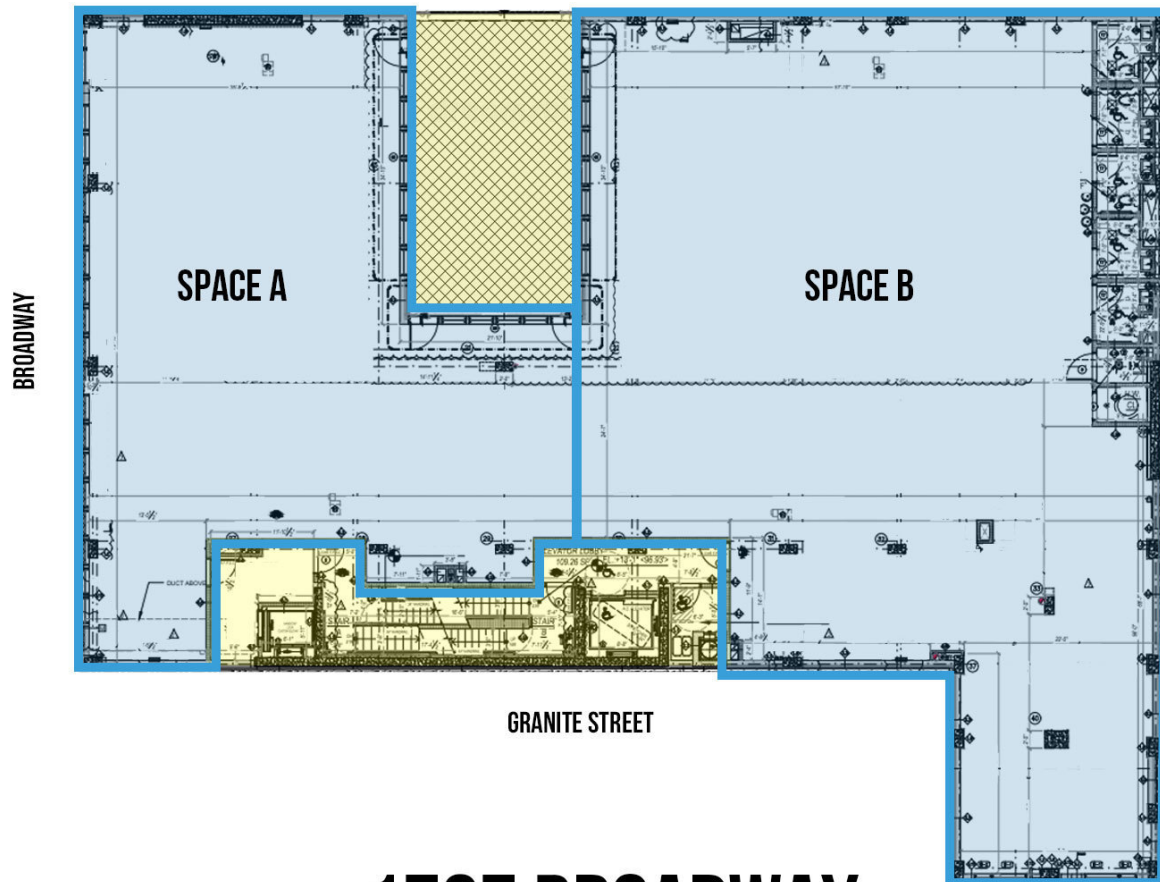
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Floor Plans



1797 BROADWAY

SPACE A: 2,900 SF

SPACE B: 5,400 SF

All square footage
are approximate.

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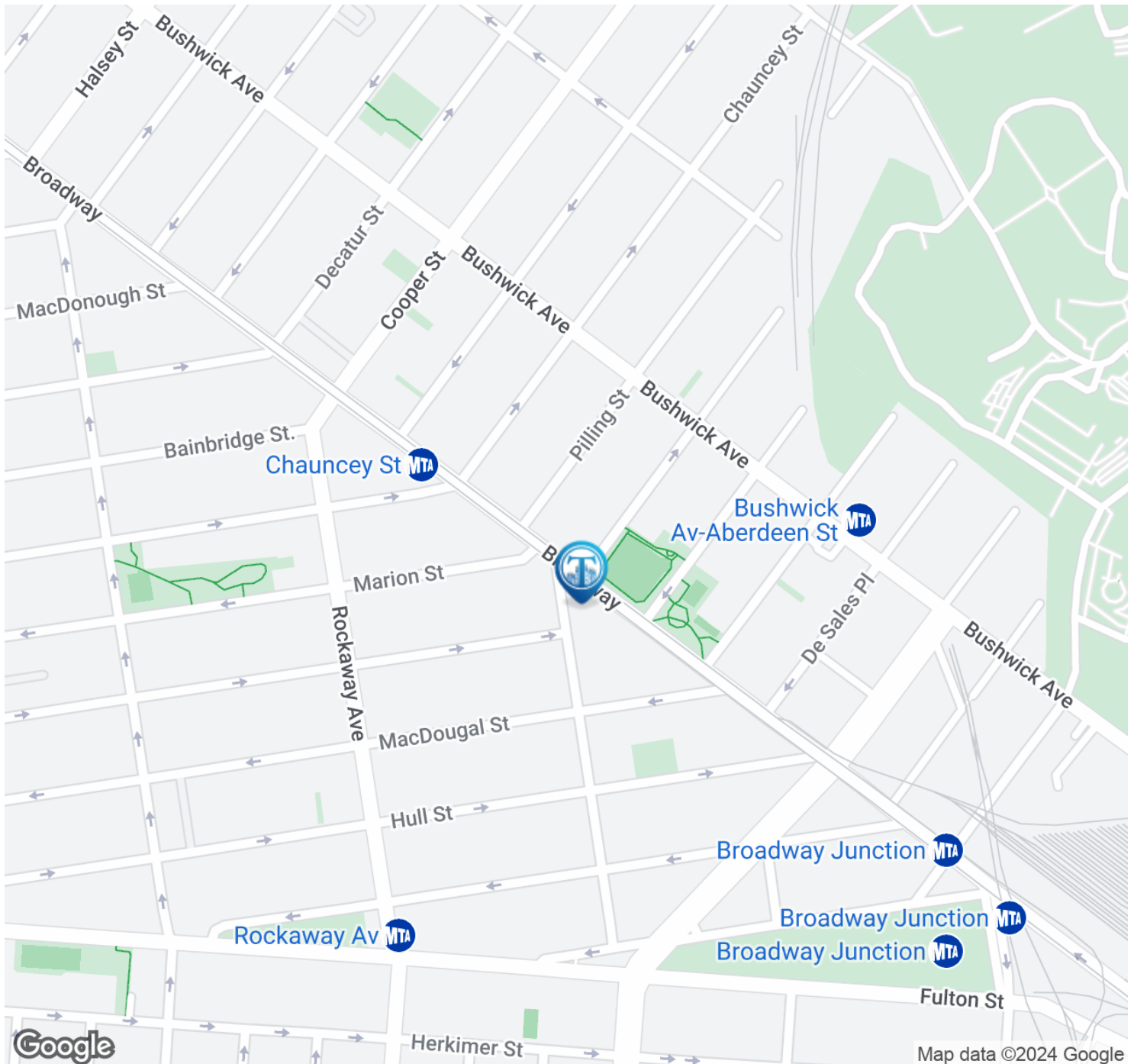
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Location Map



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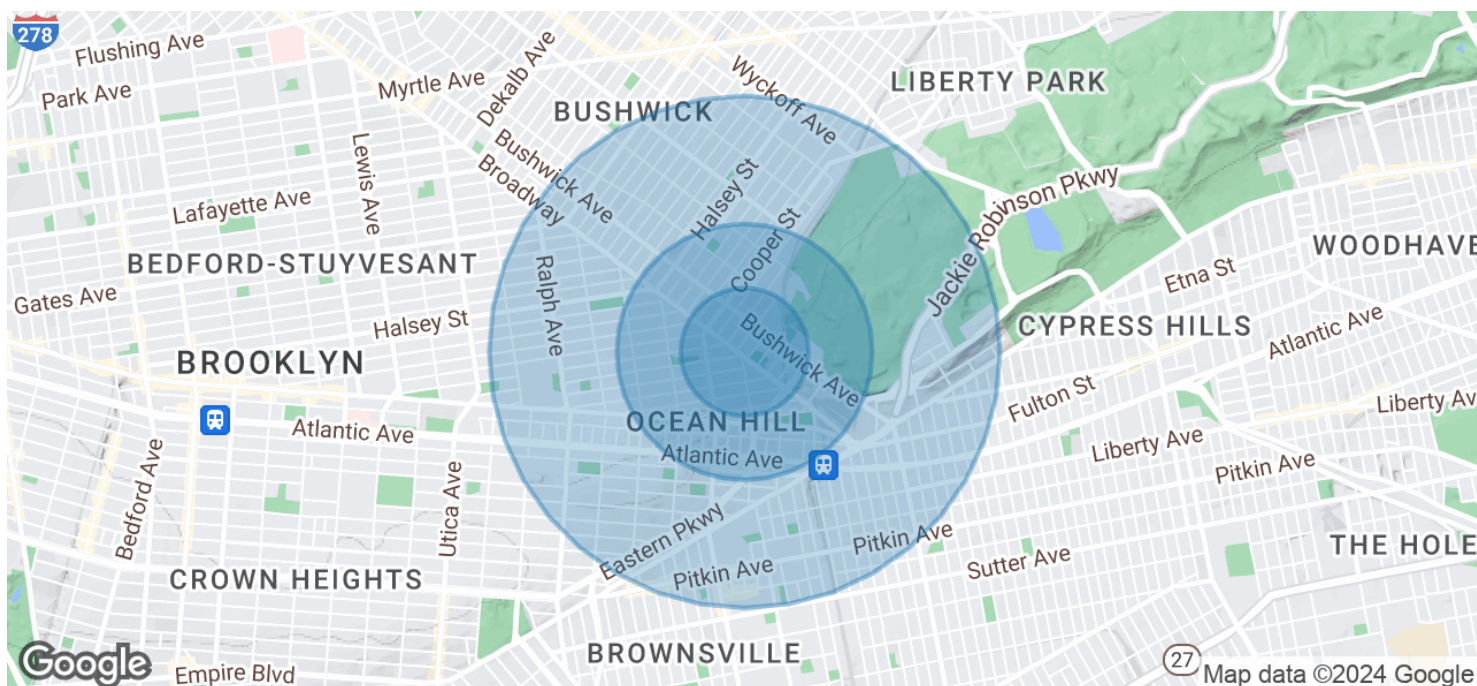
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,828	28,544	109,042
Average Age	32.2	33.3	34.2
Average Age (Male)	32.0	31.9	32.5
Average Age (Female)	33.7	35.9	35.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,637	12,263	44,047
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$60,081	\$64,619	\$67,262
Average House Value	\$538,440	\$650,749	\$628,343

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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