



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE  
2,000 SF | 4101 1st Ave | Office Space for Lease

4101 1st Ave, Brooklyn, NY 11232

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	2,000 SF
Building Size:	19,876 SF
Lot Size:	18,900 SF
Zoning:	M3-1

### PROPERTY OVERVIEW

Beautiful lobby  
Parking available  
Utilities included  
Tons of natural sunlight  
Bathrooms

### LOCATION OVERVIEW

Located in the Sunset Park neighborhood of Brooklyn between 41st St & 42nd St near the 36th St subway station.

Nearest Transit: D, N & R trains at 36th St and the B35 & B70 bus lines

Nearby tenants include Costco Wholesale, Dunkin', Starbucks, McDonald's, Japan Village, Bagel Pub, Petco, West Elm Outlet, Bed Bath & Beyond, Sweatbox Gym, RH Outlet, Table 87, and more!

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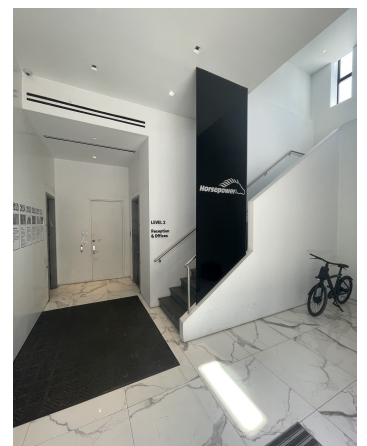
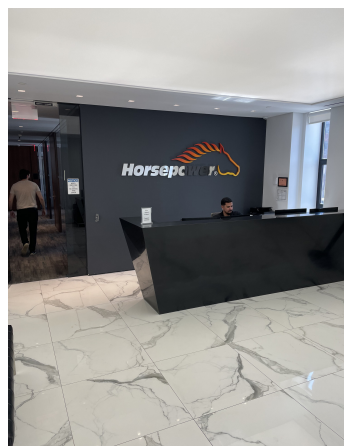
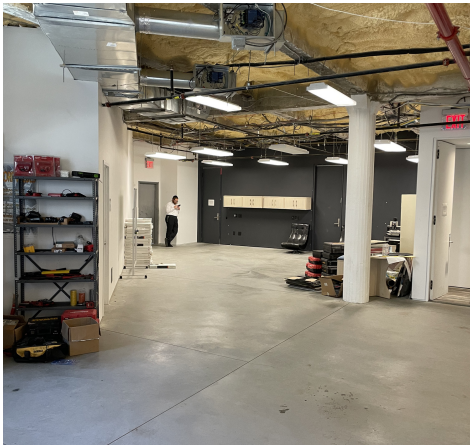
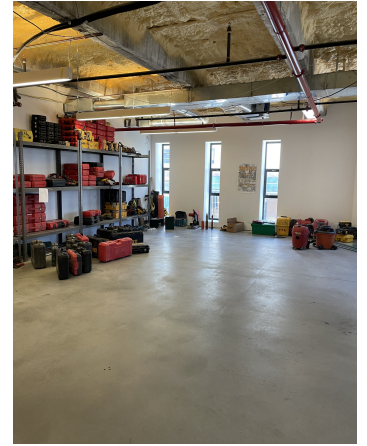
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## Additional Photos



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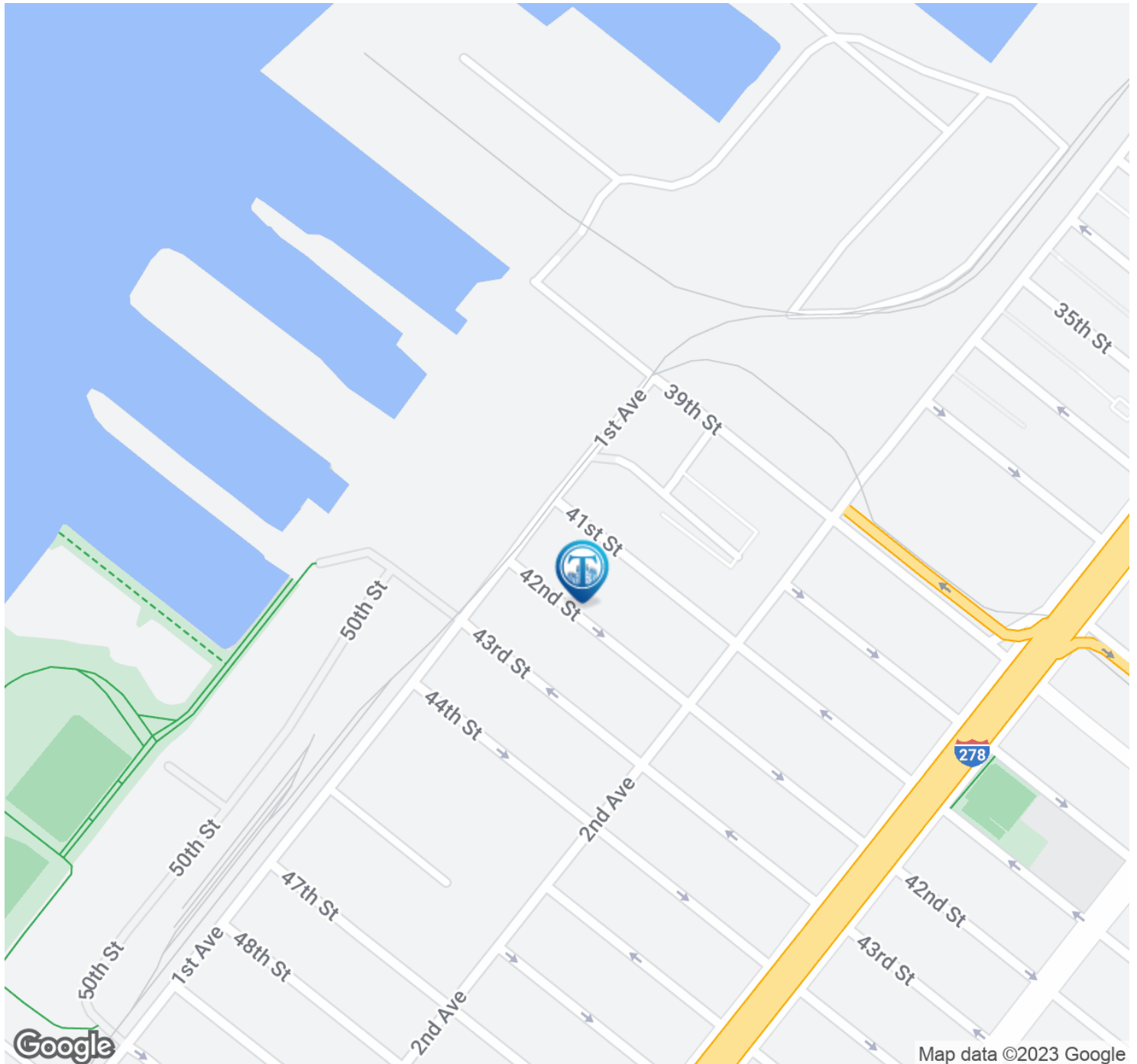
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## Location Map



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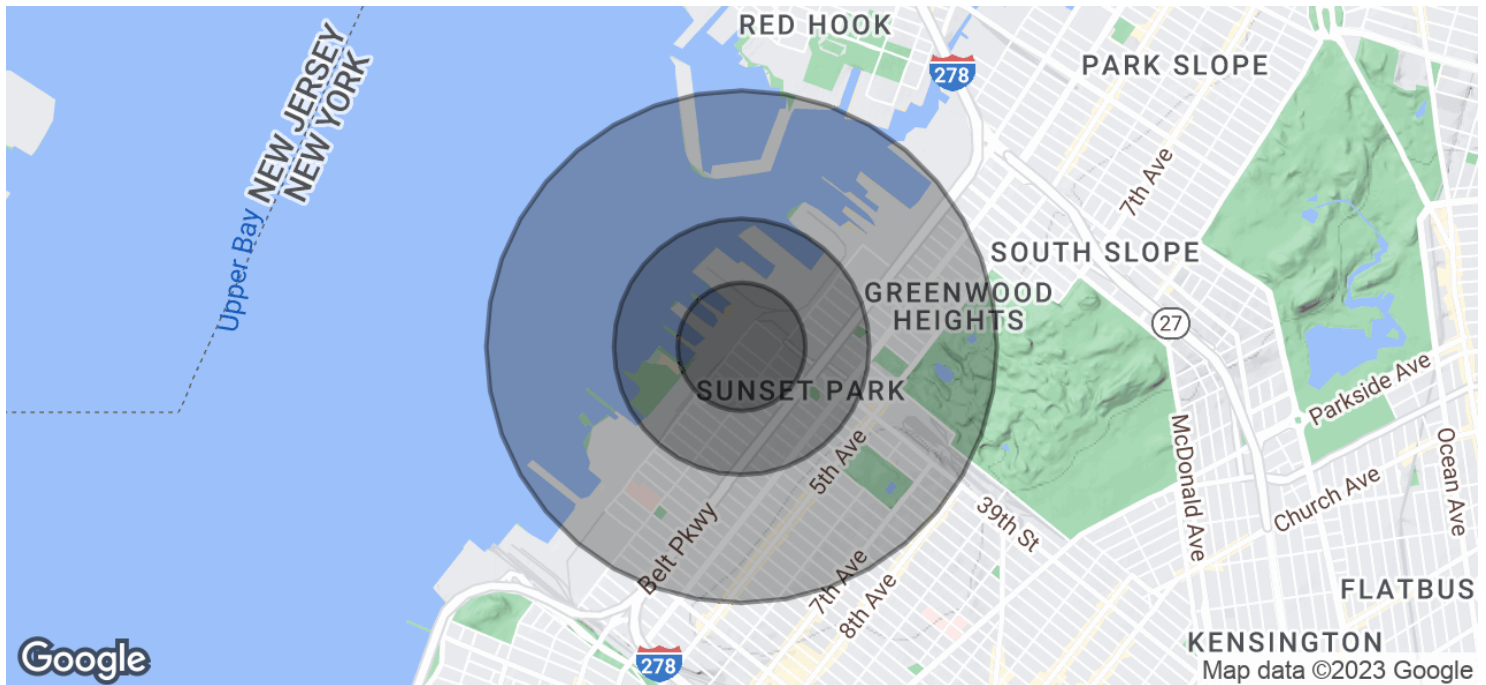
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	496	7,889	61,058
Average Age	36.8	36.6	35.3
Average Age (Male)	33.4	32.2	34.4
Average Age (Female)	44.8	38.8	34.3

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	183	2,942	20,299
# of Persons per HH	2.7	2.7	3.0
Average HH Income	\$69,892	\$77,678	\$77,884
Average House Value	\$816,700	\$582,173	\$738,406

\* Demographic data derived from 2020 ACS - US Census

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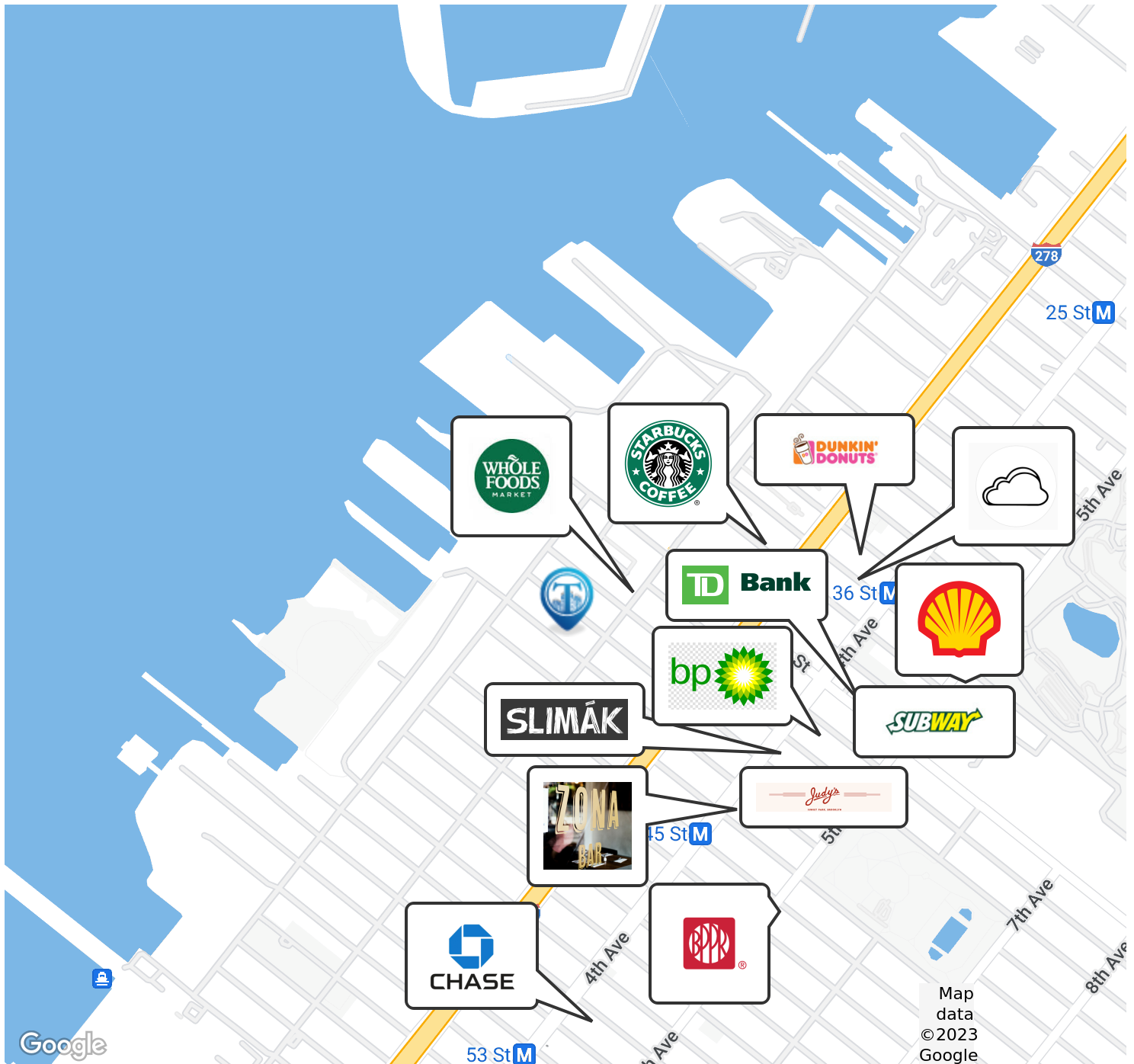
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## Retailer Map



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