



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

1,350 SF | 1088 Bedford Ave | Lower Level Turn-Key Office Space for Lease

1088 Bedford Avenue, Brooklyn, NY 11216

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	1,350 SF
Building Size:	6,000 SF
Lot Size:	1,838 SF
Zoning:	R7A

LOCATION OVERVIEW

Located in the Bed-Stuy neighborhood of Brooklyn between Greene Ave & Lexington Ave near the Bedford - Nostrand Ave subway station.

Nearest Transit: G train at Bedford - Nostrand Ave, A & C trains at Franklin Ave, and the B44, B48, & B52 bus lines.

Nearby tenants include For All Things Good, Do or Dive Bar, Greenberg's Bagels, Brooklyn Kolache, Lucy's Vietnamese, Clementine Bakery, Natural Blend, Singers, and more!

PROPERTY HIGHLIGHTS

- Turn-key office
- Full buildout
- Private outdoor space
- Bathroom
- Lower level

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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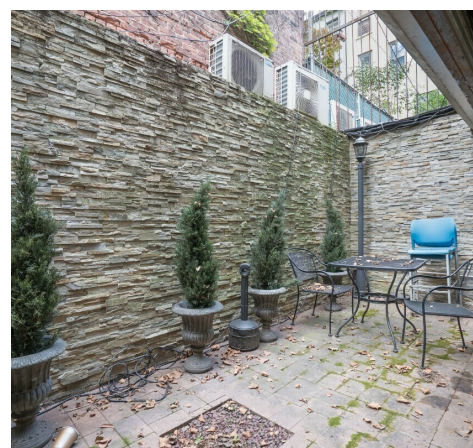
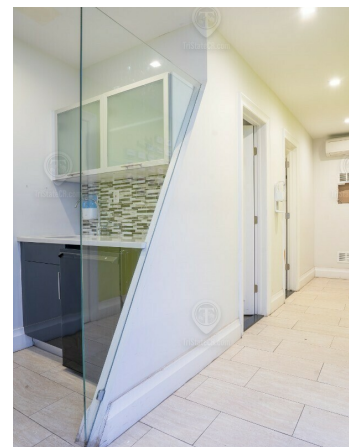
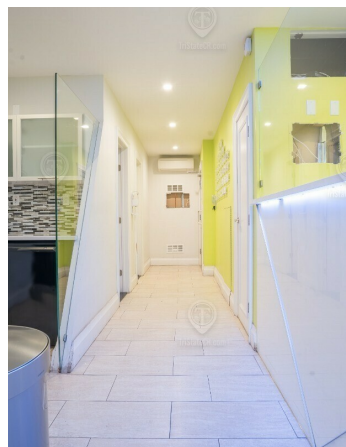
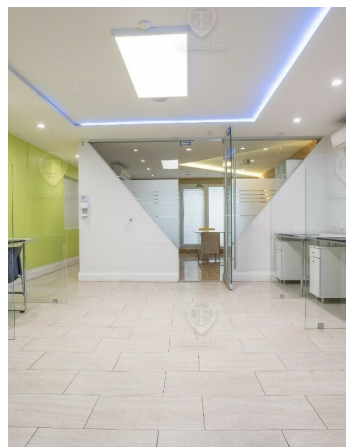
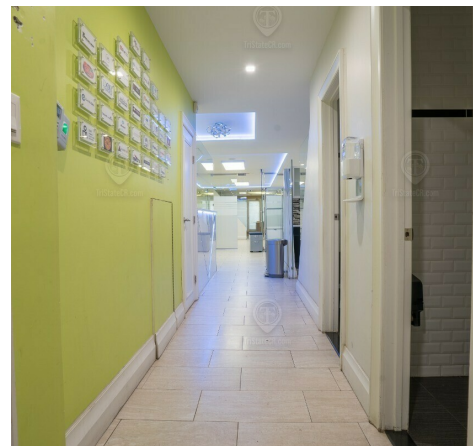
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Additional Photos



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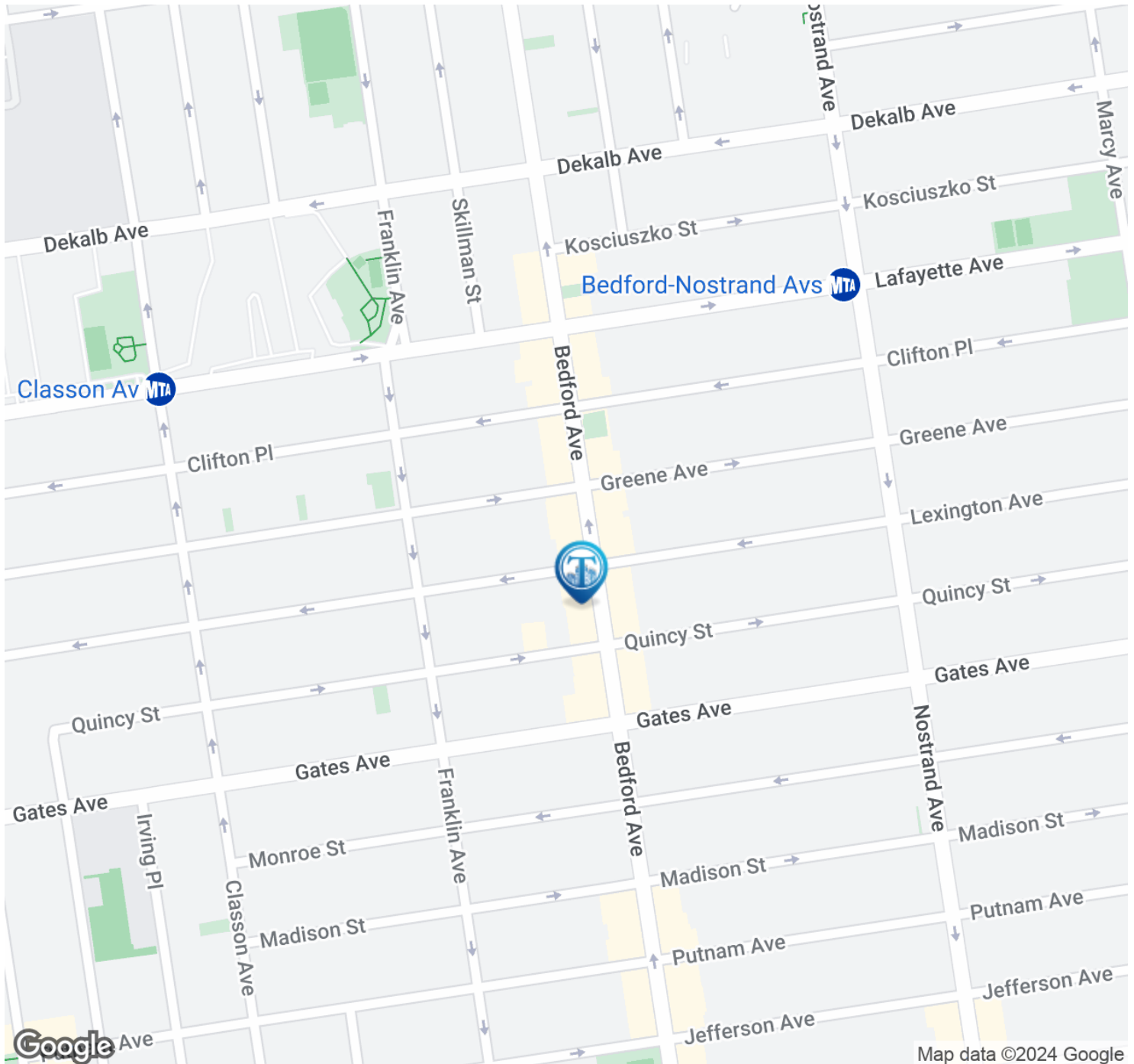
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Location Map



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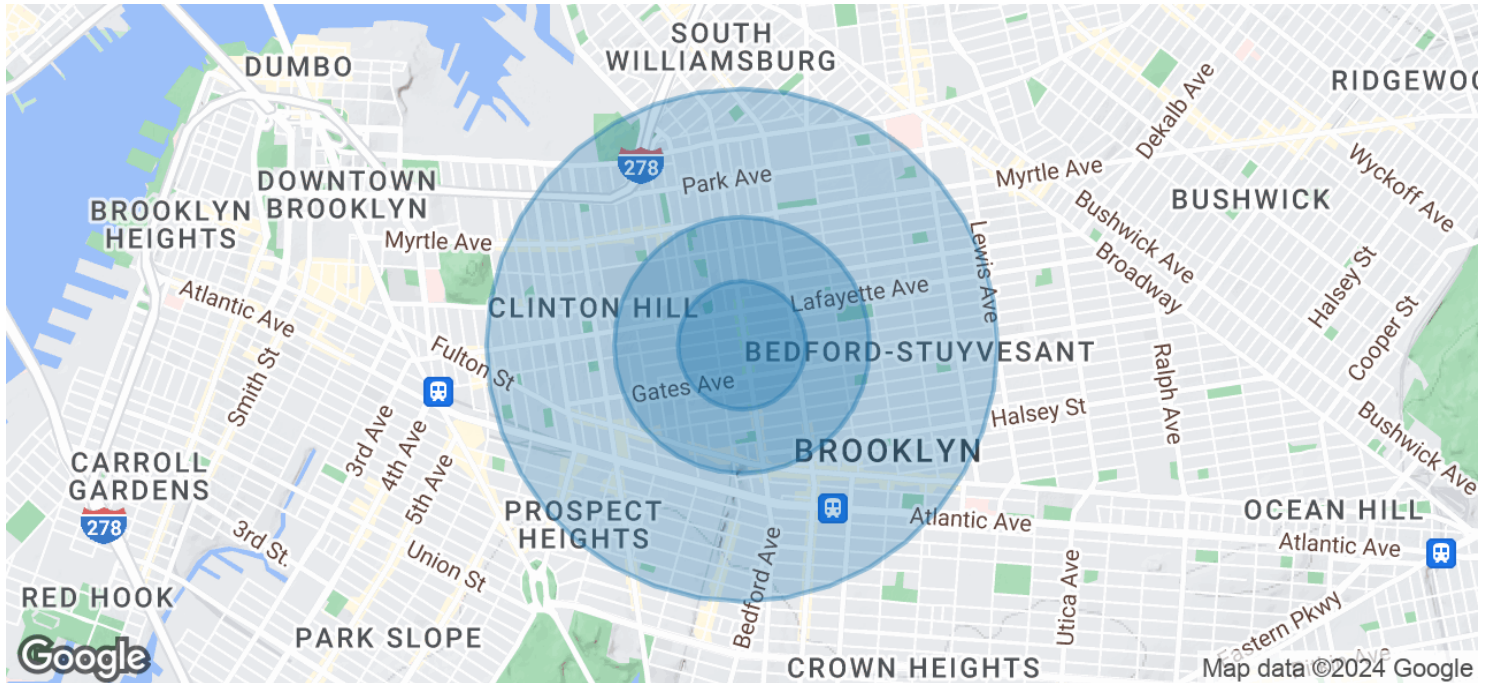
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,700	48,940	188,526
Average Age	33.3	32.5	32.1
Average Age (Male)	32.3	31.6	31.7
Average Age (Female)	33.4	32.8	32.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,091	21,730	81,320
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$104,751	\$99,405	\$96,557
Average House Value	\$1,011,752	\$946,385	\$839,696

* Demographic data derived from 2020 ACS - US Census

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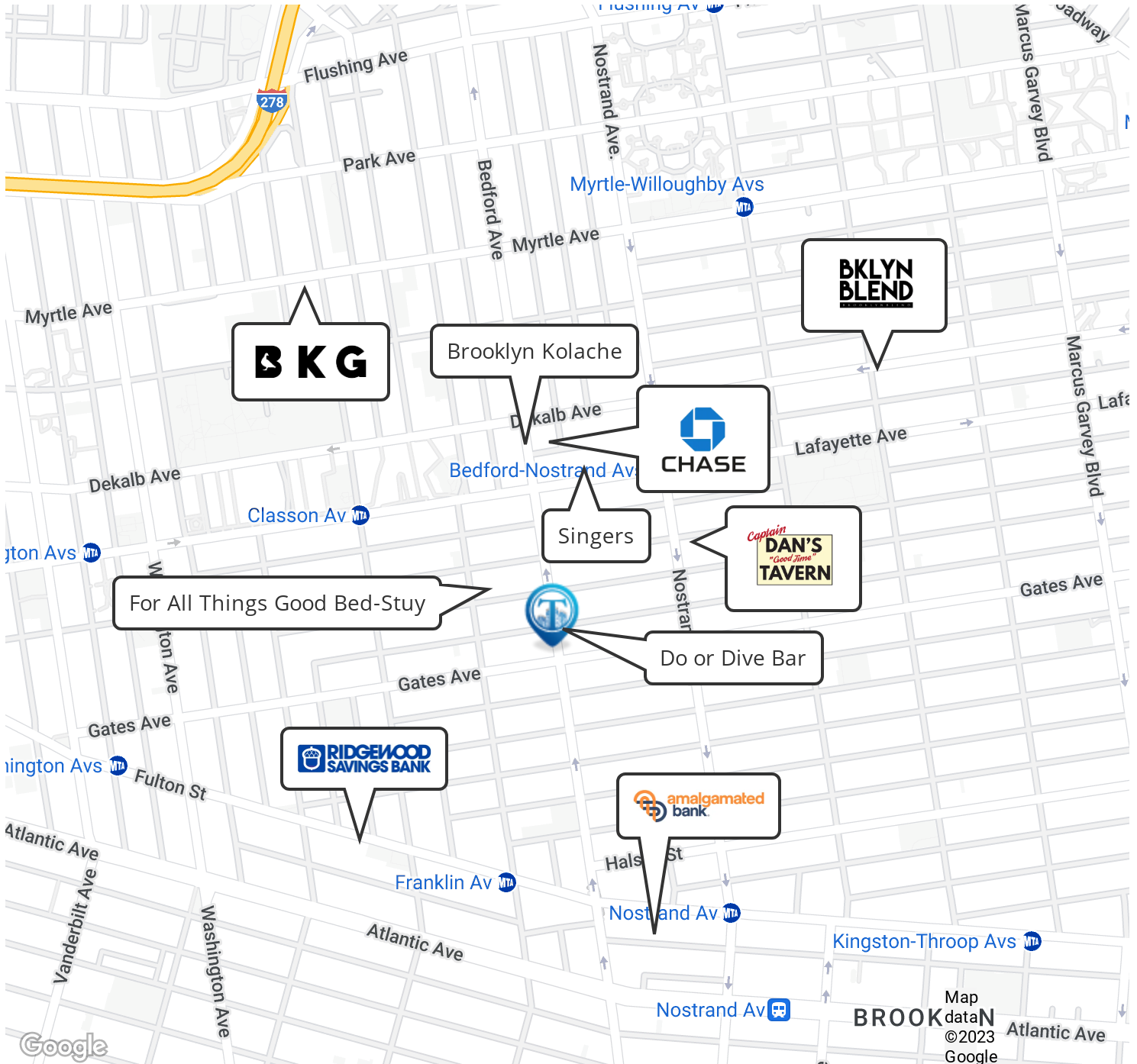
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Retailer Map



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