



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Brand New Office Spaces for Lease

3,750 - 8,250 SF • 2 Units

291 Ellery Street • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Avi Akiva
☎ 718.437.6100 x110
Avi.A@TriStateCR.com



Location Overview

Located in the Bed-Stuy neighborhood of Brooklyn between Broadway & Marcus Garvey Blvd near the Flushing Ave subway station.

Nearest Transit: J & M at Flushing Ave and the B47, B15, B46, B57, & B43 bus lines.

Nearby tenants include Planet Fitness, Walgreens, Starbucks, Chipotle, Rainbow Shops, Taco Bell, McDonald's, Family Dollar, Auntie Anne's, Sonic Drive-In, Dunkin', Chase Bank, Foot Locker, and more!

Main Highlights

- ▶ 4th Floor: 4,500 SF
- ▶ 5th Floor: 3,750 SF
- ▶ Combined: 8,250 SF
- ▶ Move in quickly
- ▶ High ceilings
- ▶ Wrap around windows
- ▶ New Development
- ▶ Beautiful lobby and finishes
- ▶ Elevator Building
- ▶ Outdoor patios on every floor
- ▶ Full private floors



28,286 SF

Total Building Size



5,736 SF

Lot Size



2

Number of Units

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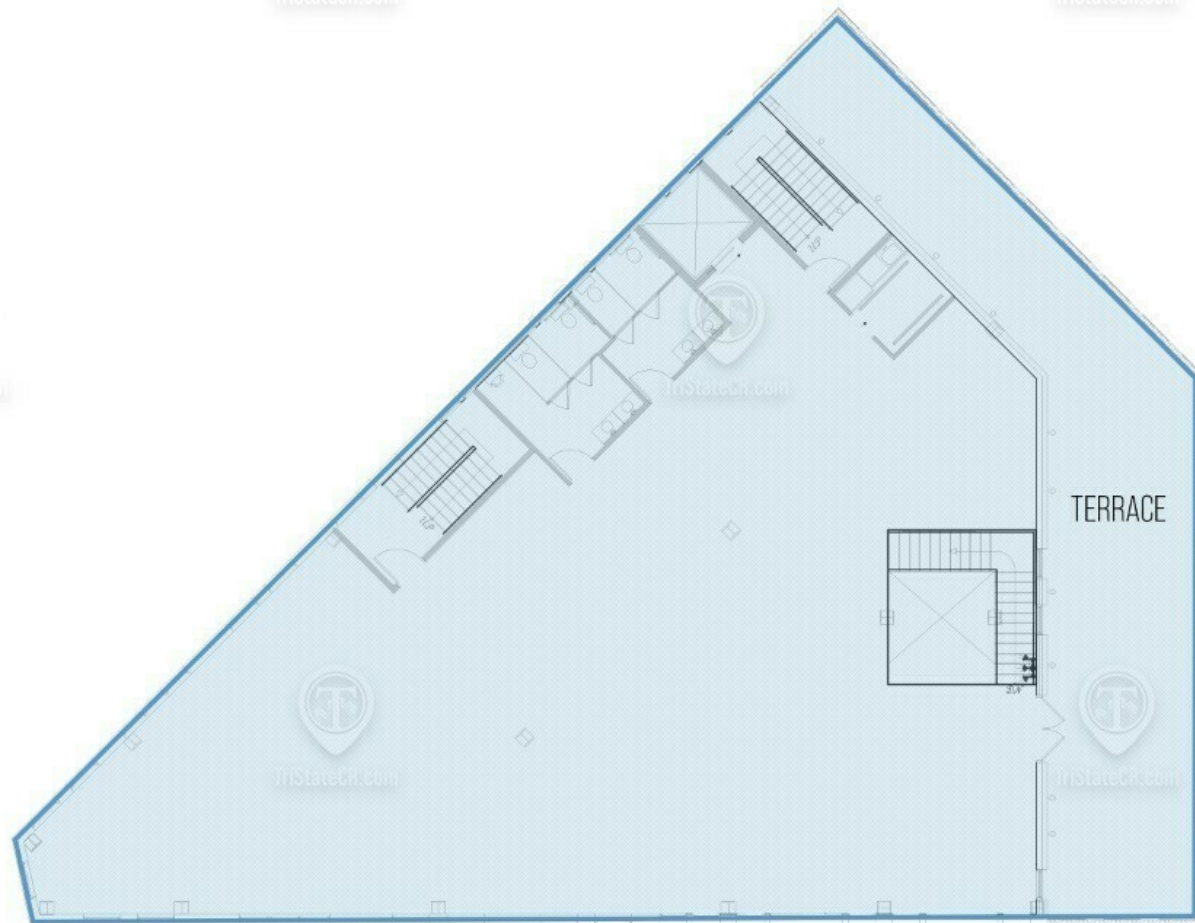
Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



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Floor Plan

291 Ellery Street, Brooklyn, NY 11206



291 ELLERY STREET

4TH FLOOR

TOTAL AVAILABLE SPACE: 4,500 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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Floor Plan

291 Ellery Street, Brooklyn, NY 11206



291 ELLERY STREET
5TH FLOOR
TOTAL AVAILABLE SPACE: 3,750 SF
ALL SQUARE FOOTAGES
ARE APPROXIMATE

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Retailer Map

291 Ellery Street, Brooklyn, NY 11206



Map
data
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Google

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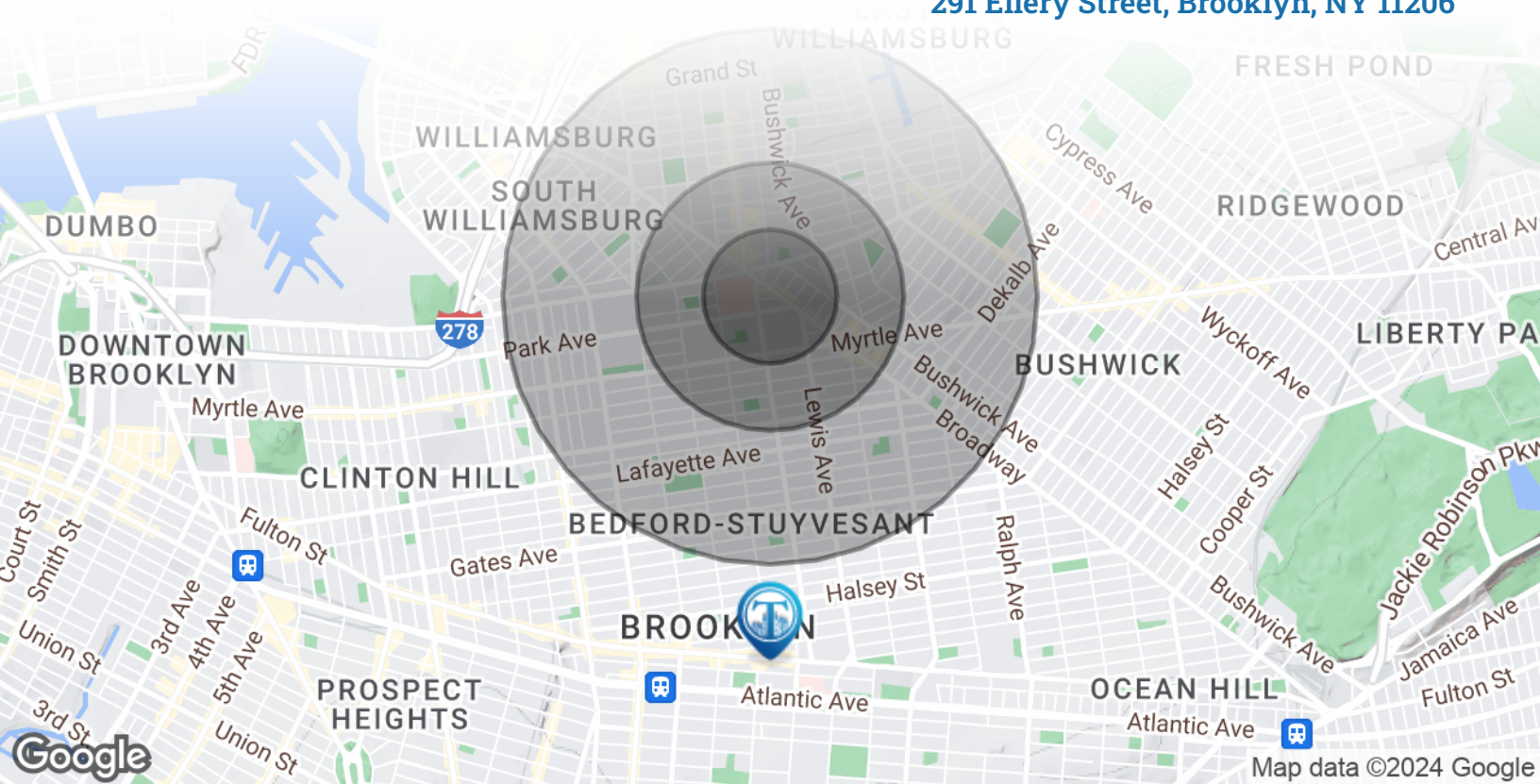
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Area Demographics

291 Ellery Street, Brooklyn, NY 11206



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	10,553	45,952	185,684
Average Age	36.7	31.7	29.9
Average Age (Male)	29.1	28.1	28.1
Average Age (Female)	39.0	34.3	31.6



185,684

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	4,398	18,059	72,074
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$61,464	\$67,040	\$73,355
Average House Value	\$144,870	\$268,949	\$481,466



\$73,355

Avg Household Income

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