



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Turn-Key School for Lease

38,700 SF

297 N 7th St • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Hindy German
☎ 718.437.6100 x203
hindy.g@tristatecr.com



Location Overview

Located in the North Williamsburg neighborhood of Brooklyn between Meeker Ave & Havemeyer St near the Bedford Ave train station.

Nearest Transit: L train at Bedford Ave and the B24 bus line.

Nearby tenants include The Tiny Scientist, Soundance Children's Ballet School, Bloom OT, Bitesize Pediatric Dentistry, Peanut & Honey, The Language Learning Lab, Early Intervention Center of Brooklyn, Williamsburg Speaks Speech-Language Pathology, and more!

Main Highlights

- ▶ Skyline views
- ▶ 9 floors
- ▶ Tons of sunlight
- ▶ Rooftop outdoor space
- ▶ Cafeteria
- ▶ Gym
- ▶ Library
- ▶ Private classrooms
- ▶ Staff offices
- ▶ Zoning M1-2/R6



38,700 SF

Total Building Size



7,675 SF

Lot Size

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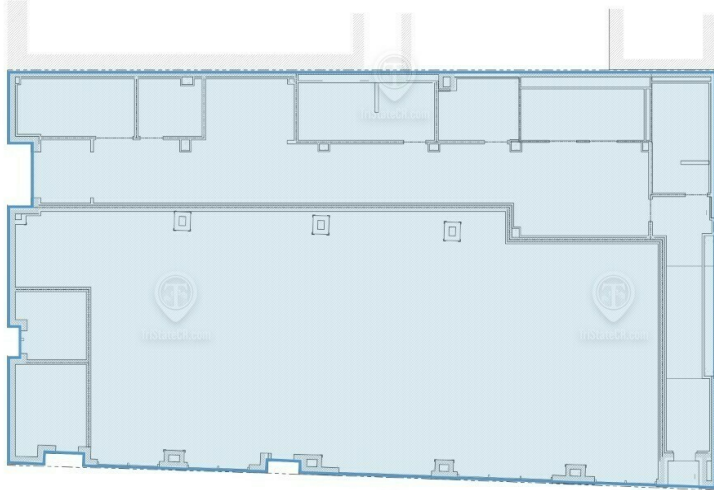
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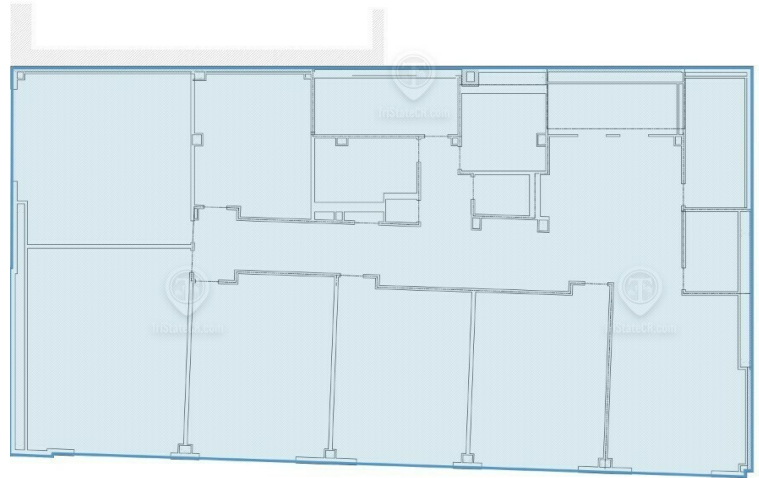
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Floor Plans

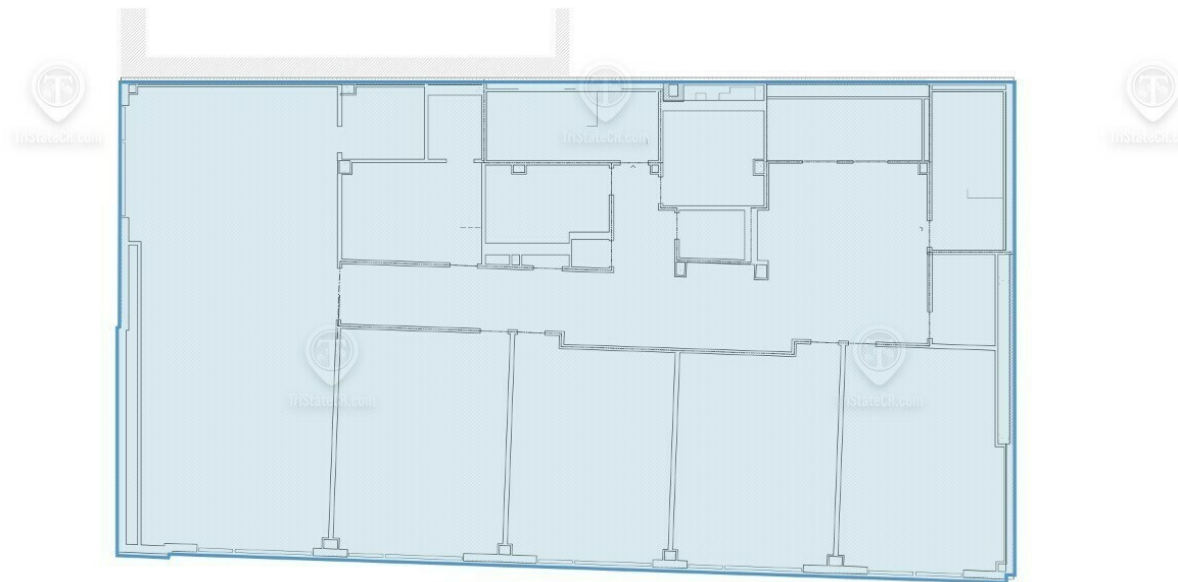
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1ST FLOOR



2ND FLOOR



3RD FLOOR

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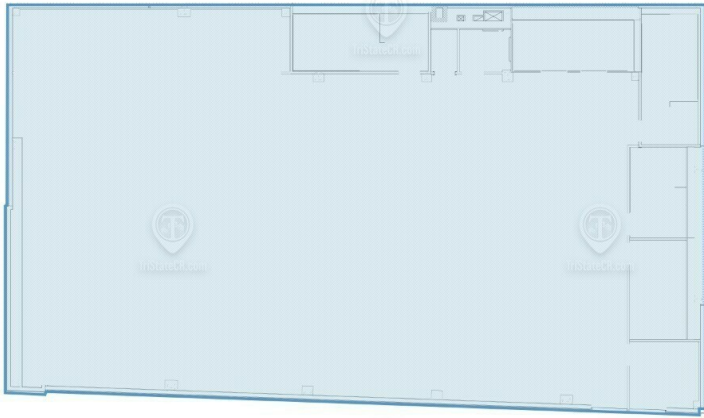
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Floor Plans

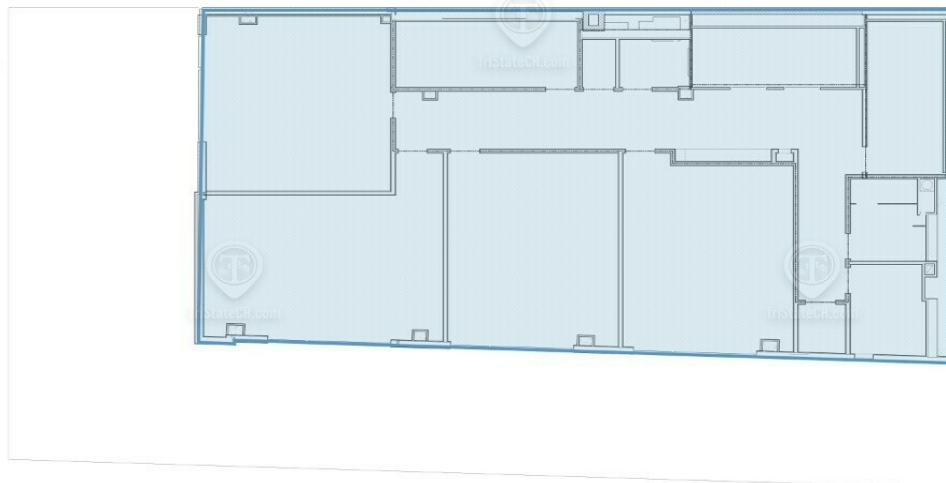
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4TH FLOOR



5TH FLOOR



6TH FLOOR

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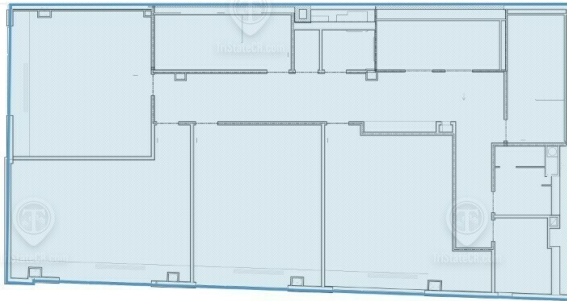
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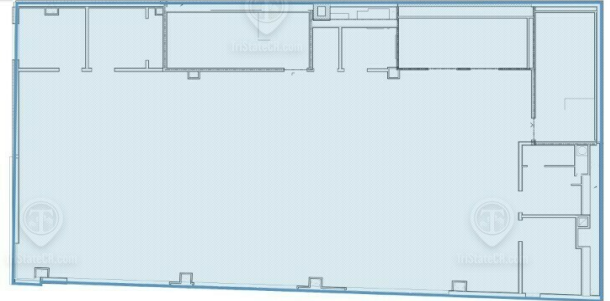
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Floor Plans

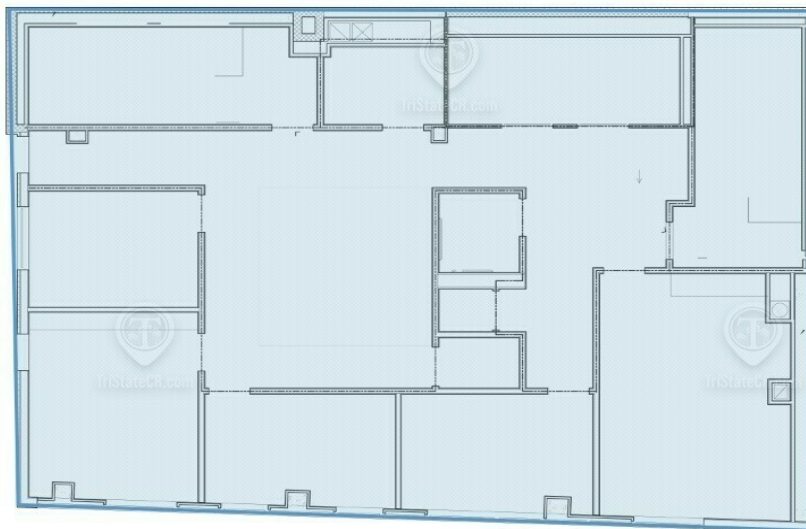
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7TH FLOOR



8TH FLOOR



9TH FLOOR

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Certificate of Occupancy

CO Number: 320513244T002

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Brooklyn Address: 297 NORTH 7TH STREET Building Identification Number (BIN): 3062015	Block Number: 02323 Lot Number(s): 45 Building Type: New	Certificate Type: Temporary Effective Date: 11/07/2014 Expiration Date: 02/05/2015
This building is subject to this Building Code: 2008 Code		
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-B (2008 Code) Building Occupancy Group classification: E (2008 Code) Multiple Dwelling Law Classification: None		
No. of stories: 9 Height in feet: 118 No. of dwelling units: 0		
C. Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:		
There are 17 outstanding requirements. Please refer to BISWeb for further detail.		
Borough Comments: None		



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 320513244T002

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
MZ4		75	F-2		3	MECHANICAL ROOM.
001		OG	E		3	LOBBY, MECH. ROOMS
001		OG	S-2		3	ACCESSORY PARKING FOR 8 CARS.
002	153	75	E		3	CLASSROOMS, MUSIC ROOM.
002	3	75	E		3	OFFICE, MECH. ROOM.
003	118	75	E		3	CLASSROOMS, LIBRARY.
003	3	75	E		3	OFFICES
004	263	75	A-3		3	GYMNASIUM/AUDITORIUM.
004	1	75	E		3	OFFICE, STORAGE.
005	57	75	E		3	CAFETERIA, PANTRY
005	35	75	E		3	CLASSROOM.
006	90	75	E		3	CLASSROOMS, SCIENCE ROOM.
007	23	75	E		3	OFFICE/MEETING ROOM.



Borough Commissioner



Commissioner

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All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
007	67	75	E		3	CLASSROOMS.
008	144	75	A-3		3	RECREATION/PLAY AREA.
008	2	75	E		3	OFFICES
009	27	75	E		3	ACCESSORY OFFICES, LOUNGE ROOM.
009	52	75	E		3	OUTDOOR RECREATION.
RO F						STAIR AND ELEVATOR BULKHEADS, COOLING TOWERS.
END OF SECTION						



Borough Commissioner



Commissioner

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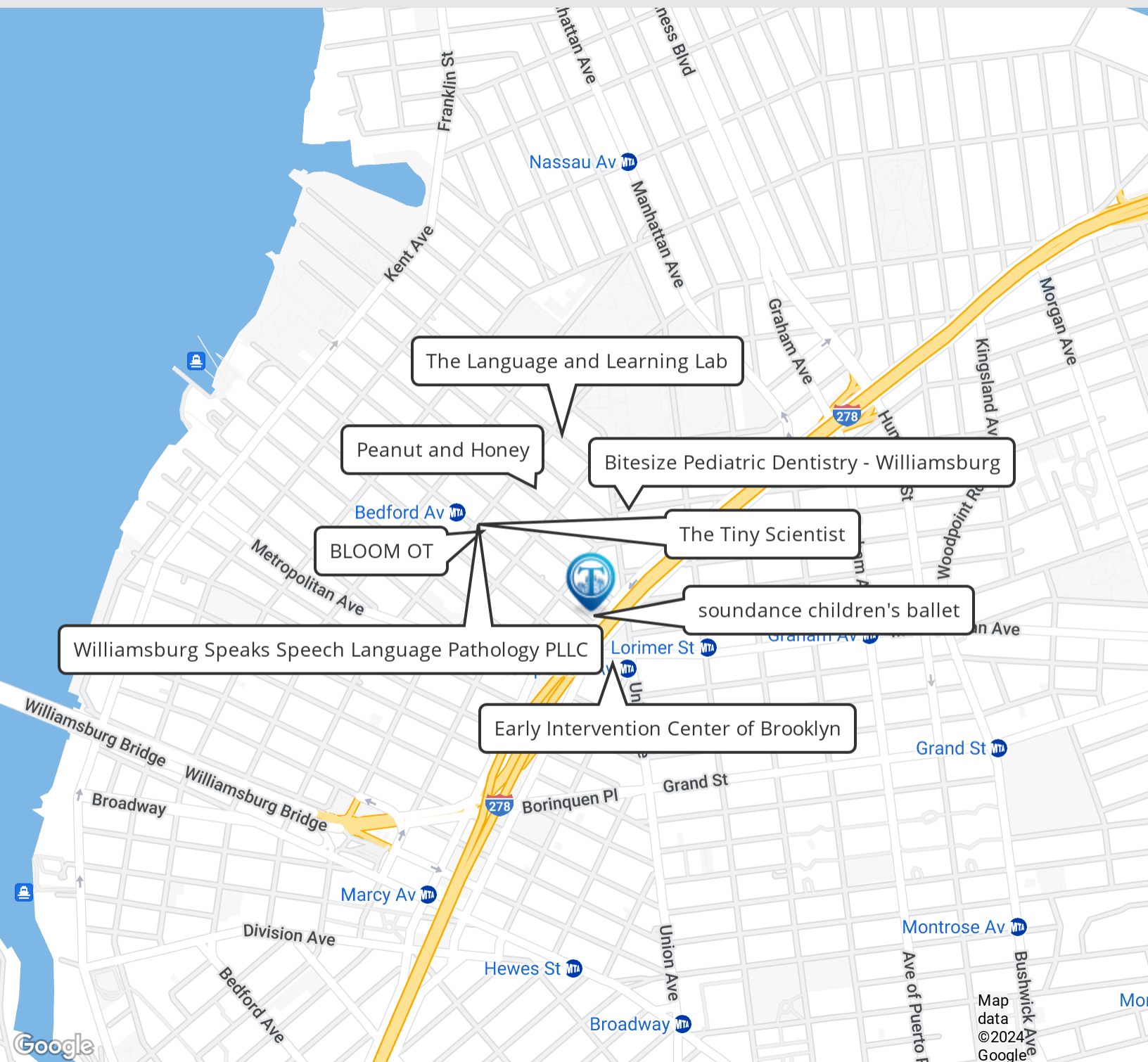
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Retailer Map

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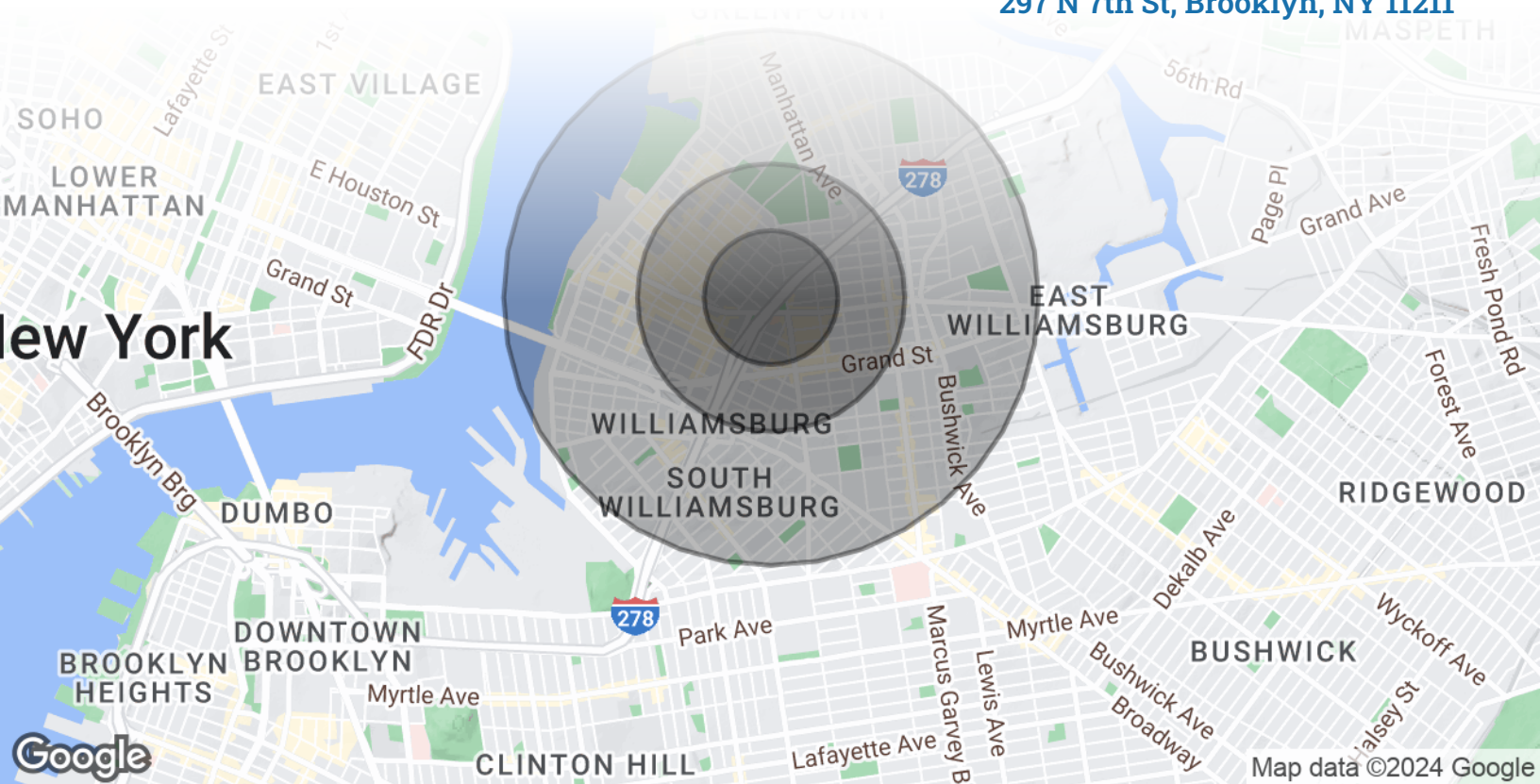
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Area Demographics

297 N 7th St, Brooklyn, NY 11211



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	9,198	42,496	155,272
Average Age	33.1	33.0	30.3
Average Age (Male)	33.6	33.1	29.6
Average Age (Female)	31.6	33.2	32.1



155,272

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	5,077	21,474	67,044
# of Persons per HH	1.8	2.0	2.3
Average HH Income	\$150,533	\$128,665	\$109,946
Average House Value	\$950,099	\$862,411	\$708,551



\$109,946

Avg Household Income

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