



TRI STATE  
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REAL ESTATE EXPERTS

For Lease

# Professional Office Space for Lease

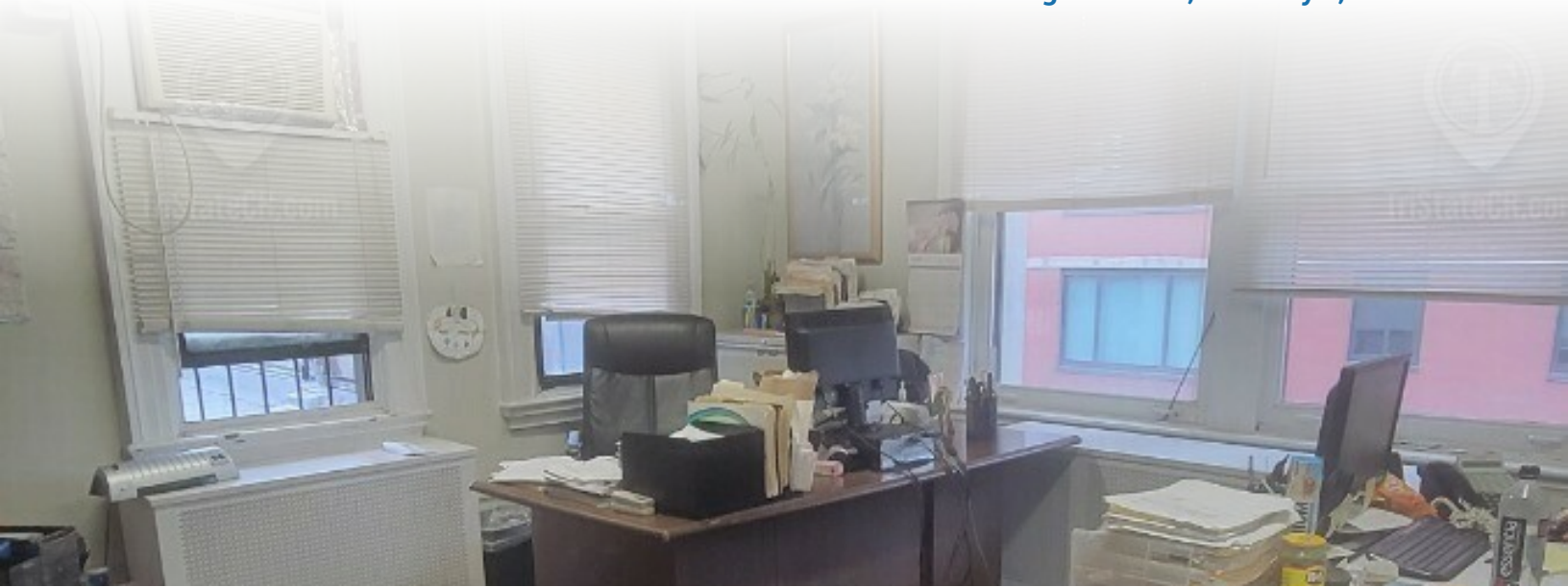
1,450 SF

188 Montague Street • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Hindy German**  
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## Location Overview

Located in the Downtown Brooklyn neighborhood between Clinton St & Court St near the Court St subway station.

Nearest Transit: R train at Court St, 2, 3, 4, & 5 trains at Borough Hall, and the B38, B25, B52, & B26 bus lines.

Nearby tenants include Equinox, Flushing Bank, Duane Reade, Gregorys Coffee, L'Appartment 4F, Dunkin', Juice Press, Sephora, Orangetheory Fitness, Dos Toros Taqueria, Blank Street Coffee, Santander Bank, Chipotle Mexican Grill, and more!



**48,050 SF**

Total Building Size



**7,200 SF**

Lot Size

## Main Highlights

- ▶ Located on the 11th floor
- ▶ Professional office space
- ▶ Doorman building
- ▶ Right by Borough Hall
- ▶ Steps from public transit and tons of national tenant

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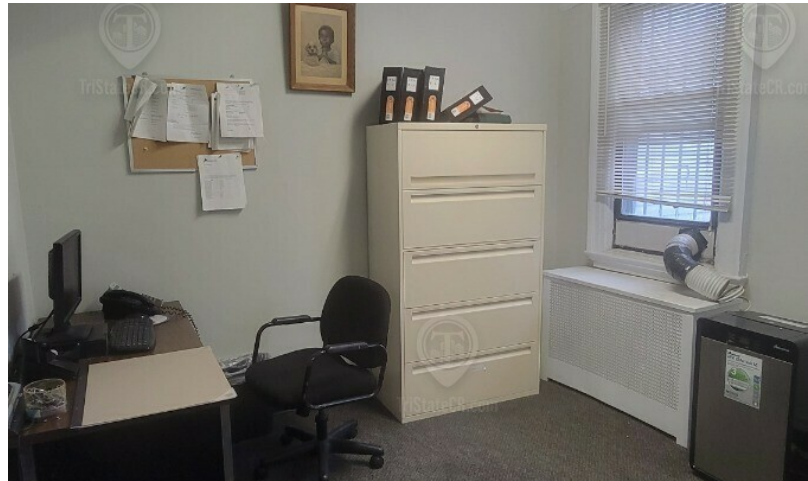
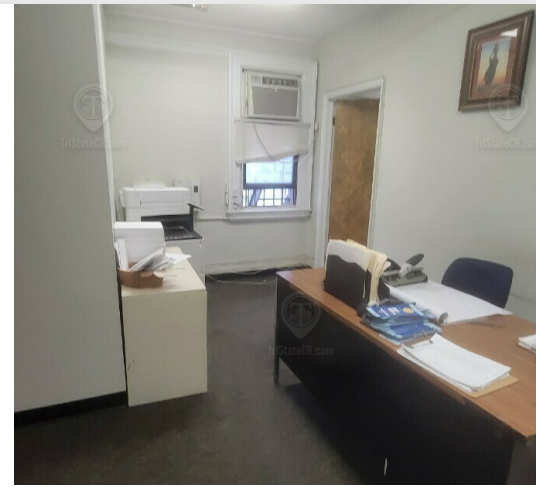
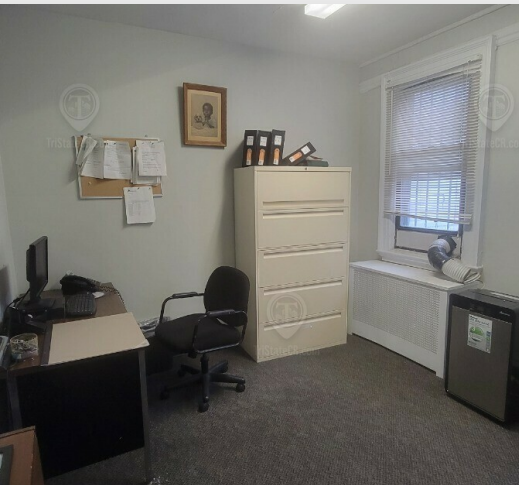
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# Additional Photos

188 Montague Street, Brooklyn, NY 11201



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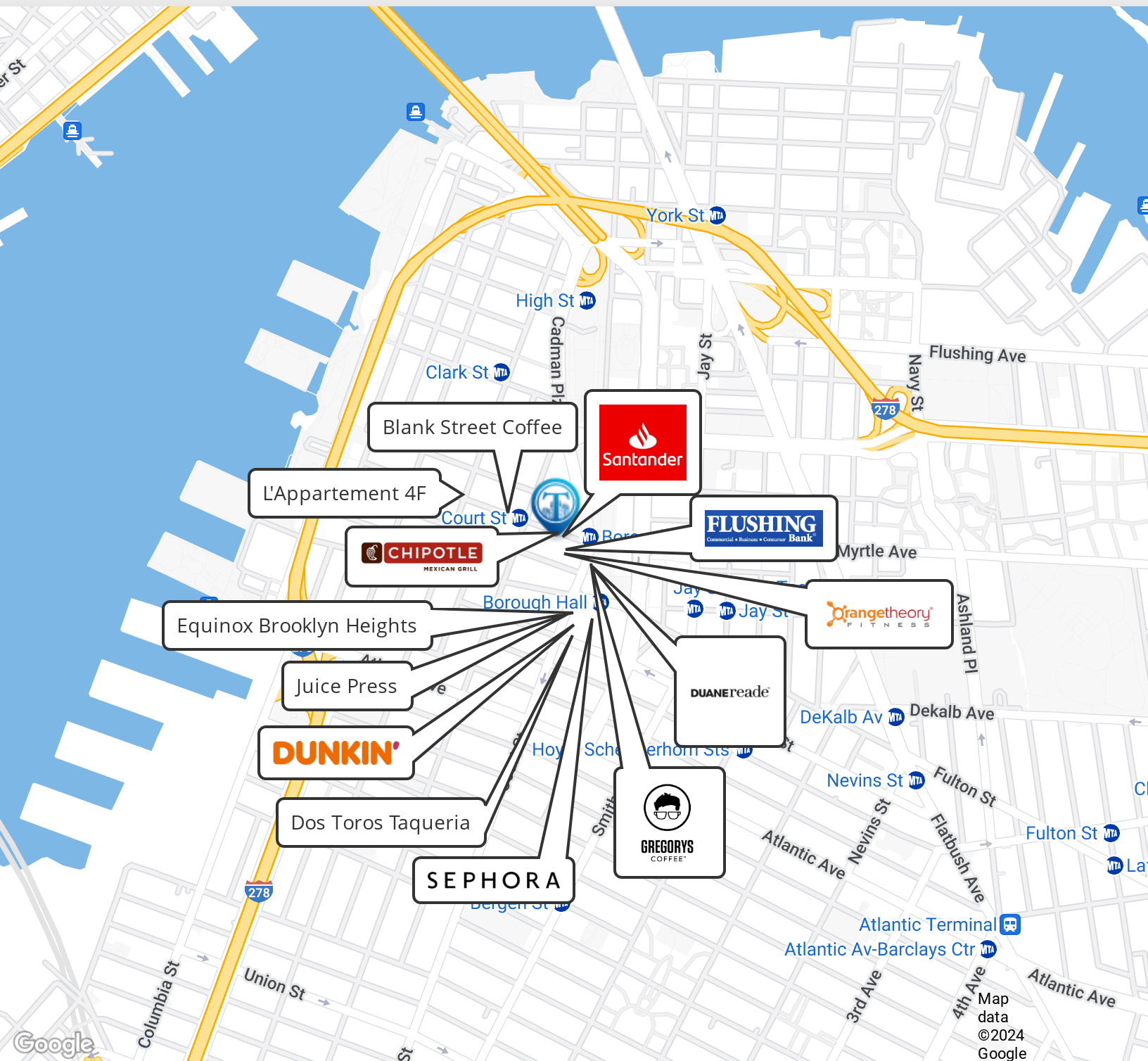
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# Retailer Map

188 Montague Street, Brooklyn, NY 11201



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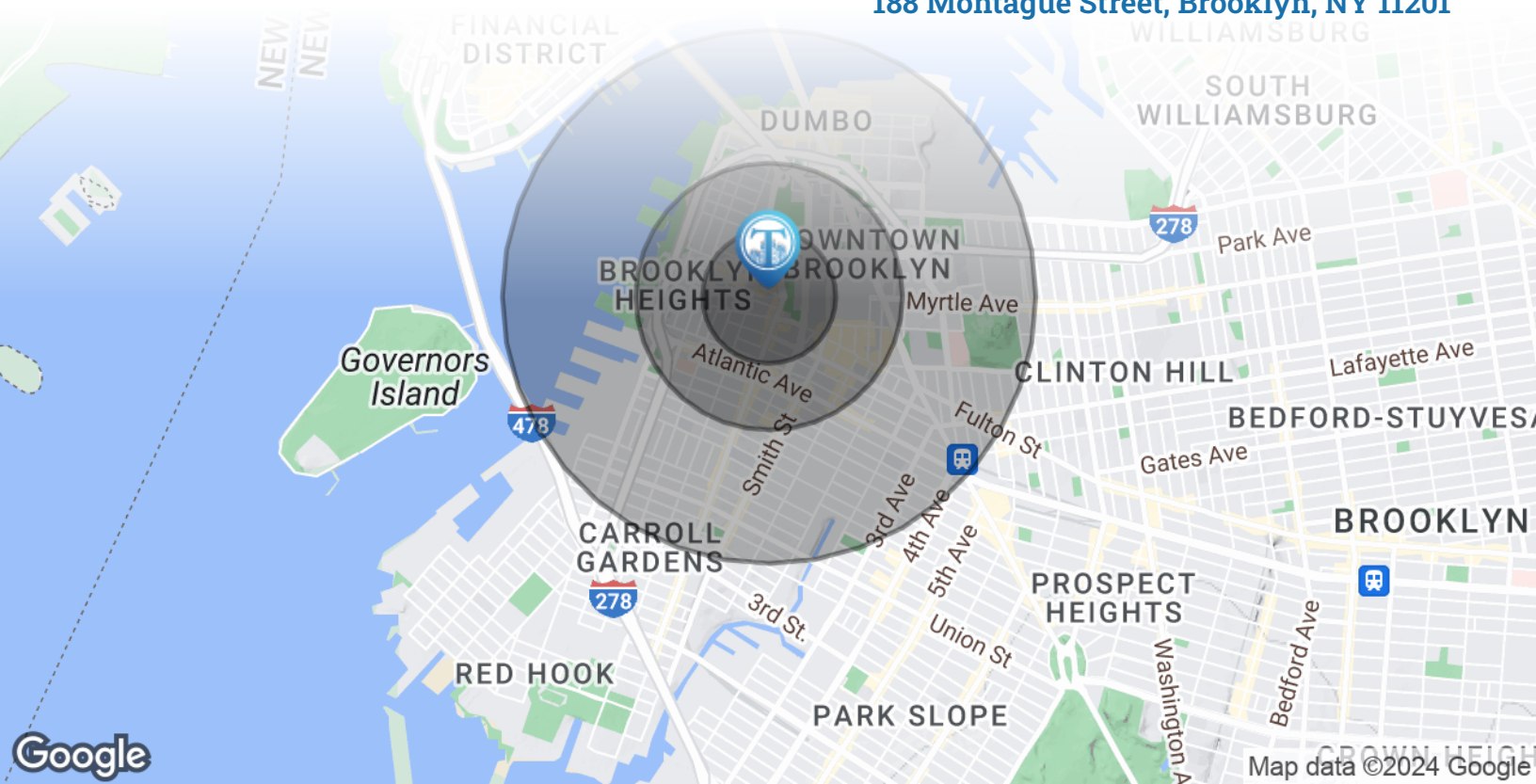




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# Area Demographics

188 Montague Street, Brooklyn, NY 11201



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	11,417	42,636	112,918
Average Age	38.3	36.4	35.5
Average Age (Male)	38.8	36.0	34.5
Average Age (Female)	37.0	36.6	36.7



**112,918**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	6,322	22,334	54,079
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$192,988	\$183,886	\$167,908
Average House Value	\$1,000,807	\$1,086,640	\$1,057,855



**\$167,908**

Avg Household Income

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