



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

# For Lease

## Full Building Opportunity

Your sign here

5<sup>th</sup> FLOOR

4<sup>th</sup> FLOOR

3<sup>rd</sup> FLOOR

2<sup>nd</sup> FLOOR

# Prime Downtown Brooklyn Office Space for Lease

4,250 - 35,750 SF

25 Flatbush Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

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

**Fredy Halabi**  
📞 718.437.6100 x114  
Fredy.H@TriStateCR.com



## Location Overview

Located in the Downtown Brooklyn neighborhood between Fulton St & Lafayette Ave near the Nevins St subway station.

Nearest Transit: 2, 3, 4, & 5 at Nevins St, N, Q, R, B, & D trains at Atlantic Ave and the B67, B45, B41, & B26 bus lines.

Nearby tenants include Crunch Fitness, Apple, Trader Joe's, Whole Foods Market, Starbucks, TD Bank, McDonald's, CVS, Dunkin', Planet Fitness, Primark, Target, Tacombi, PingPod, and more!

## Main Highlights

- ▶ Prime Downtown Brooklyn
- ▶ Full building opportunity
- ▶ 11' - 13' ceilings
- ▶ Multiple floors can be leased together
- ▶ Lower Level: 5,000 SF
- ▶ 2nd Floor: 8,700 SF
- ▶ 3rd Floor: 4,250 SF
- ▶ 4th Floor: 8,900 SF
- ▶ 5th Floor: 8,900 SF
- ▶ Entire Building: 35,750 SF



**45,000 SF**

Total Building Size



**8,200 SF**

Lot Size



**C6-4**

Zoning

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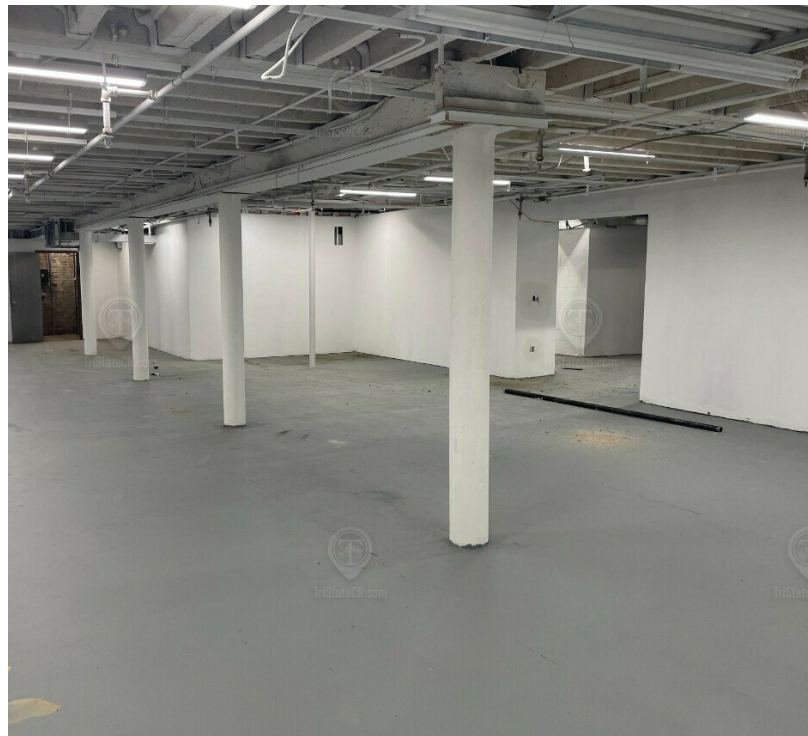
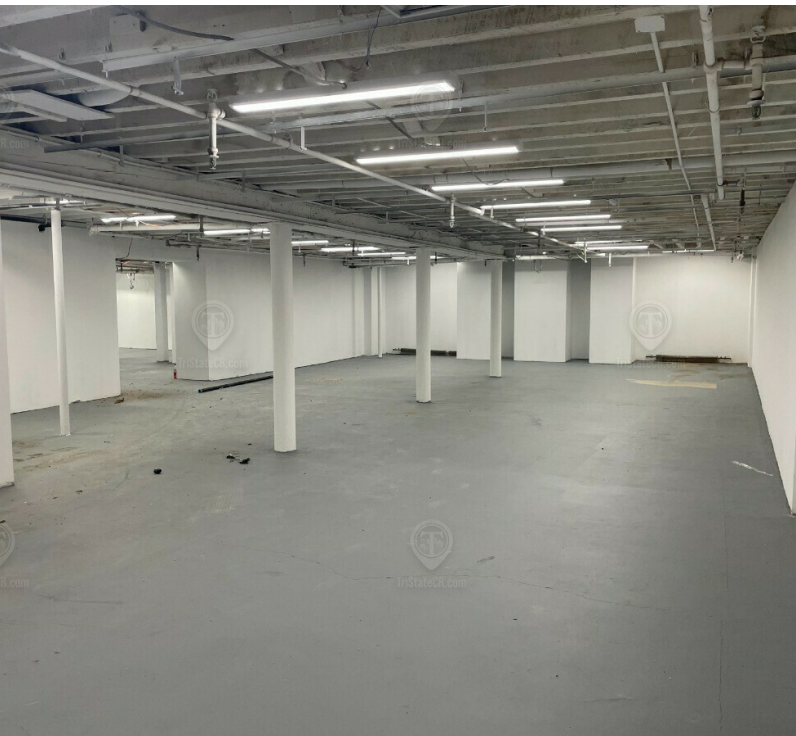
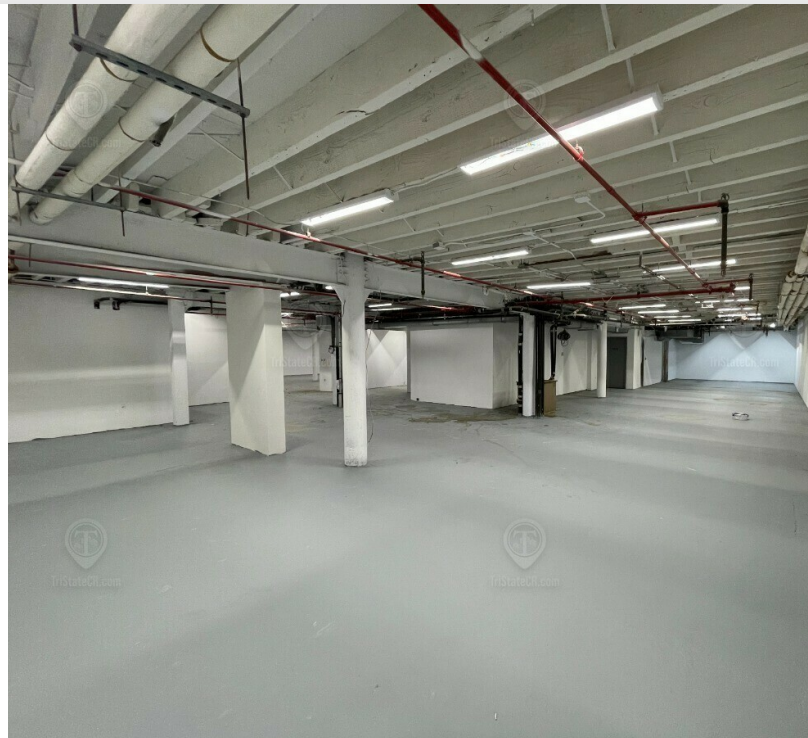
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# Lower Level

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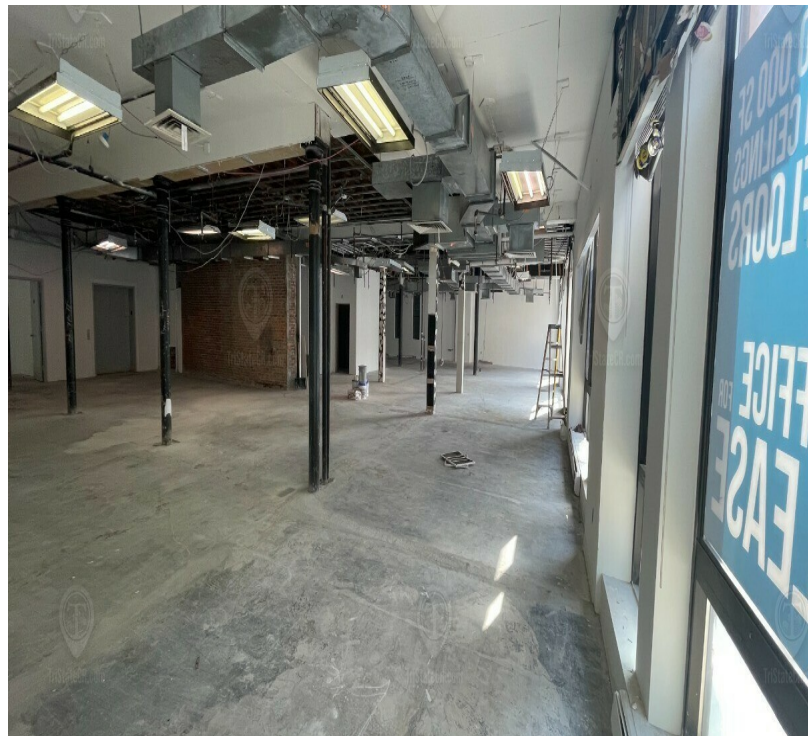
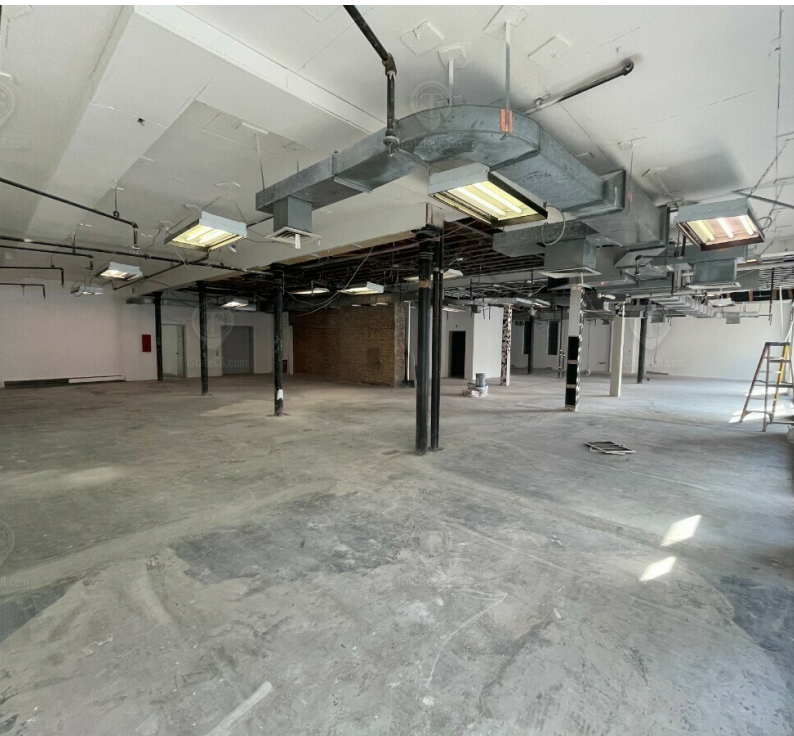
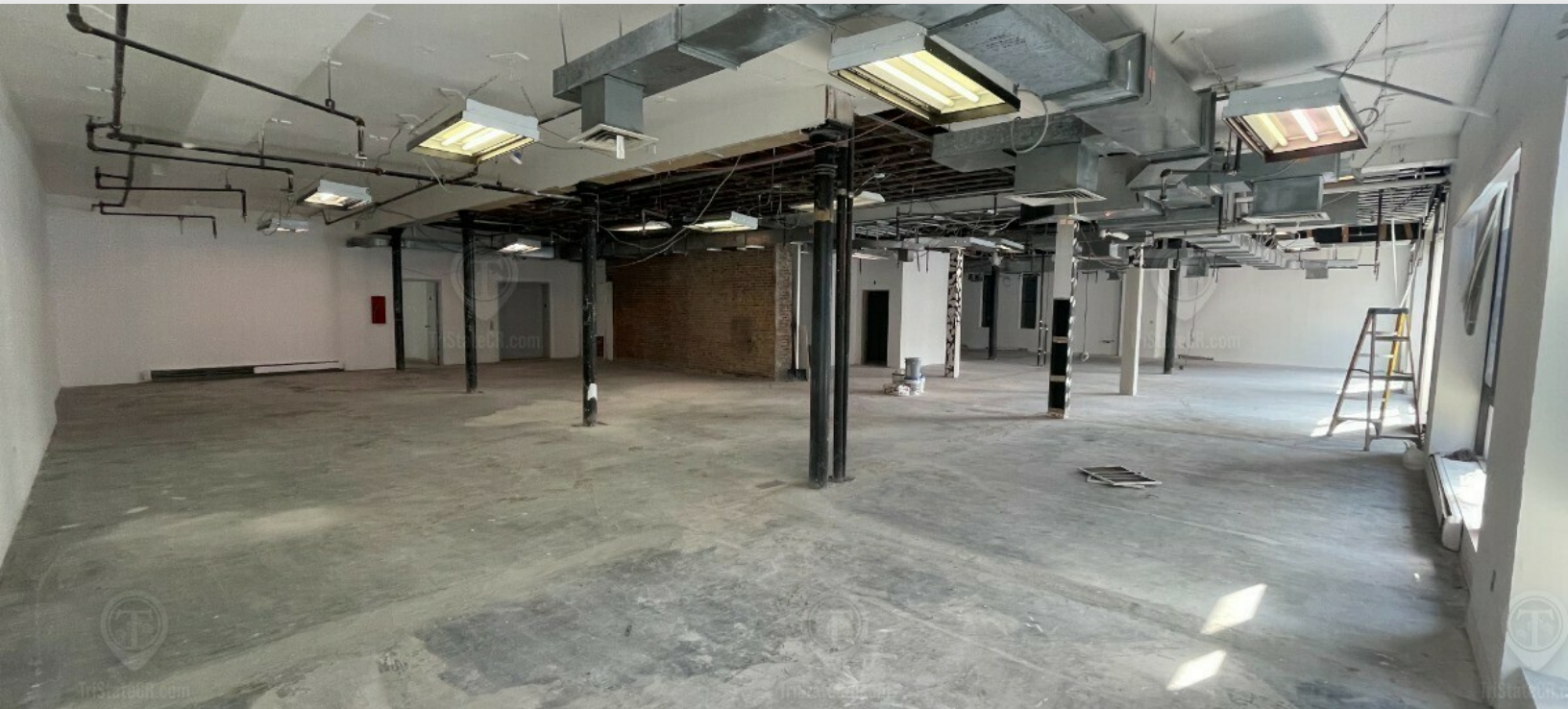
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## 2nd Floor

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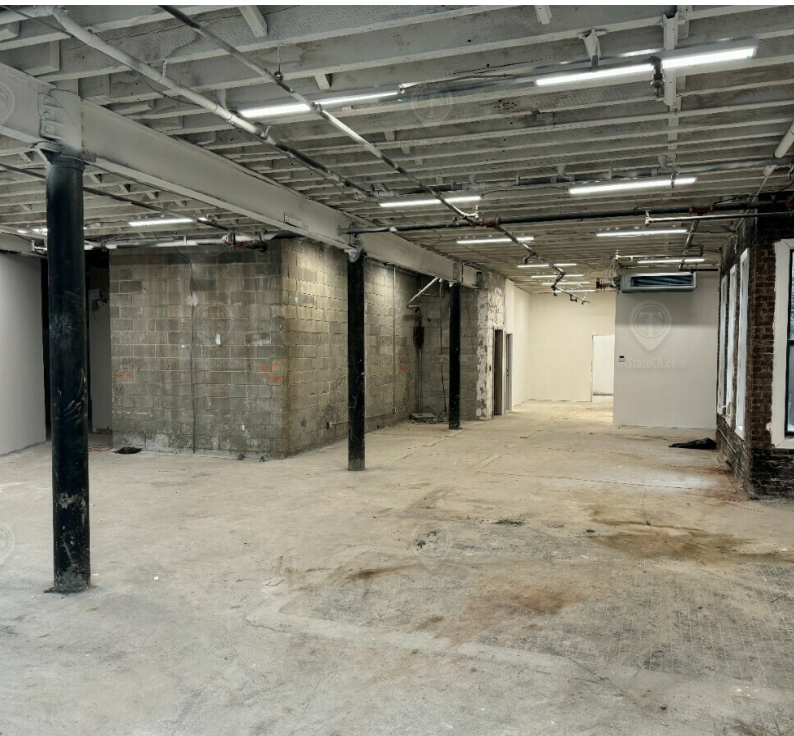
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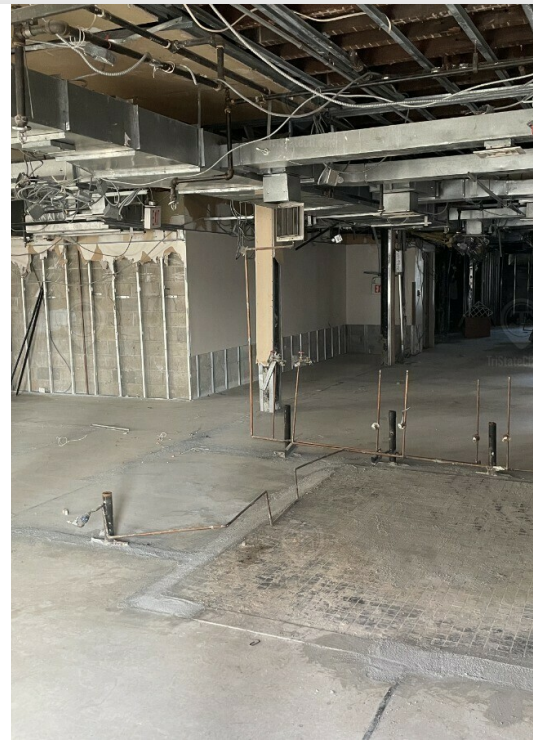
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# 4th Floor

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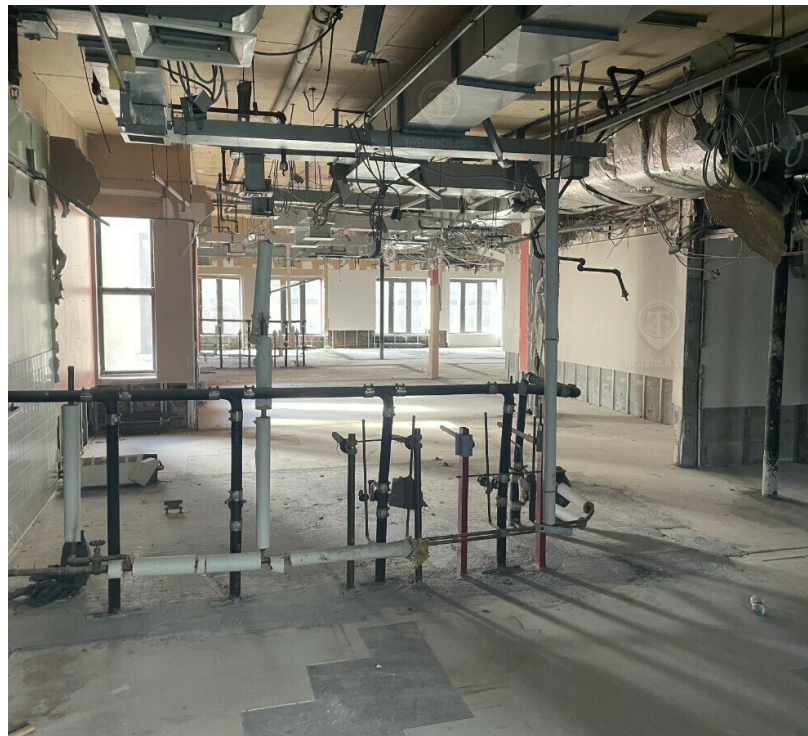
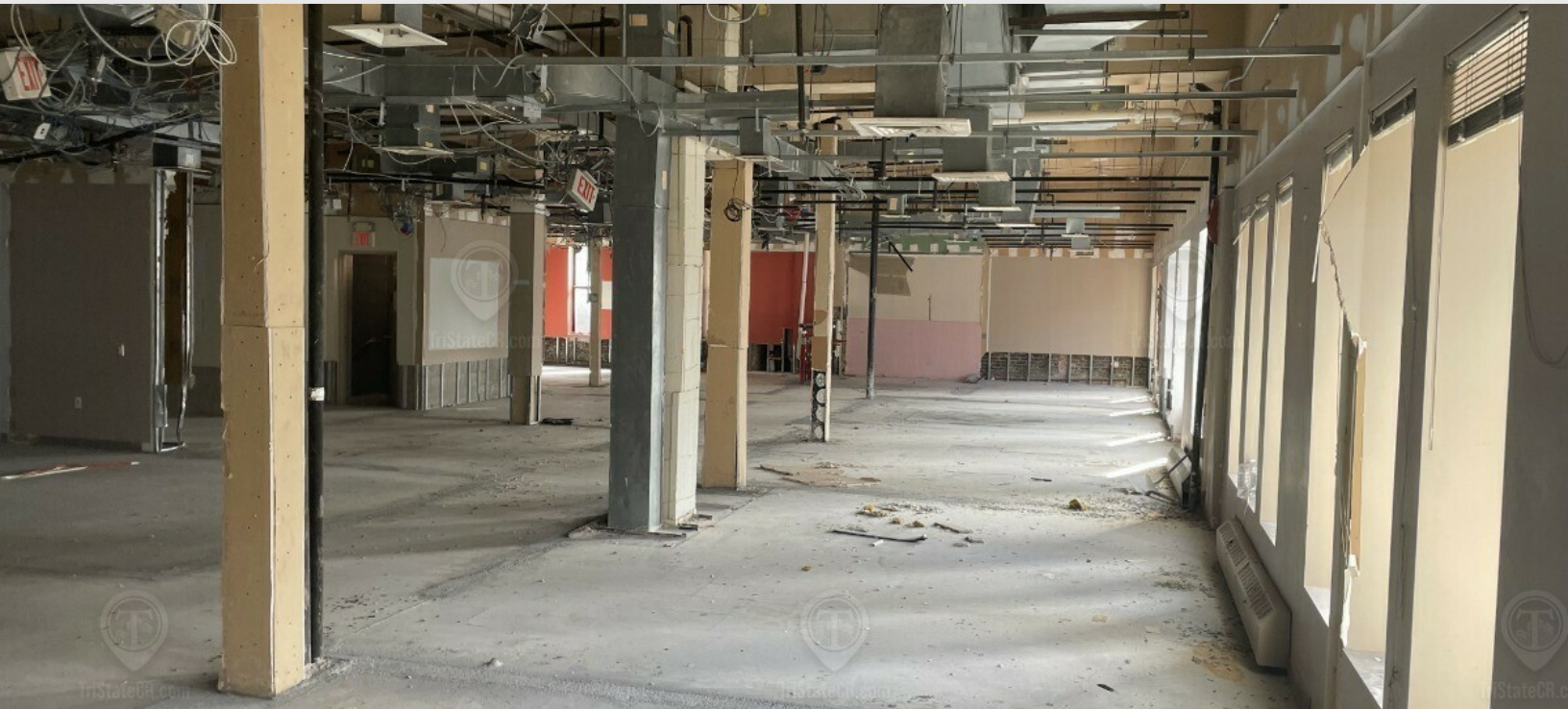
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# 5th Floor

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# Lower Level Floor Plan

25 Flatbush Ave, Brooklyn, NY 11217



25 FLATBUSH AVE  
LOWER LEVEL - 5,000 SF

ALL SQUARE FOOTAGE  
ARE APPROXIMATE.

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# 2nd Floor Plan

25 Flatbush Ave, Brooklyn, NY 11217



25 FLATBUSH AVE  
2ND FLOOR - 8,700 SF

ALL SQUARE FOOTAGE  
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# 3rd Fl Floor Plan

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25 FLATBUSH AVE  
3RD FLOOR - 4,250 SF

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# 4th Fl Floor Plan

25 Flatbush Ave, Brooklyn, NY 11217



25 FLATBUSH AVE  
4TH FLOOR - 8,900 SF

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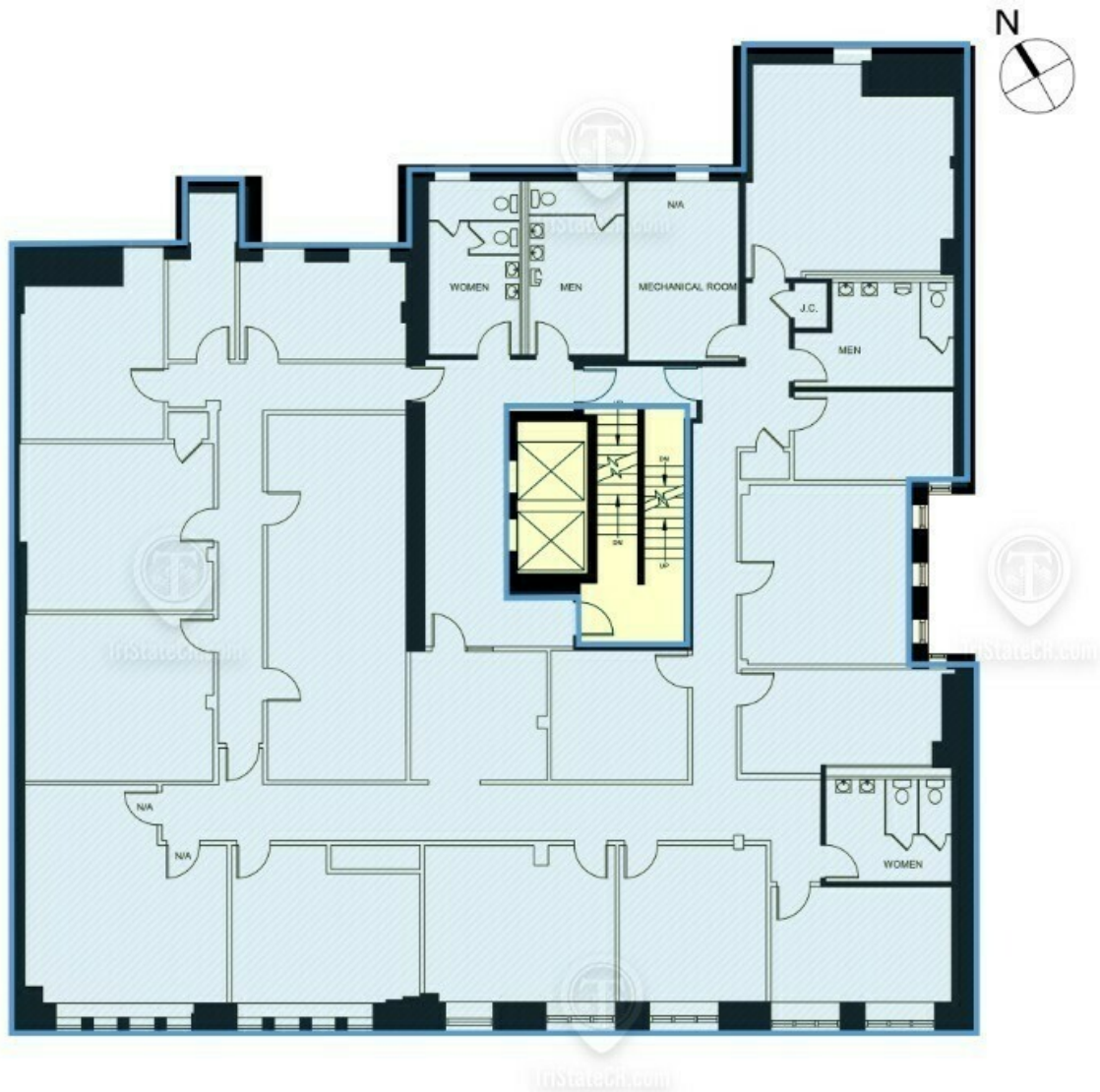
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# 5th Fl Floor Plan

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# Retailer Map

25 Flatbush Ave, Brooklyn, NY 11217



Map data  
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Google

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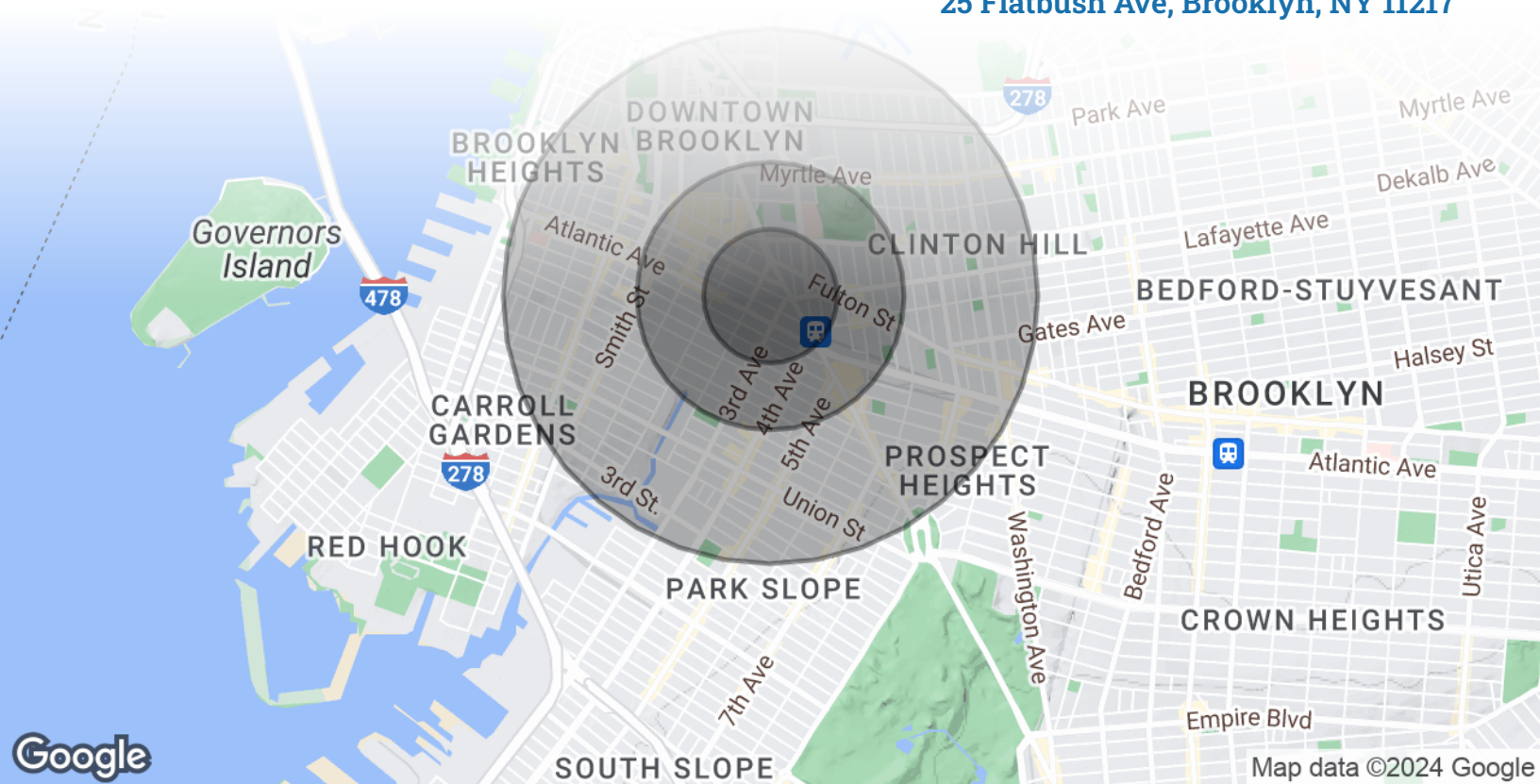
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# Area Demographics

25 Flatbush Ave, Brooklyn, NY 11217



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	9,426	42,274	161,544
Average Age	33.1	34.4	35.8
Average Age (Male)	33.4	33.8	35.3
Average Age (Female)	33.3	35.6	36.4



**161,544**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	5,256	20,705	77,743
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$167,580	\$153,824	\$157,387
Average House Value	\$1,139,645	\$1,045,240	\$1,124,721



**\$157,387**

Avg Household Income

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