



**TRI STATE  
COMMERCIAL®**  
REAL ESTATE EXPERTS

**For Lease**



# Office Space for Lease

1,200 SF • 1 Unit

80 John St • New York • NY

For Pricing **Call: 718-437-6100**

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

**Chandler Slate**  
☎ 718.437.6100 x108  
ChandlerS@TriStateCR.com



## Location Overview

Located in the Financial District of Manhattan between William St & Gold St - a trifecta of dense residential, office, and collegiate populations making it ideal for fitness, food and beverage, and experiential concepts.

Nearest Transit: 2, 3, A, C, J, & Z trains at Fulton St & the M15 bus line.

Nearby tenants include Starbucks, Chipotle, Taim Mediterranean Restaurant, Bareburger, Hole In The Wall, Taco Bell, Key Food Supermarkets, Stout NYC, Manhatta, Just Salad, Matto Espresso, Duane Reade, and more!

## Main Highlights

- ▶ Shared lobby with Sweat 440
- ▶ Window across entire space facing Gold St



**192,512 SF**

Total Building Size



**10,237 SF**

Lot Size



**1**

Number of Units



**C5-5**

Zoning

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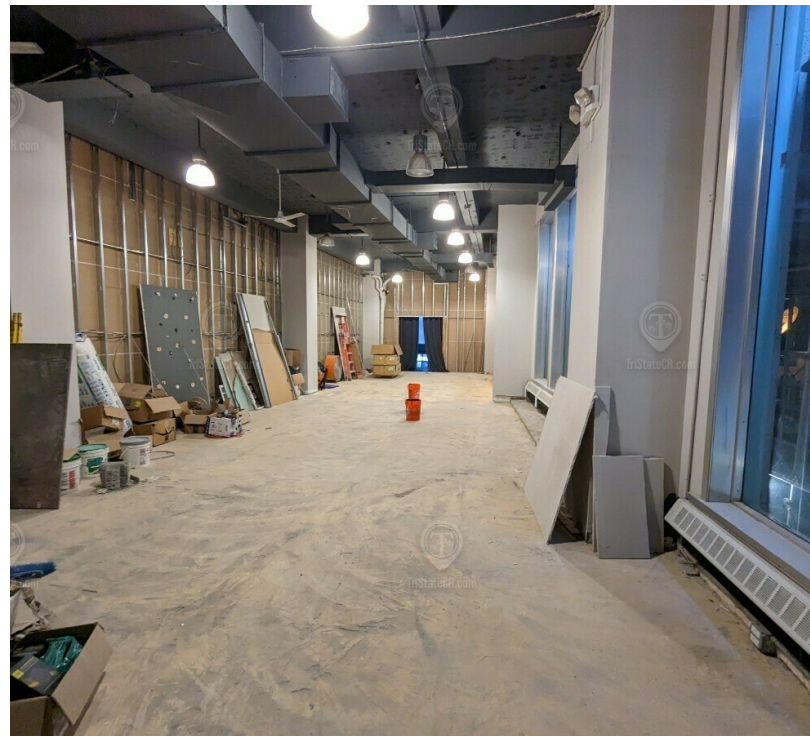
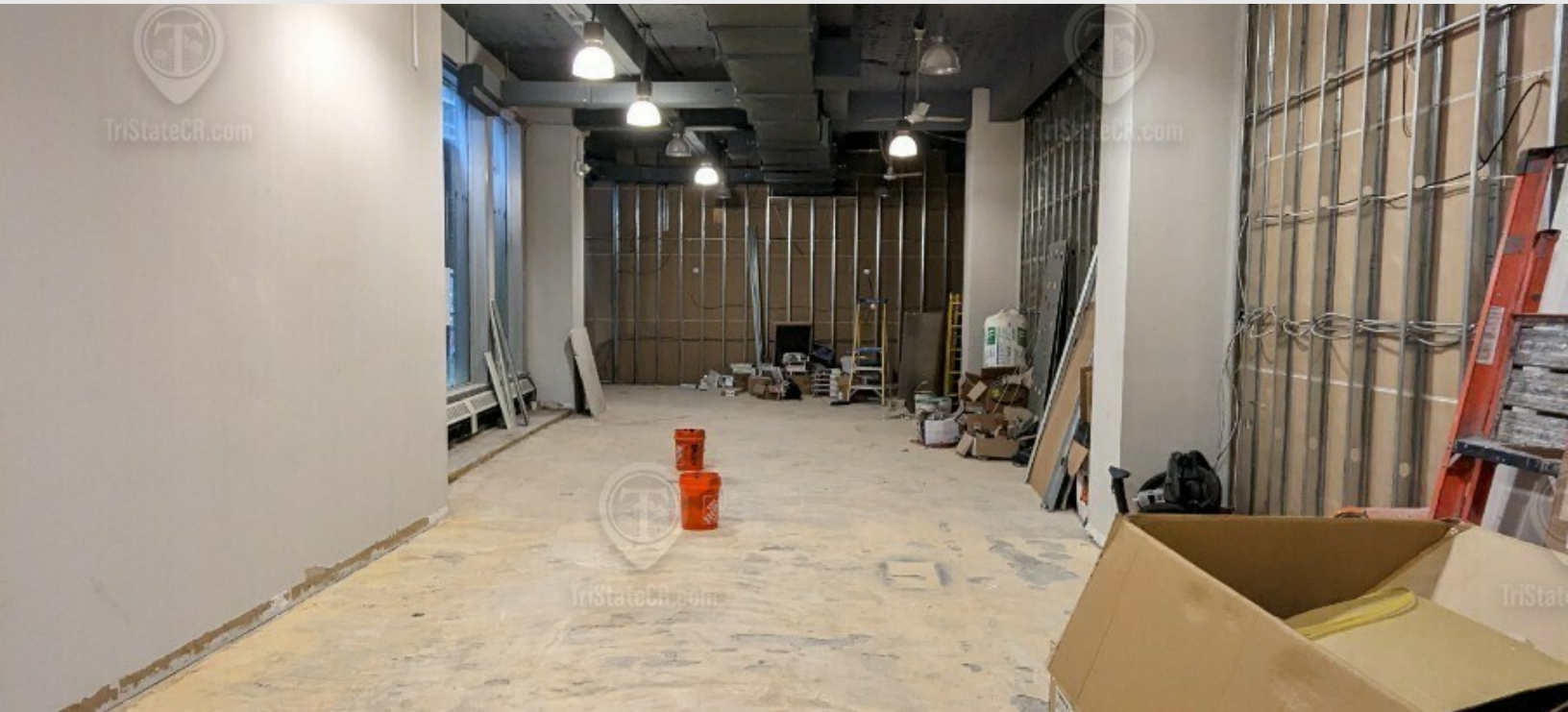
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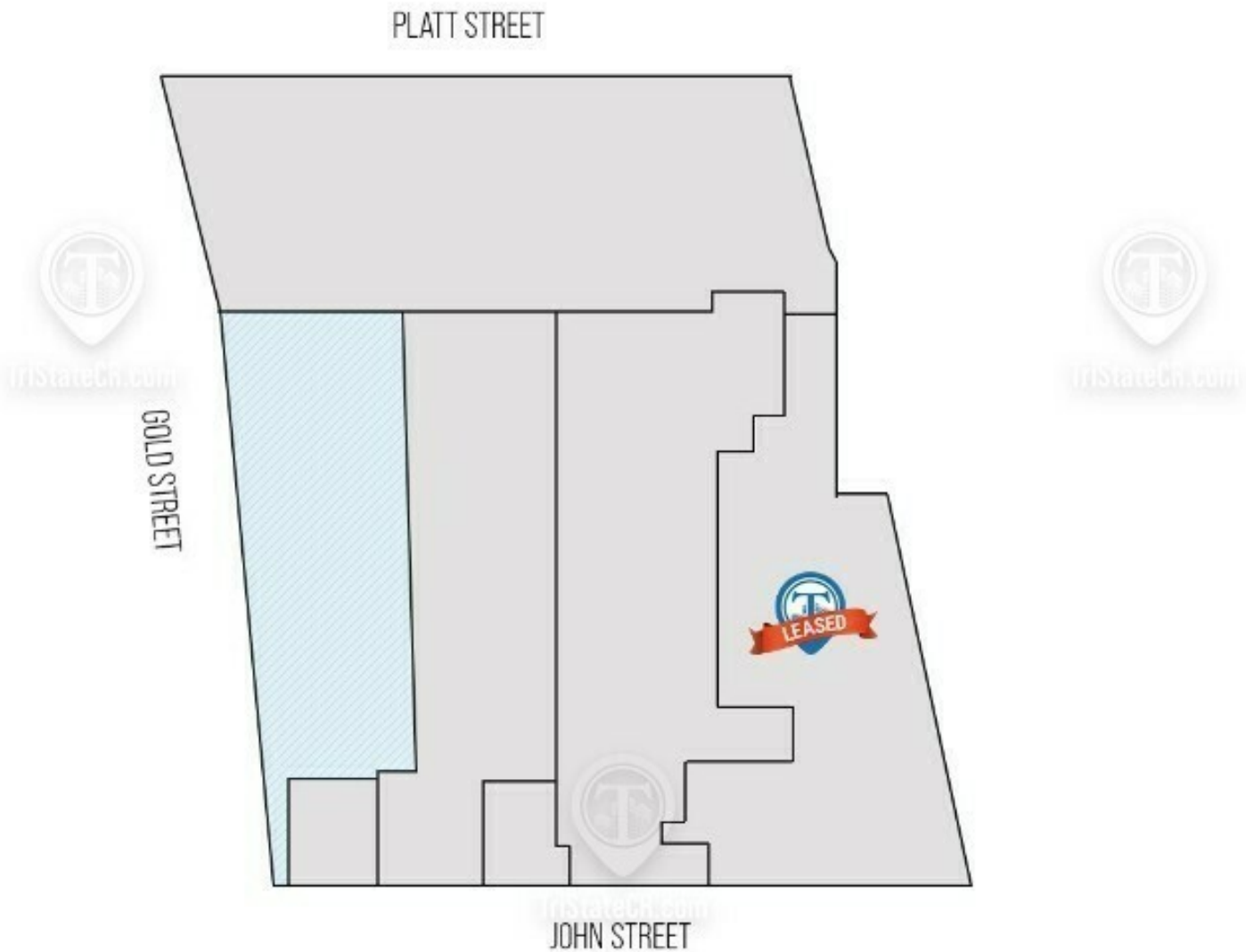
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# Floor Plan

80 John St, New York, NY 10038



80 JOHN STREET  
TOTAL AVAILABLE SPACE: 1,200 SF

All square footage are approximate.

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# Retailer Map

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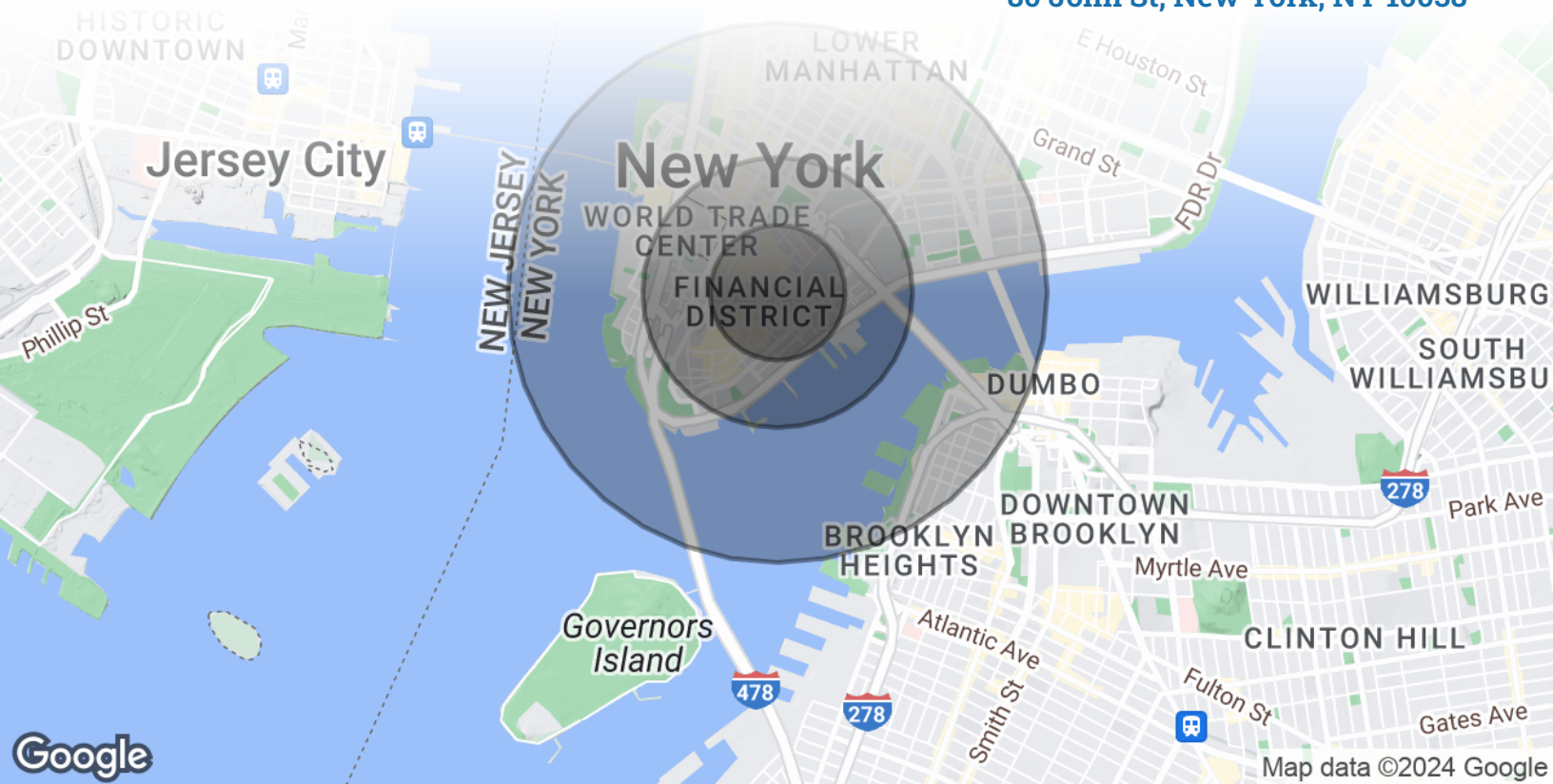
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# Area Demographics

80 John St, New York, NY 10038



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	21,144	41,684	116,508
Average Age	34.3	36.3	40.9
Average Age (Male)	35.4	36.2	39.6
Average Age (Female)	33.4	35.9	41.8



**116,508**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	12,627	23,785	61,152
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$170,616	\$184,374	\$183,516
Average House Value	\$796,845	\$822,103	\$800,346



**\$183,516**

Avg Household Income

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