



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Built-Out Professional Office Space for Lease

3,400 SF

2233 Nostrand Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
☎ 718.437.6100  
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**Hindy German**  
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hindy.g@tristatecr.com



## Location Overview

Located in the Flatbush neighborhood of Brooklyn between Avenue H & Avenue I near the Flatbush Ave - Brooklyn College subway station.

Nearest Transit: 5 & 2 trains at Flatbush Ave - Brooklyn College and the Q35, B44, B44-SBS, B11, BM2, B41, B103, & B6 bus stops.

Nearby tenants include Dunkin', The Juicy Box, Welcome Pediatrics, United States Postal Service, Key Food Supermarkets, Corner Hardware, Applebee's Grill + Bar, Mattress Firm, Pronto Café, Advanced Dentistry, Target, Starbucks, Dollar Tree, Spoons, and more!

## Main Highlights

- ▶ Built-out office space
- ▶ High-traffic area
- ▶ Easy access to public transportation



**26,000 SF**

Total Building Size



**10,700 SF**

Lot Size



**C8-2**

Zoning

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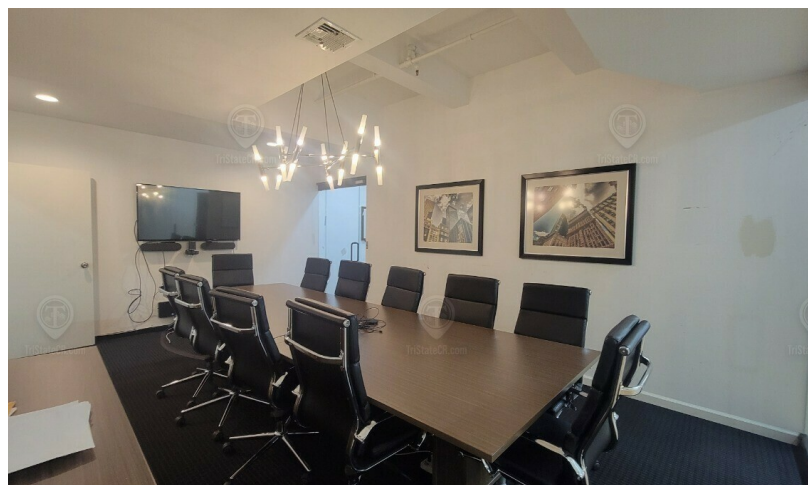
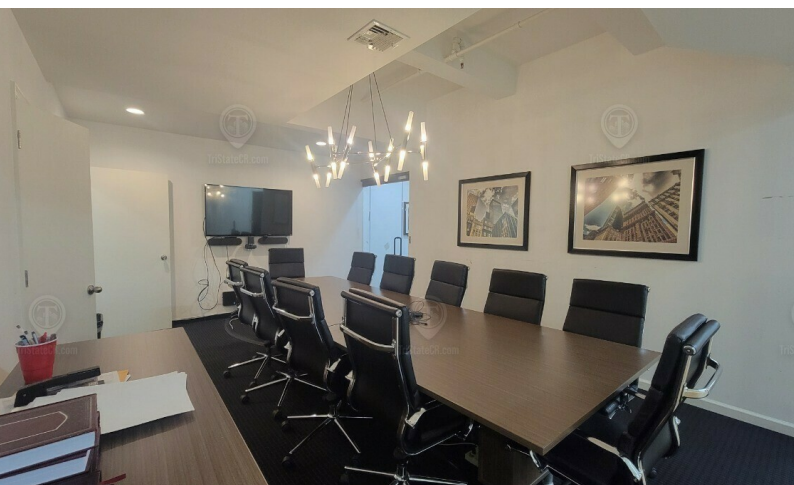
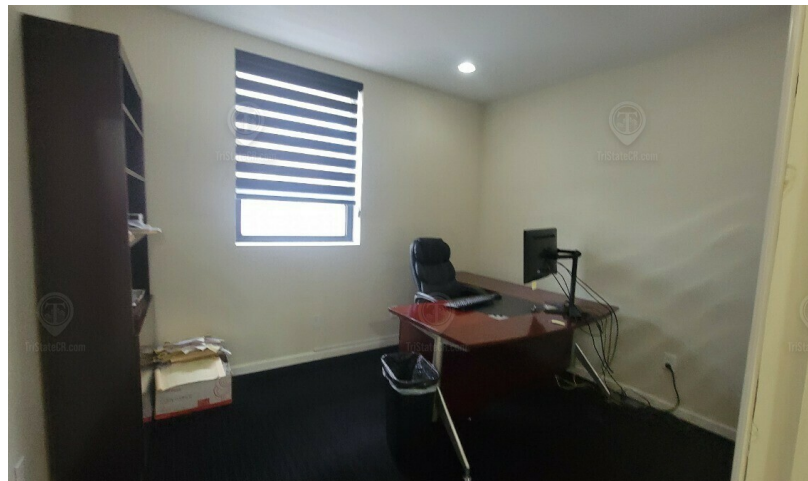
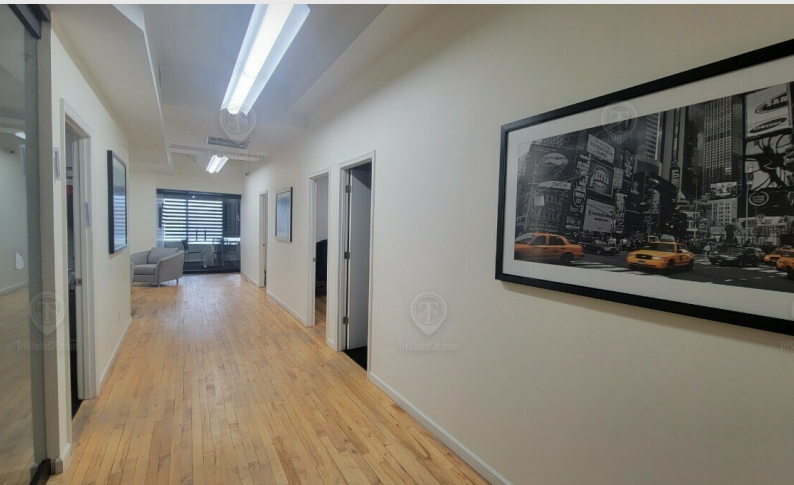
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# Additional Photos

2233 Nostrand Avenue, Brooklyn, NY 11210



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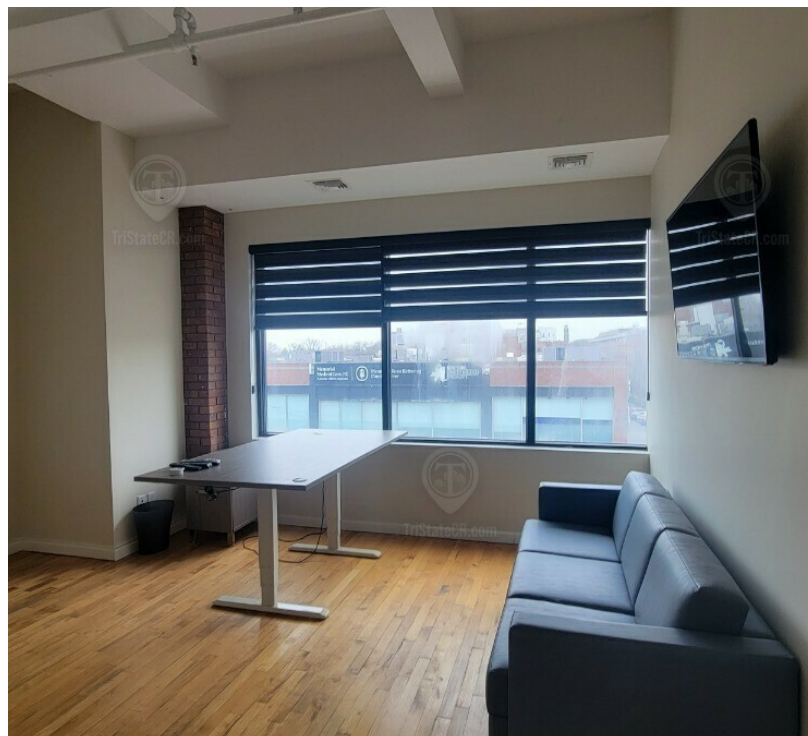
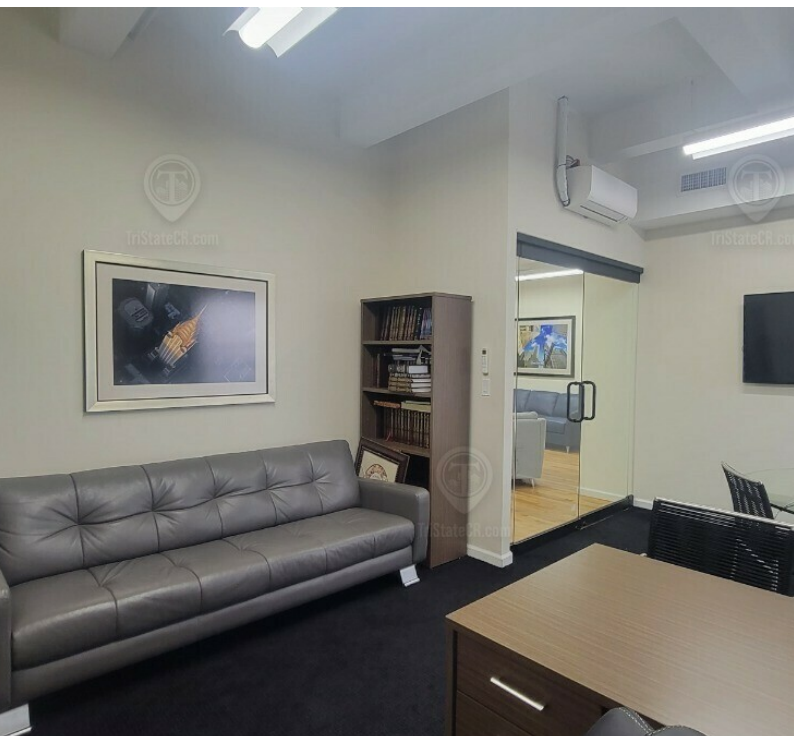
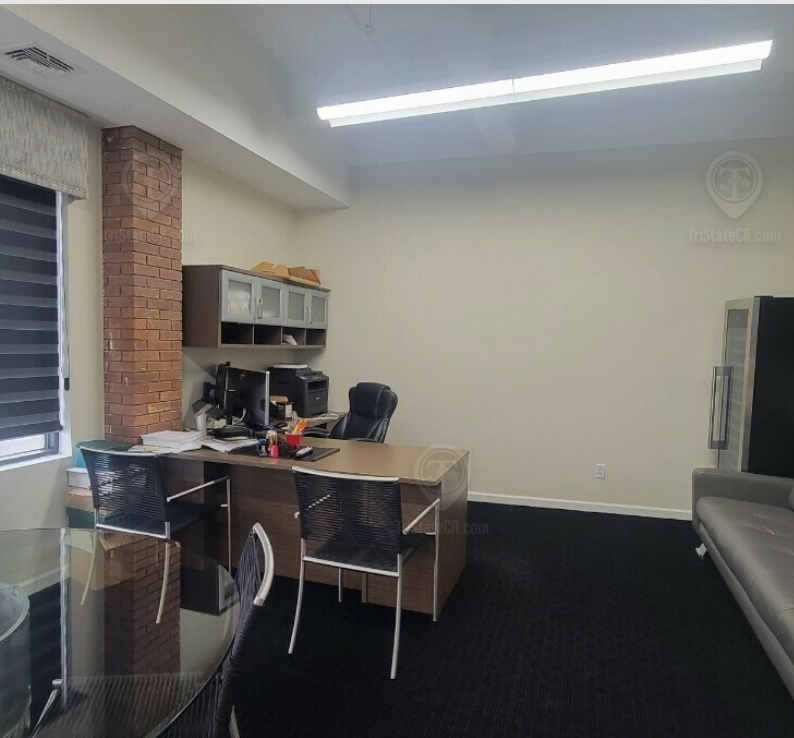
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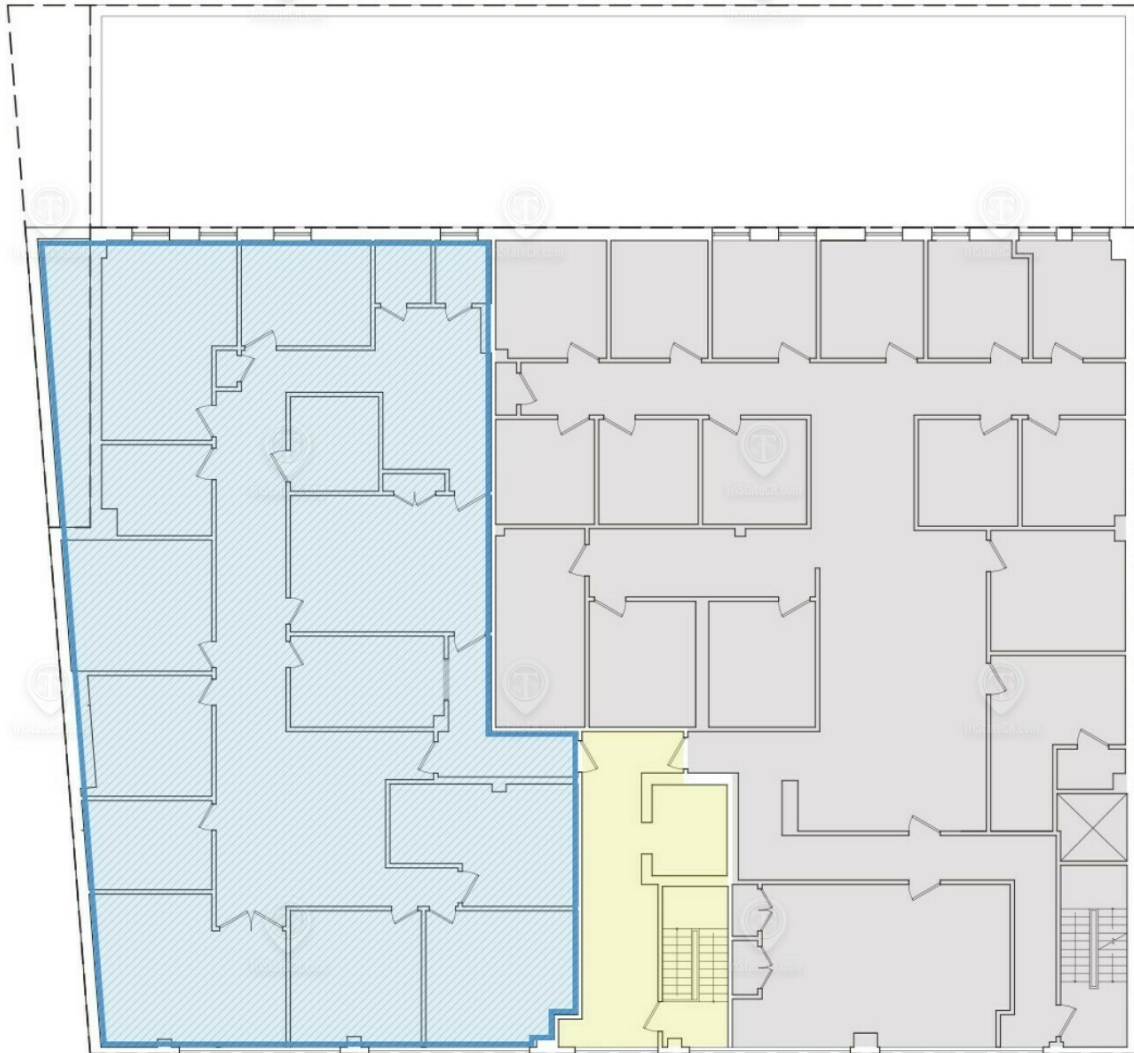
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# Floor Plans

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## 2233 NOSTRAND AVENUE

TOTAL AVAILABLE SPACE: 3,400 SF

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# Retailer Map

2233 Nostrand Avenue, Brooklyn, NY 11210



Map  
data  
©2024  
Google

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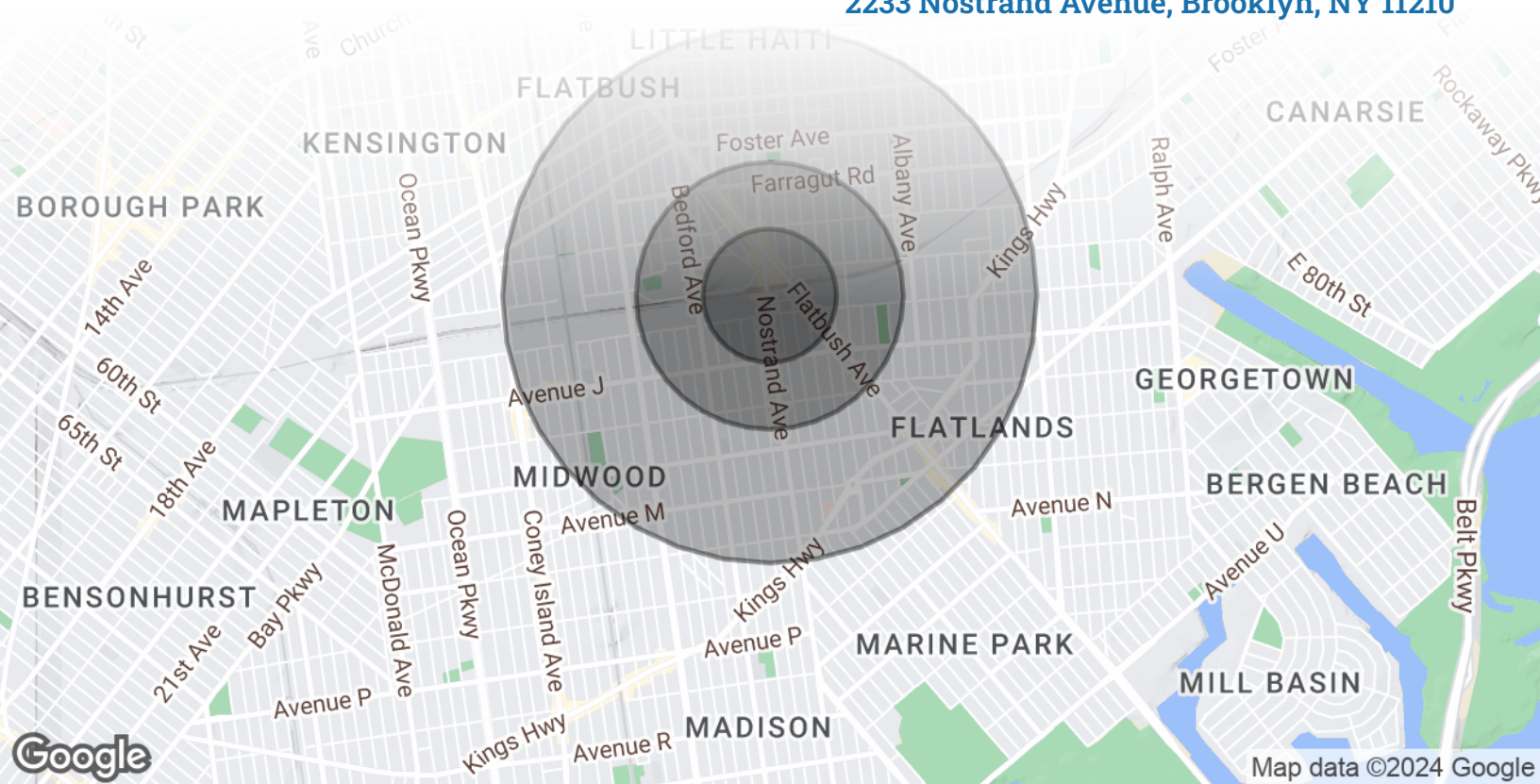




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# Area Demographics

2233 Nostrand Avenue, Brooklyn, NY 11210



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	9,891	33,688	136,106
Average Age	38.4	37.4	37.0
Average Age (Male)	36.8	34.9	34.9
Average Age (Female)	39.7	38.6	38.7



**136,106**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,302	13,155	52,564
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$78,642	\$87,342	\$83,792
Average House Value	\$641,283	\$673,020	\$640,597



**\$83,792**

Avg Household Income

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