

73 MONTROSE AVENUE

WILLIAMSBURG, BROOKLYN

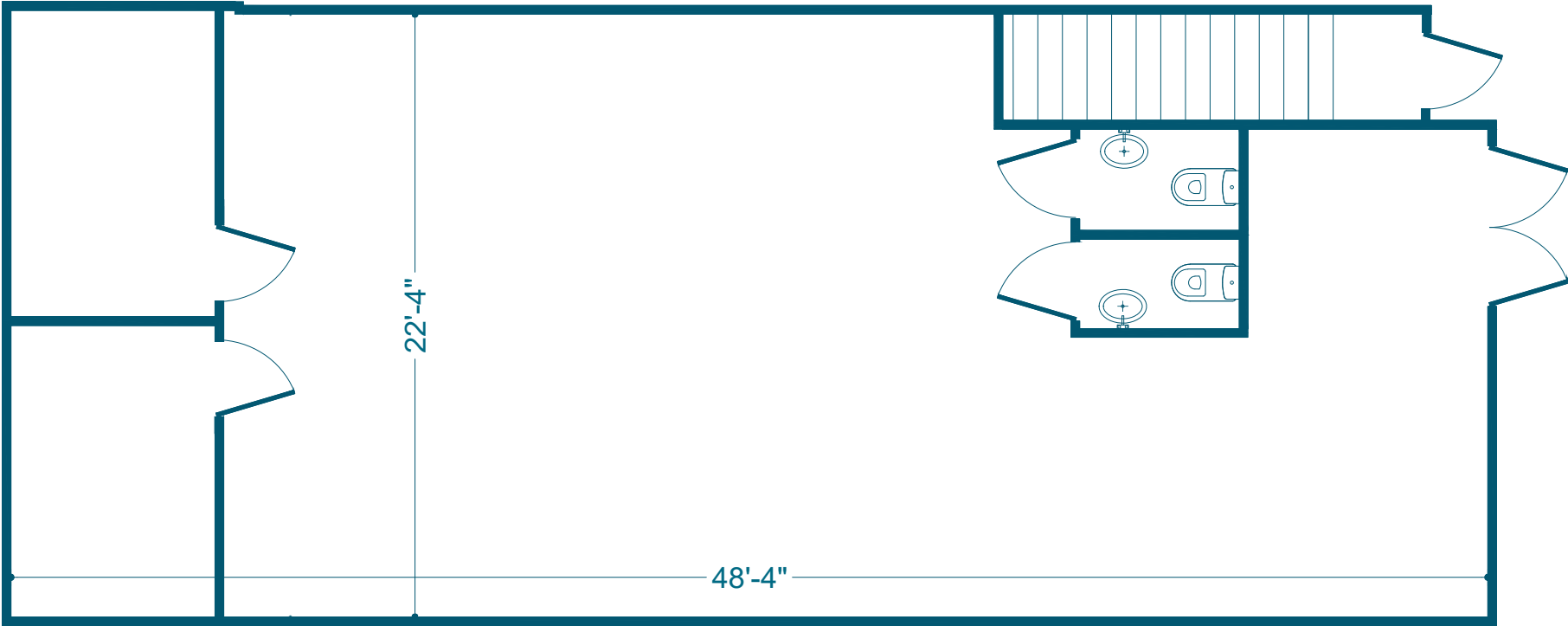


OFFICE SPACE
FOR LEASE

SPACE HIGHLIGHTS

AVAILABLE SPACE	LOCATION
1st Floor/ Ste 1 - 1400 SF	Montrose Avenue & Leonard Street
CEILING HEIGHT	FRONTAGE
10 FT	85 FT
DIMENSIONS	ZONING
22.3 FT x 48.3 FT	R6
OCCUPANCY	ASKING RENT
Occupied	\$6,000/month
DESCRIPTION	HIGHLIGHTS
High-profile CORNER office space available in August 2021, currently built-out as turn-key office space. Includes separate partitioned offices, three bathrooms, HVAC, fully-sprinkled.	• HVAC • Partitioned Offices • High Ceilings • Sprinkled • Recessed Lighting • Restrooms

FLOORPLANS & DETAILS



WILLIAMSBURG BROOKLYN

EXISTING CONDITION

73 MONTROSE AVENUE



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EXISTING CONDITION



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NEIGHBORHOOD DEMOGRAPHICS



198,825

POPULATION
WITHIN 2-MILE
RADIUS



33.10 Yrs

AVERAGE
POPULATION
AGE



24.56%

POPULATION
GROWTH
SINCE 2010



\$74,558

AVERAGE HHI
WITHIN 2-MILE
RADIUS



4,095

TOTAL BUSINESSES
WITHIN 2-MILE
RADIUS



\$1.3 bn

ANNUAL SPENDING
WITHIN 2-MILE
RADIUS

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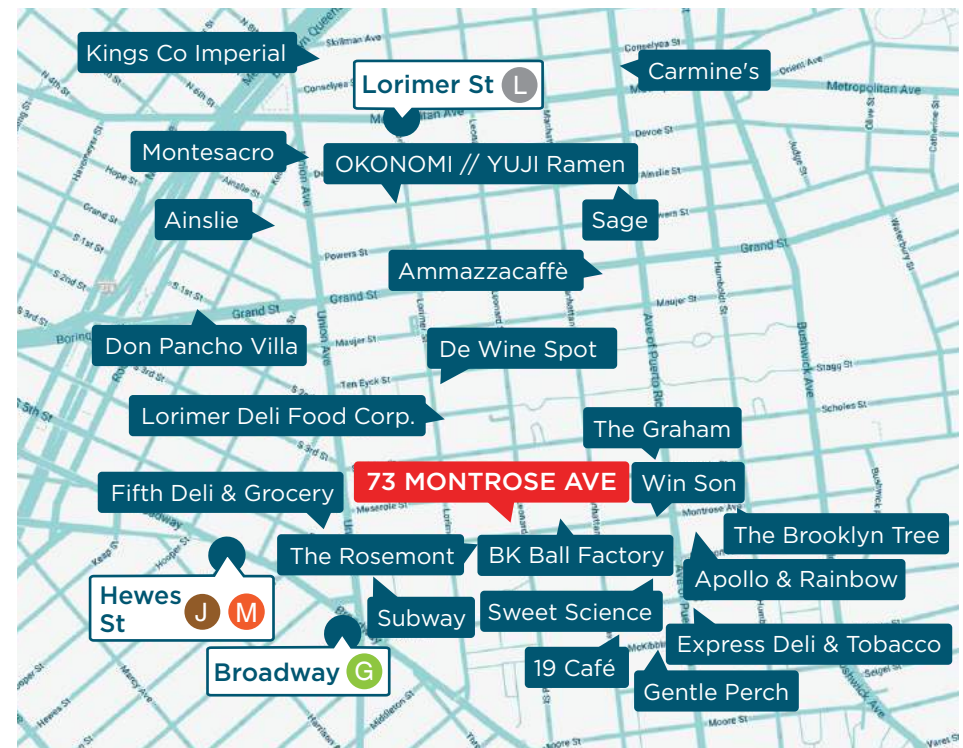
NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

The Rosemont
Win Son
Sweet Science
Mayas Snack Bar LLC
Brooklyn Ball Factory
19 Café
Win Son Bakery
Apollo & Rainbow Bakery
The Graham
Subway
Fifth Deli & Grocery
The Brooklyn Tree
Gentle Perch
Express Deli & Tobacco
Don Pancho Villa
Ainslie
OKONOMI // YUJI Ramen
Montesacro
Kings Co Imperial
Carmine's
Sage
Ammazzacaffè
De Wine Spot
Lorimer Deli Food Corp.

TRANSPORTATION

- 6 Min Walk at Broadway (0.3 mi)
- 7 Min Walk at Lorimer Street (0.3 mi)
- 8 Min Walk at Hewes Street (0.4 mi)
- 8 Min Walk at Montrose Avenue (0.4 mi)
- 12 Min Walk at Metropolitan Avenue (0.6 mi)



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CONTACT



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