

FOR LEASE

478 Bay Ridge Parkway Brooklyn

Brooklyn, NY 11209

AVAILABLE SPACE

1000 SF

LEASE RATE

\$2,950.00 per month (MG)



Joseph T Hamdan
Principal | Real Estate Broker
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MYNY COMMERCIAL
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MYNY

FOR LEASE

Professional Space For Lease - Bay Ridge

478 Bay Ridge Parkway Brooklyn, NY 11209



OFFERING SUMMARY

Lease Rate:	\$2,950.00 per month (MG)
Building Size:	3,240 SF
Available SF:	1,000 SF
Lot Size:	2,000 SF
Year Built:	1930
Renovated:	2022
Zoning:	R5B
Market:	Brooklyn
Submarket:	Bay Ridge

PROPERTY OVERVIEW

We are pleased to offer for lease recently renovated approximately 1,000 SF of professional space at 478 Bay Ridge Parkway, located in the Bay Ridge neighborhood of Brooklyn. This space boasts a welcoming reception area and four private offices, providing a fantastic opportunity for a professional office tenant. Situated just off the corner of 5th Avenue, the building's location is superb. The space is in impeccable condition, featuring neutral-colored walls and carpeted flooring, allowing tenants to personalize the décor to their liking. With its high volume of foot and vehicular traffic, and close proximity to roads and public transportation, this space offers convenience and accessibility to potential clients. The versatile space is ideal for various uses, including professional, medical, or creative office use. Furthermore, the presence of numerous professional and creative tenants, along with national anchor tenants, makes this space all the more desirable. For additional information and to arrange a property tour, please contact the Exclusive Broker.



PROPERTY HIGHLIGHTS

- 1,000 SF professional space
 - Excellent condition
 - Located close to Bay Ridge Parkway R train station
- Close proximity to the Belt Parkway

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LOCATION INFORMATION

Building Name	Professional Space For Lease Bay Ridge
Street Address	478 Bay Ridge Parkway
City, State, Zip	Brooklyn, NY 11209
County	Kings
Market	Brooklyn
Sub-market	Bay Ridge
Cross-Streets	5th and 4th Avenue
Market Type	Large

BUILDING INFORMATION

Number of Floors	3
Average Floor Size Year	1,080 SF
Built	1930
Year Last Renovated	2022

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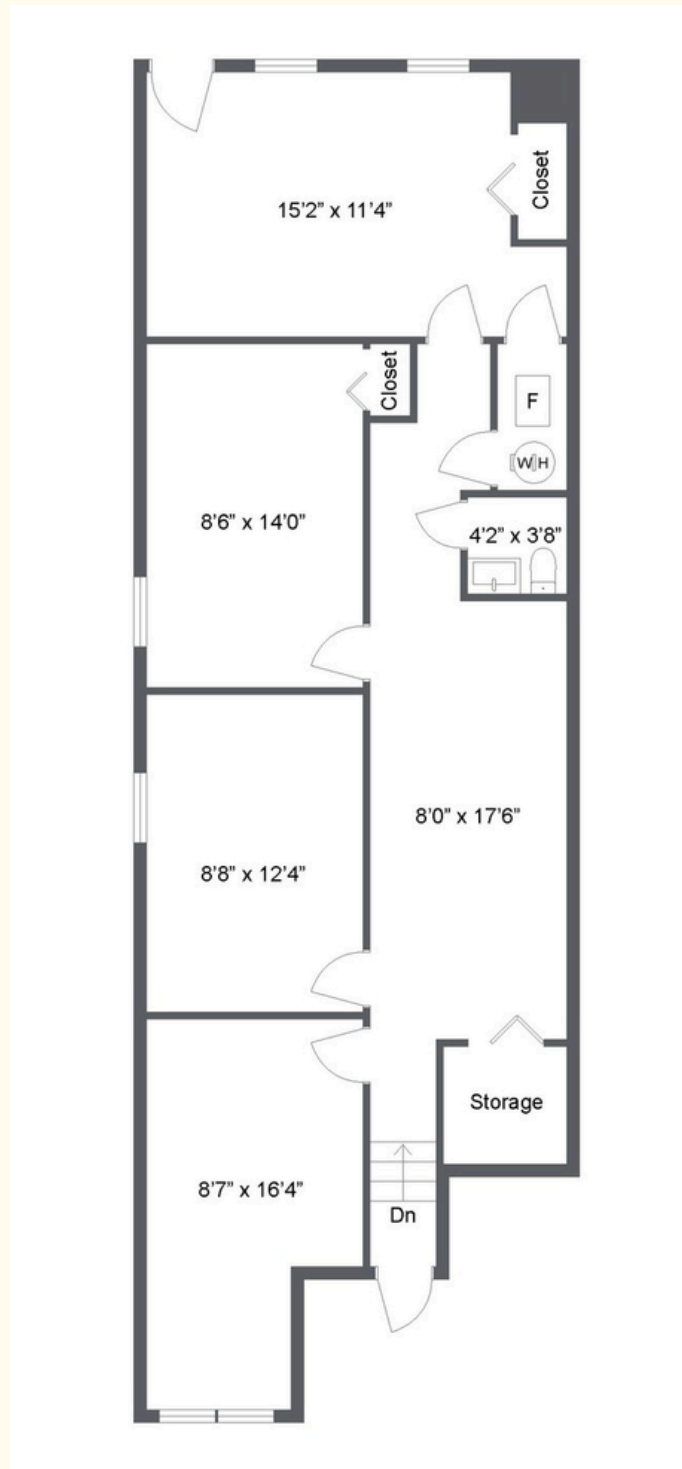
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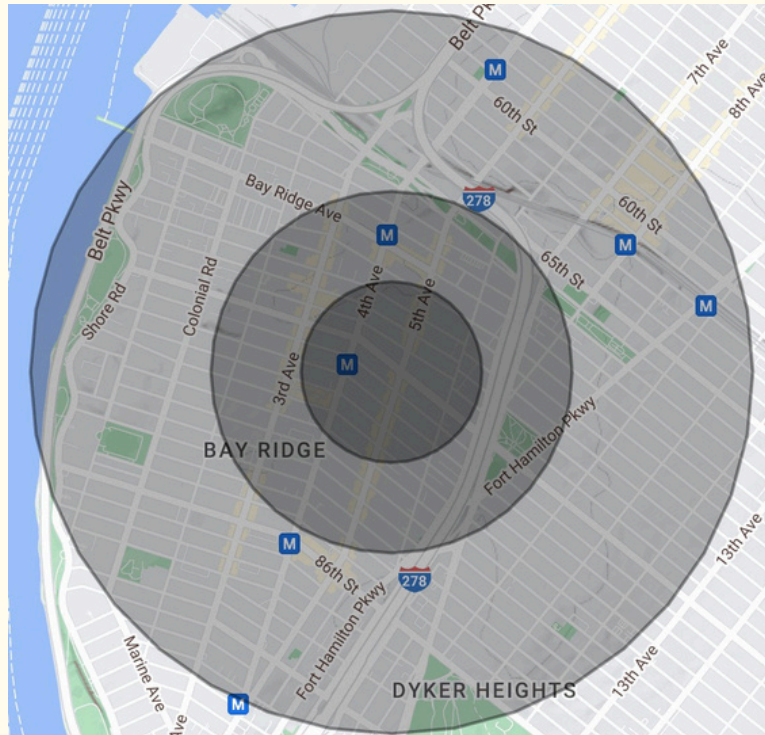
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	9,321	35,908	122,262
Average Age	38.8	38.8	39.5
Average Age (Male)	35.9	37	38.8
Average Age (Female)	41.8	40.7	40.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,941	14,892	48,998
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$94,975	\$91,274	\$68,574
Average House Value	\$891,875	\$904,323	\$865,746

2020 AmericanCommunitySurvey (ACS)

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PROFESSIONAL BACKGROUND



JOSEPH T HAMDAN

Principal | Real Estate Broker

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As both a broker and a leader, Joseph Hamdan has built his career on a clear principle: in New York real estate, results are earned through discipline, consistency, and execution.

With over twenty years in the industry, Joseph established himself in commercial real estate, representing New York investors in the sale, lease, and acquisition of assets. He has closed thousands of transactions and developed a deep understanding of how value is created and realized in one of the most competitive markets in the world. While his foundation is in brokerage, his focus today is leadership.

Joseph is the Principal Broker of MYNY (MY New York), an independent real estate company he has built into a recognized presence across New York City, Long Island, and the Hamptons. His role is not transactional—it is strategic. He focuses on setting direction, building systems, and ensuring agents have the structure and support required to perform at a high level.

After more than 20 years in the franchise model, Joseph made the move to independence—building a company designed to operate on its own terms.

He has built a company for serious professionals—one that provides real access to leadership, modern tools, and a platform designed to support long-term growth. The standard is clear: do the work, do it well, and do it consistently.

Through its alignment with a global network of over 135,000 agents via Leading Real Estate Companies of the World, MYNY delivers both local expertise and international reach.

Joseph's leadership is direct and accountable, with a long-term view of the business. The foundation is in place—the focus now is continuing to raise the standard.

Your NY is Our NY.

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