



405 91ST STREET

BROOKLYN, NY 11209

Timothy King

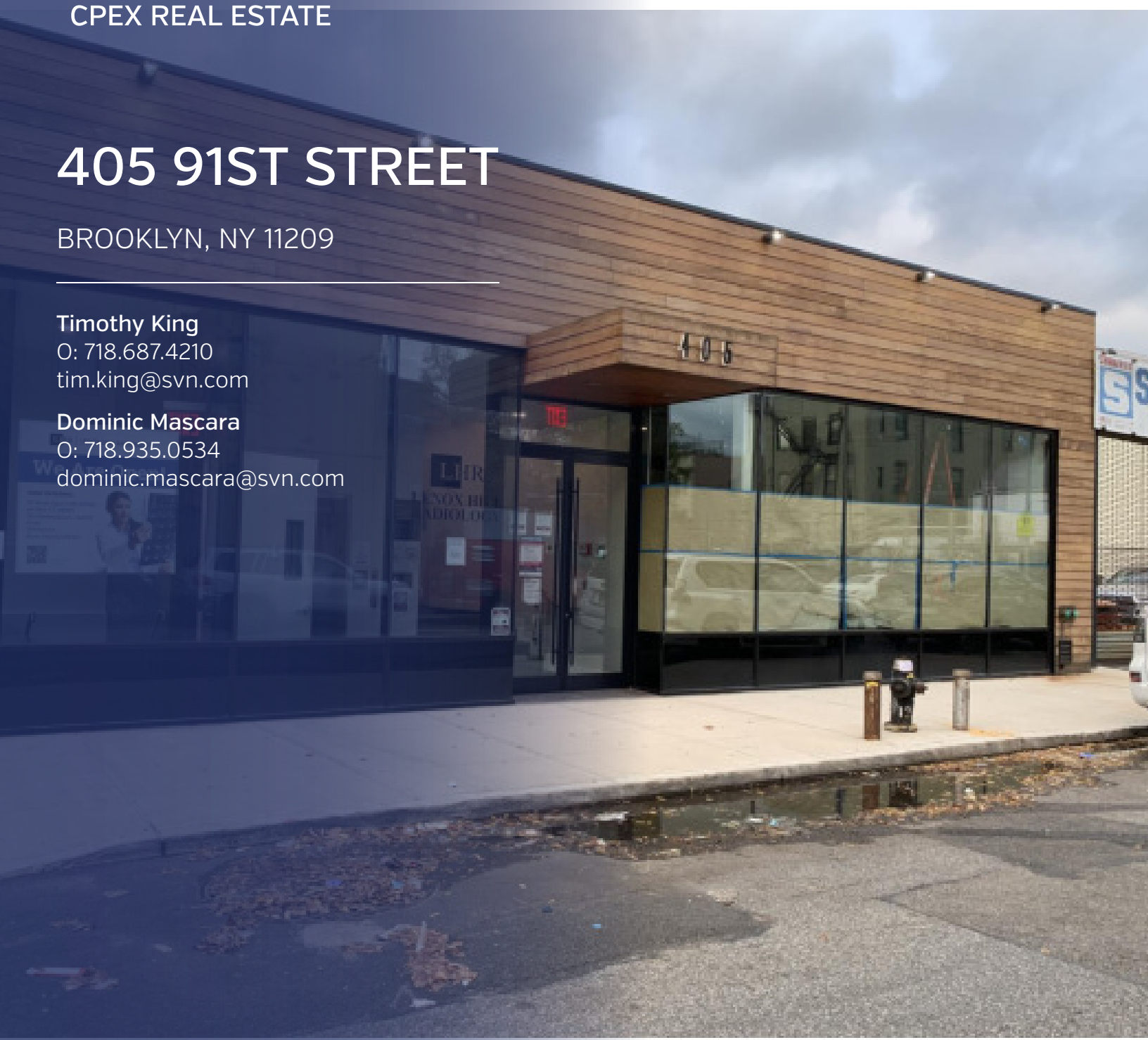
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Property Summary



OFFERING SUMMARY

| | |
|----------------|------------|
| Lease Rate: | \$60.00 SF |
| Building Size: | 10,000 SF |
| Available SF: | 3,000 SF |
| ADA compliant: | Yes |
| HVAC: | Yes |
| Parking: | On-Site |

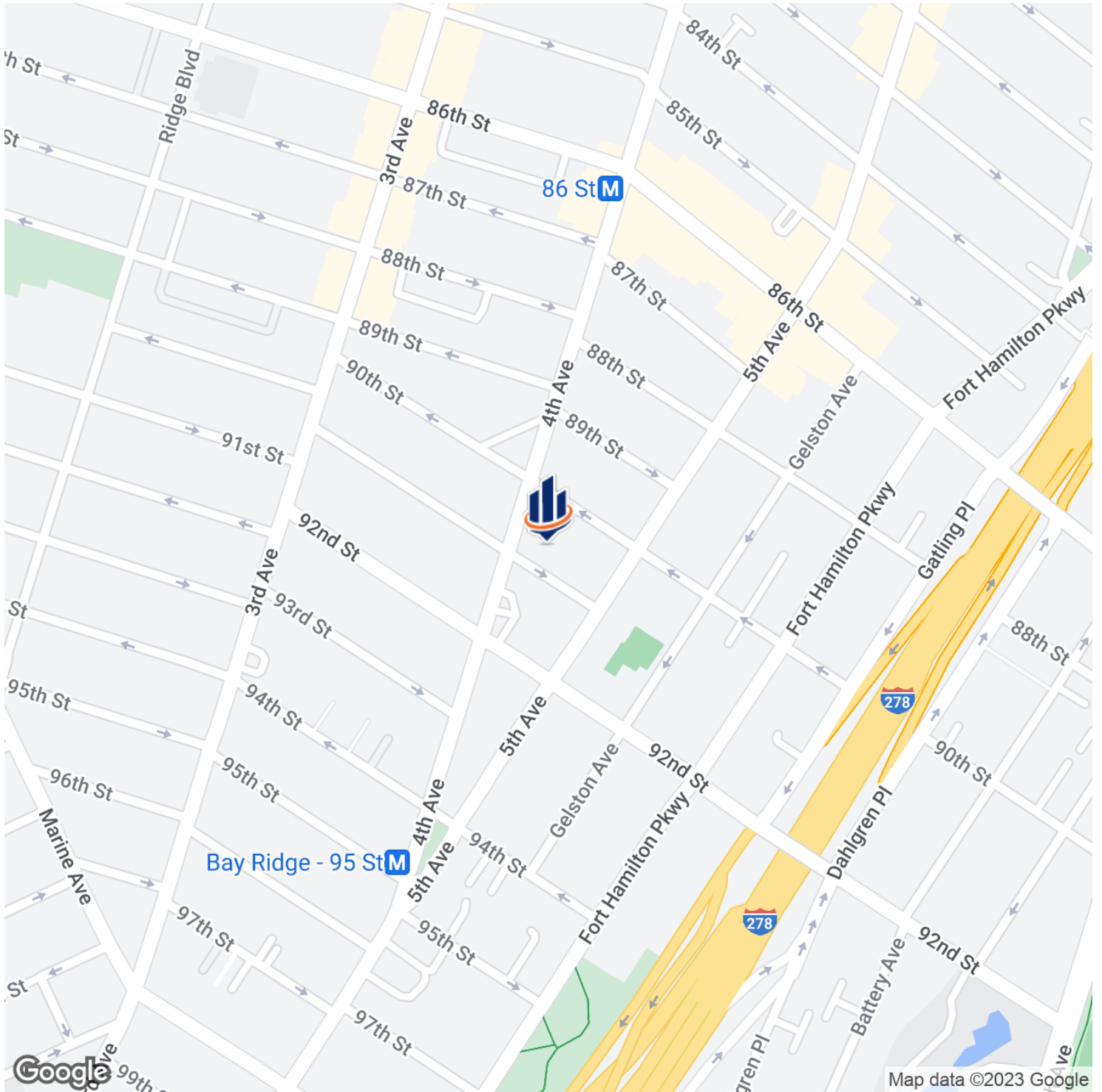
PROPERTY OVERVIEW

SVN CPEX Real Estate has been exclusively retained to lease this prime office space located 405 91st Street between 4th and 5th Avenue in Bay Ridge, Brooklyn, NY 11209.

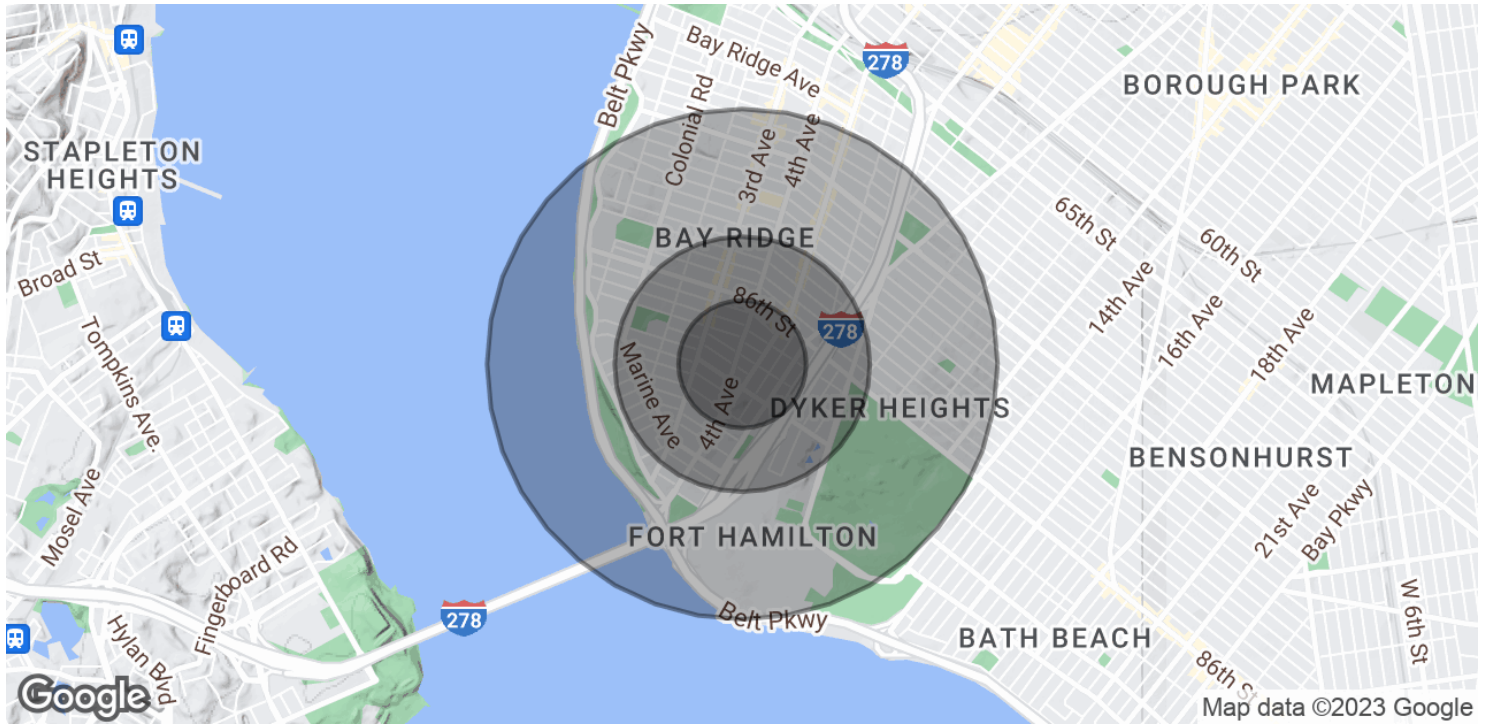
This newly renovated medical/office building offers a fully built out 3,000 SF behavioral medical space with soundproof rooms. AVAILABLE IMMEDIATELY.

On the exterior, the space boasts 27 feet of frontage with large 10-foot windows allowing for an excellent source of sunlight. The building boasts sprinklers, parking, an ADA compliant elevator, HVAC and up to 14' in ceiling heights. The co-tenant to this space is Lenox Hill Radiology with a new modern facility, not to mention dozens of other medical facilities in the nearby vicinity.

Location Map



Demographics Map & Report



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| Total Population | 8,335 | 30,202 | 70,264 |
| Average Age | 37.9 | 40.1 | 41.6 |
| Average Age (Male) | 37.3 | 38.7 | 39.8 |
| Average Age (Female) | 40.6 | 41.7 | 43.5 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 3,869 | 14,302 | 32,553 |
| # of Persons per HH | 2.2 | 2.1 | 2.2 |
| Average HH Income | \$77,858 | \$91,199 | \$99,536 |
| Average House Value | \$686,053 | \$724,759 | \$809,597 |

* Demographic data derived from 2020 ACS - US Census



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