



**COLDWELL  
BANKER  
COMMERCIAL**

RELIABLE REAL ESTATE

## 2617 EAST 16TH STREET

Brooklyn, NY

AVAILABLE SPACE

2,500 SF - 5,000 SF LEASE RATE \$5,500 - \$11,000 Per Month/MG



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**FOR LEASE**

CBRC.D.COM

### OFFICE

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**COLDWELL BANKER COMMERCIAL  
RELIABLE REAL ESTATE**

7428 5th Avenue, Brooklyn, NY 11209  
718.921.3100



## 2617 EAST 16TH STREET

Brooklyn, NY 11235

LEASE



**LEASE RATE** **\$5,500 - \$11,000 PER MONTH**

### OFFERING SUMMARY

Available SF:	2,500 SF - 5,000 SF
Lease Rate:	\$5,500 - \$11,000 per month (MG)
Lot Size:	5,000 SF
Year Built:	2004
Building Size:	5,000 SF
Zoning:	C4-2
Market:	Brooklyn
Submarket:	Sheepshead Bay

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### PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to offer for lease approximately 2,500 - 5,000 SF of second floor professional space at 2617 East 16th Street, Brooklyn, NY 11235. The space is located on East 16th Street, in the heart of Sheepshead Bay, steps away from main shopping and business thoroughfares on Emmons Avenue, Sheepshead Bay Road, and Ocean Avenue. All professional uses will be considered.

### LOCATION OVERVIEW

Sheepshead Bay is known for its high concentration of immigrants from the former Soviet Union. Nearby tenants include Marshalls, Bank of America, Bagel Boy. All professional uses will be considered. Sheepshead Bay is a neighborhood in South Brooklyn, bounded by Gravesend to the west, Gerritsen Beach to the east, Midwood to the north, and Brighton Beach and Manhattan Beach to the south.

### PROPERTY HIGHLIGHTS

- 5,000 SF Second Floor Office Space
- Space Can be Subdivided
- Elevator Building
- Prime Sheepshead Bay



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Brooklyn, NY 11235

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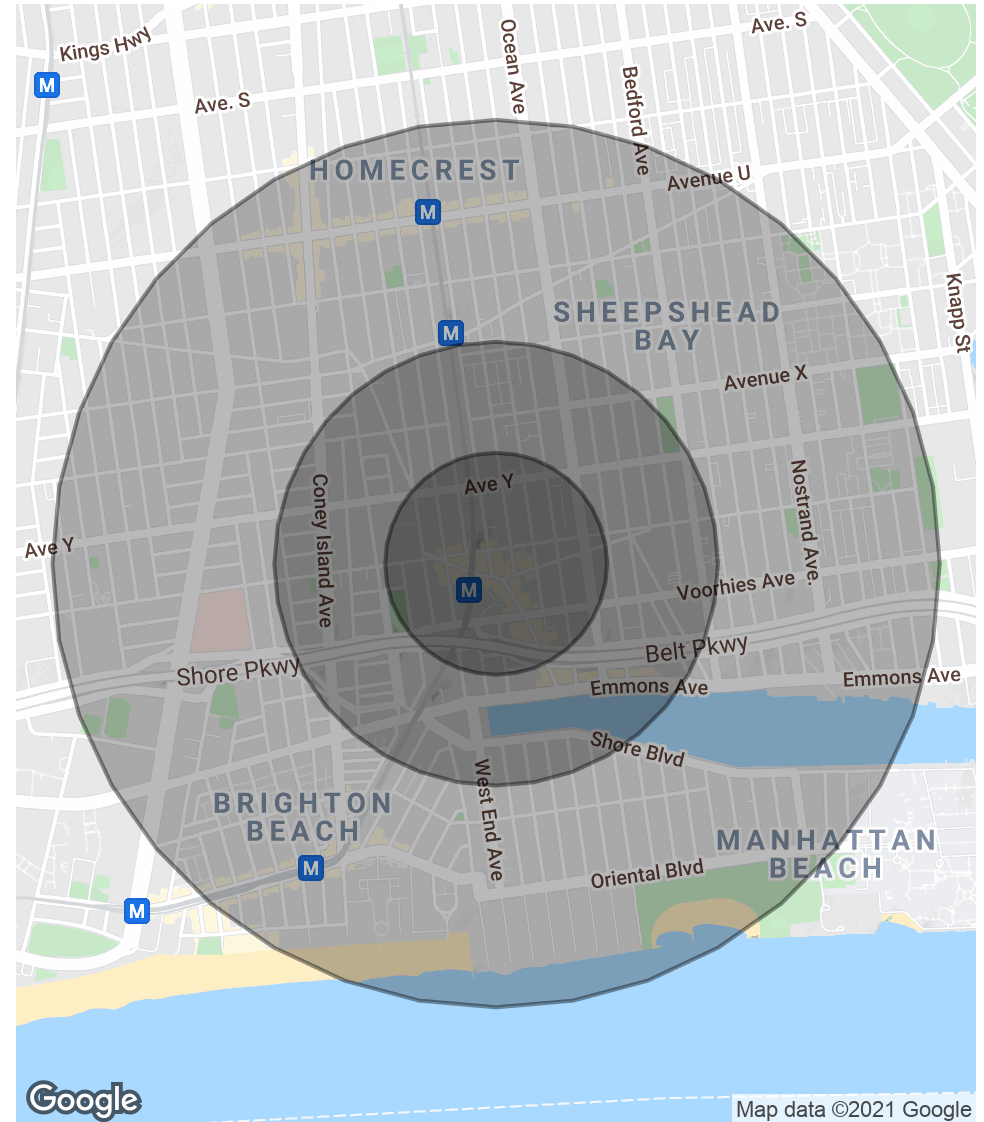
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,862	27,688	109,972
Average age	43.4	44.2	43.3
Average age (Male)	41.2	41.2	41.1
Average age (Female)	44.1	46.1	45.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,695	11,356	44,324
# of persons per HH	2.5	2.4	2.5
Average HH income	\$68,789	\$64,180	\$62,784
Average house value	\$475,231	\$526,841	\$555,753

RACE	0.25 MILES	0.5 MILES	1 MILE
% White	70.4%	72.3%	72.5%
% Black	2.6%	2.4%	1.7%
% Asian	25.5%	23.6%	22.4%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.0%	0.2%
% Other	1.2%	1.1%	2.2%

TRAFFIC COUNTS	0.25 MILES	0.5 MILES	1 MILE

\* Demographic data derived from 2010 US Census



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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential tenant in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Landlord.

The projections contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Landlord is leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to lease, as appropriate, tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the leasing process.

The Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract to lease and to be prepared by the Landlord and executed by both parties; and (iii) approved by Landlord and such other parties who may have an interest in the Property. Neither the prospective tenant nor Landlord shall be bound until execution of the Lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

CBCWORLDWIDE.COM

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