



Fulton Mall Office Space

395 Pearl Street, Brooklyn, NY 11201

Available



Offering Summary

Lease Rate:	\$35.00 SF/yr (MG)
Building Size:	11,728 SF
Available SF:	2,500 - 5,000 SF
Number of Units:	2

Property Overview

Size: 2,500 - 5,000 square feet

Type: Office Space

Accessibility: Close to Public Transit

Description:

Discover the perfect workspace at 395 Pearl Street in the heart of Downtown Brooklyn. This centrally located office space is ideally situated for your business, offering a prime location with easy access to public transit, making your daily commute a breeze, and increasing the pool of potential workers and clients.

Prime Downtown Brooklyn Location: Located on bustling Pearl Street, our office space is right in the heart of the action. Enjoy proximity to a vibrant business community, top-notch dining, and cultural attractions, all within walking distance.

Property Highlights

- Elevator building, abundant natural light, flexible lease terms.
- Accessibility: 2, 3, 4, 5, R, A, C, F Trains.
- Two full floors available, which can be made contiguous or leased separately.

Rob Hebron

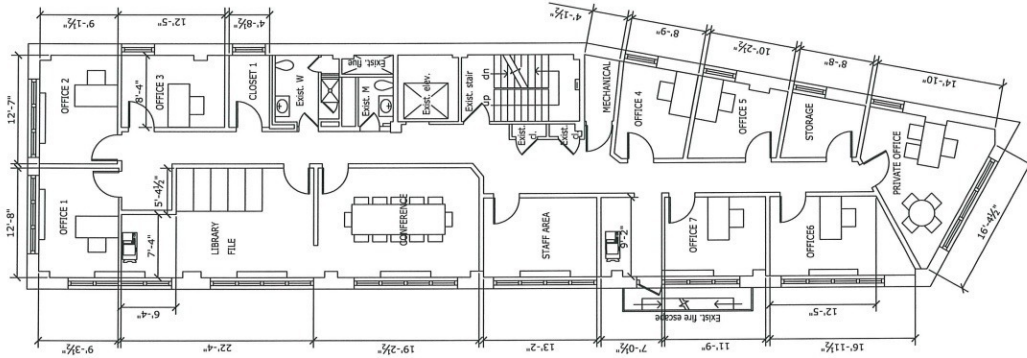
Associate Broker
718.624.0011 x13



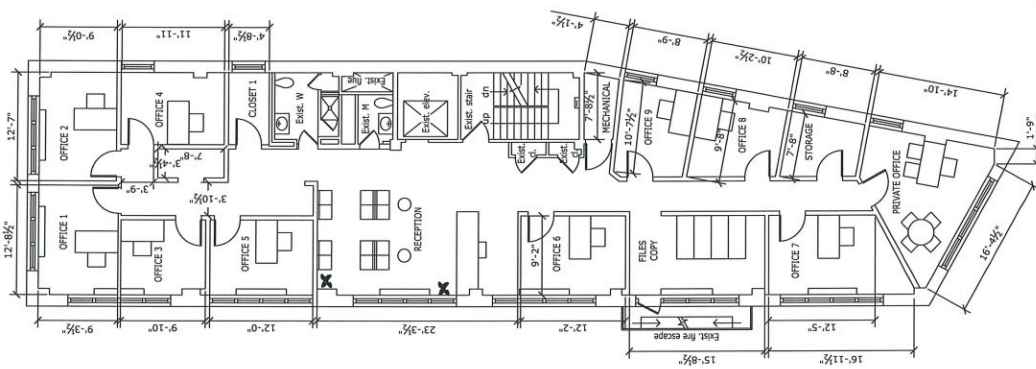
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PEARL STREET
FOURTH FLOOR
SCALE: 1" = 3/32"



PEARL STREET
THIRD FLOOR
SCALE: 1" = 3/32"

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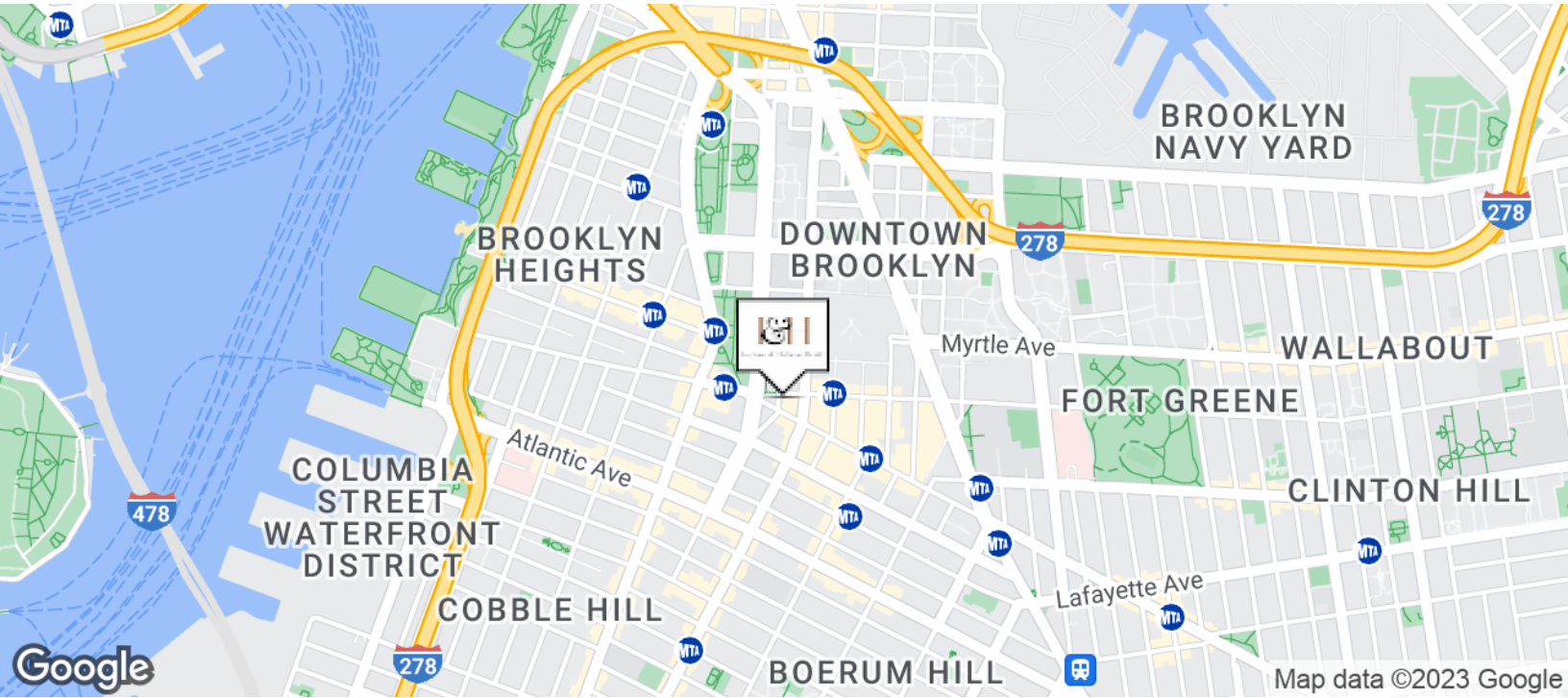




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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	9,560	46,740	129,572
Average Age	32.9	35.0	35.6
Average Age (Male)	32.8	34.4	34.7
Average Age (Female)	33.6	35.6	36.6

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	5,225	23,725	62,313
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$186,609	\$168,676	\$167,157
Average House Value	\$980,013	\$1,016,449	\$1,106,040

* Demographic data derived from 2020 ACS - US Census

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