

FOR LEASE

1049 38th Street

1049 38th Street, Brooklyn, NY 11219



Property Description

Ground Floor: 12,000 SF open and adaptable space
 Second Floor: 20,000 SF with flexible division options (14,000 SF / 6,000 SF / 3,000 SF)
 Three separate entrances – ideal for multi-tenant or high-traffic uses
 Elevator access for convenience and accessibility
 Cooling and heating systems in place – climate-controlled, ready to operate
 Move-in ready condition – avoid long buildout delays
 Expansive rooftop – potential for outdoor use or added amenities
 Suitable for medical offices, rehab centers, schools, community facilities, and other institutional uses

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Offering Summary

Lease Rate:	Negotiable
Available SF:	4,000 - 32,000 SF
Building Size:	32,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,731	10,154	47,009
Total Population	6,737	36,441	161,049
Average HH Income	\$73,588	\$78,109	\$87,832

Yossi Zicherman

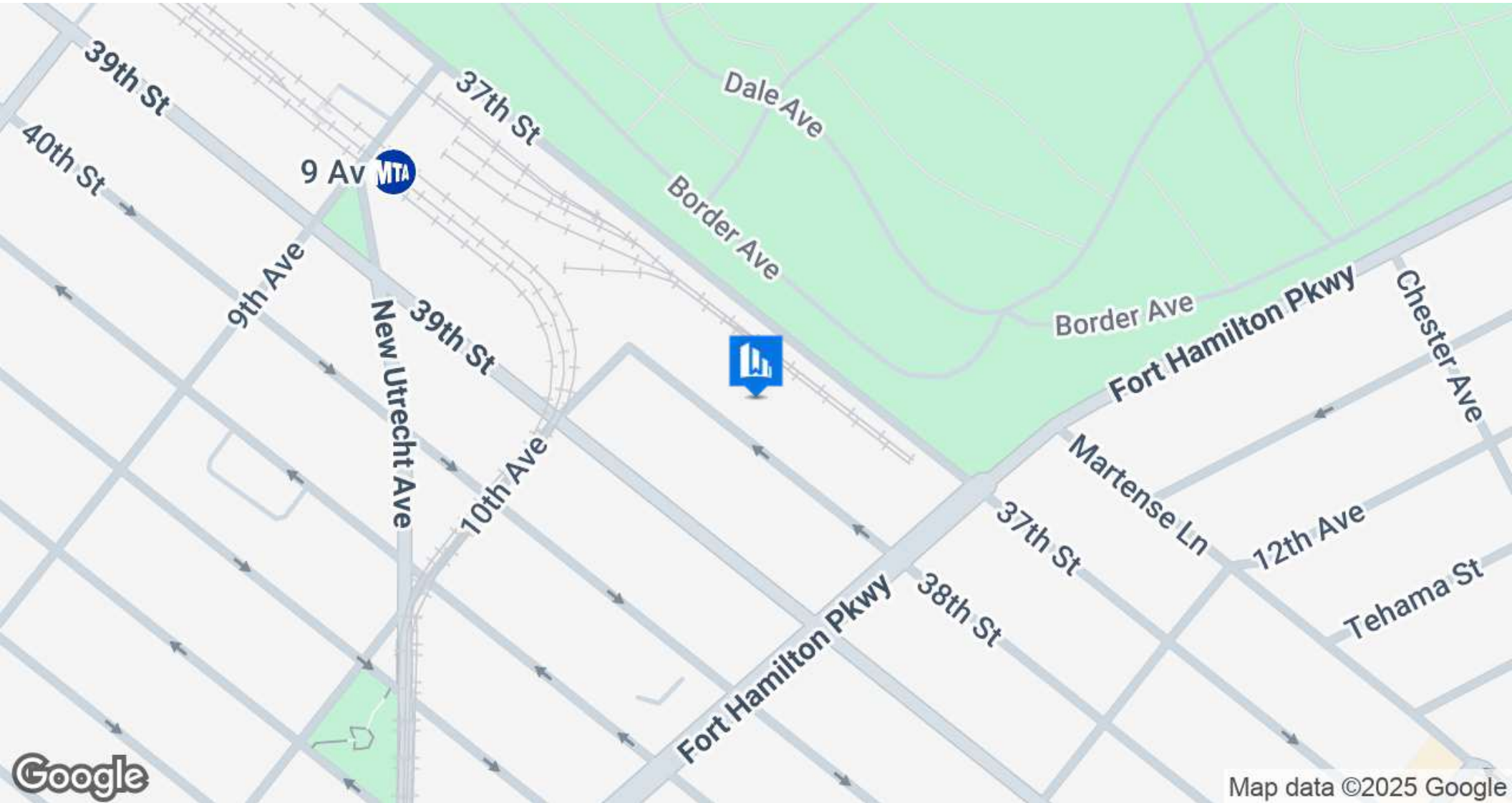
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Workplace Realty

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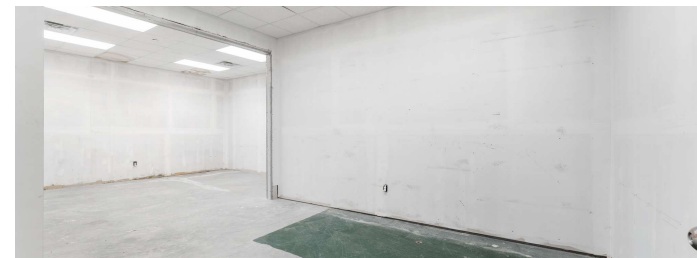
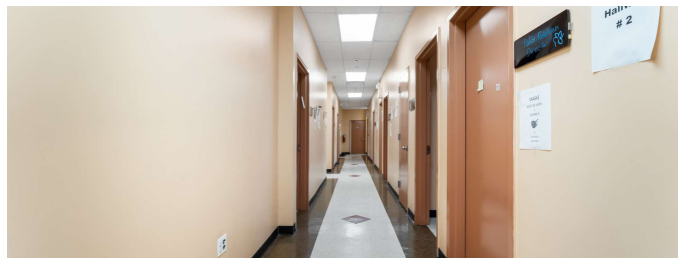
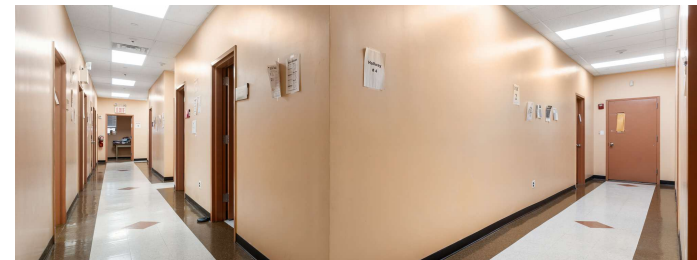
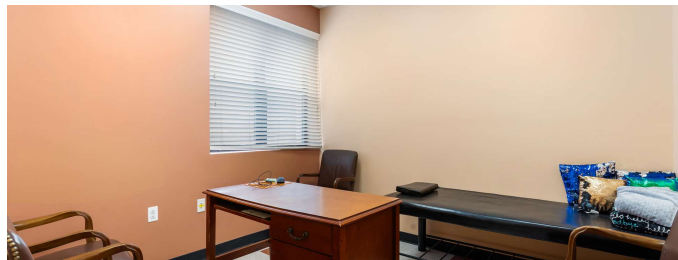
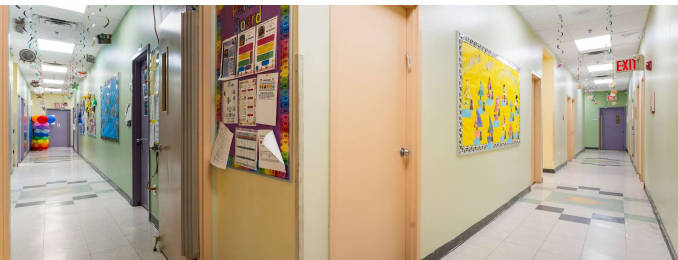
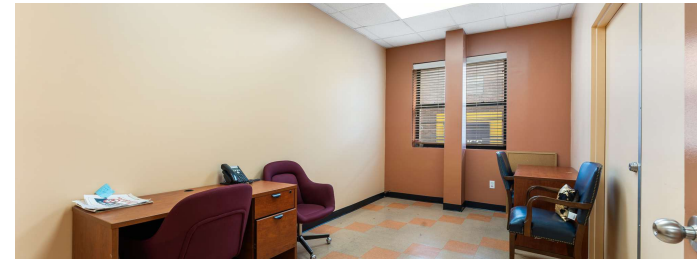
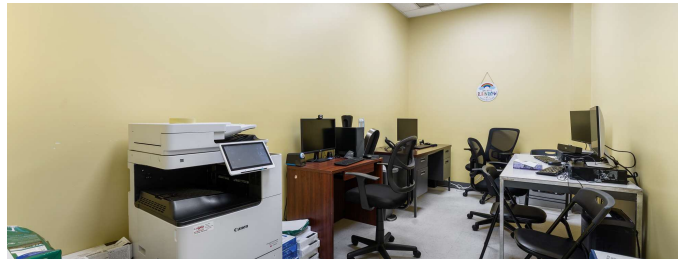
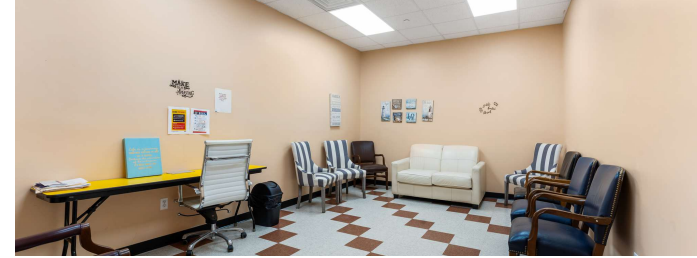
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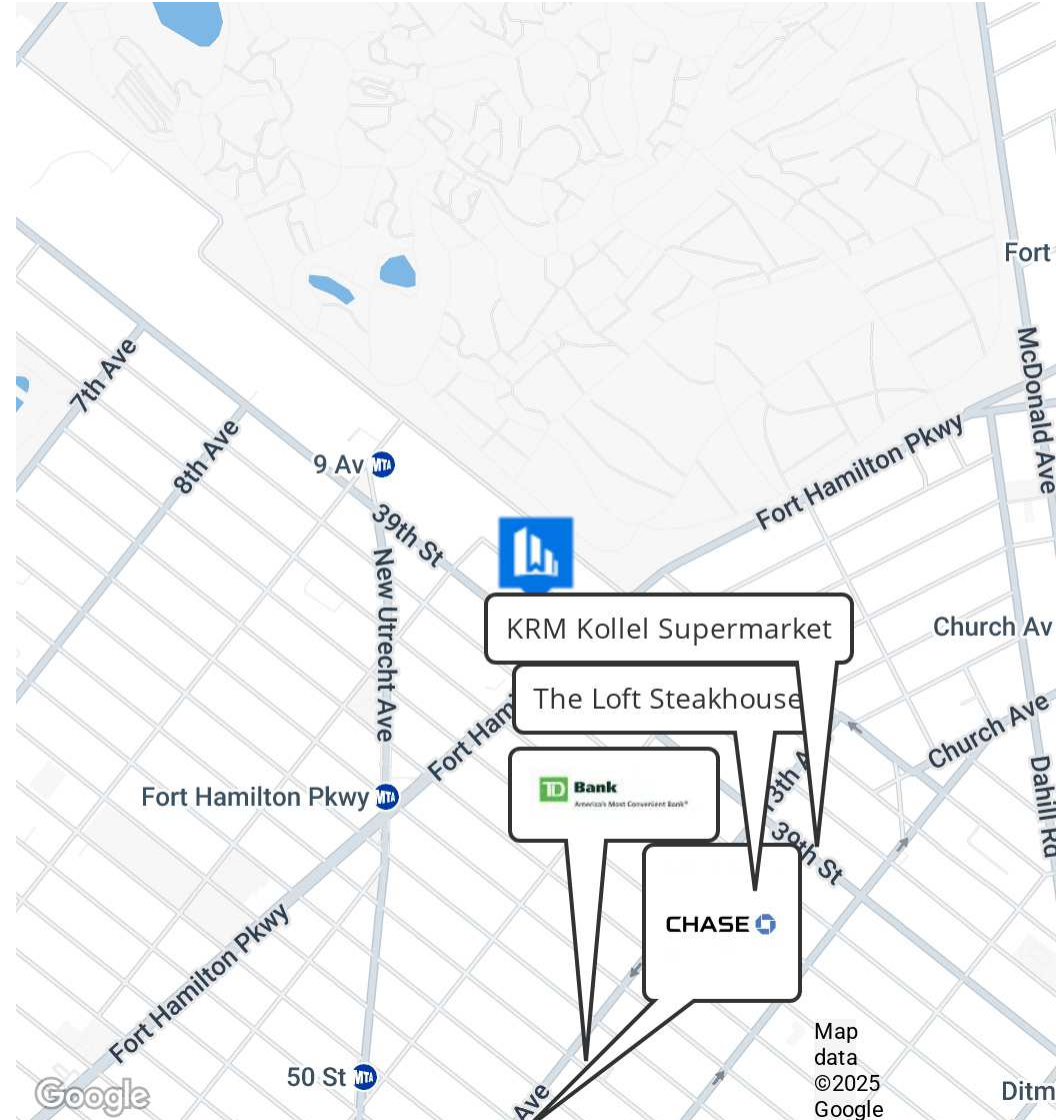
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	6,737	36,441	161,049
Average Age	32	34	34
Average Age (Male)	31	33	34
Average Age (Female)	33	34	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,731	10,154	47,009
# of Persons per HH	3.9	3.6	3.4
Average HH Income	\$73,588	\$78,109	\$87,832
Average House Value	\$1,076,226	\$1,160,198	\$1,201,927

Demographics data derived from AlphaMap



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