



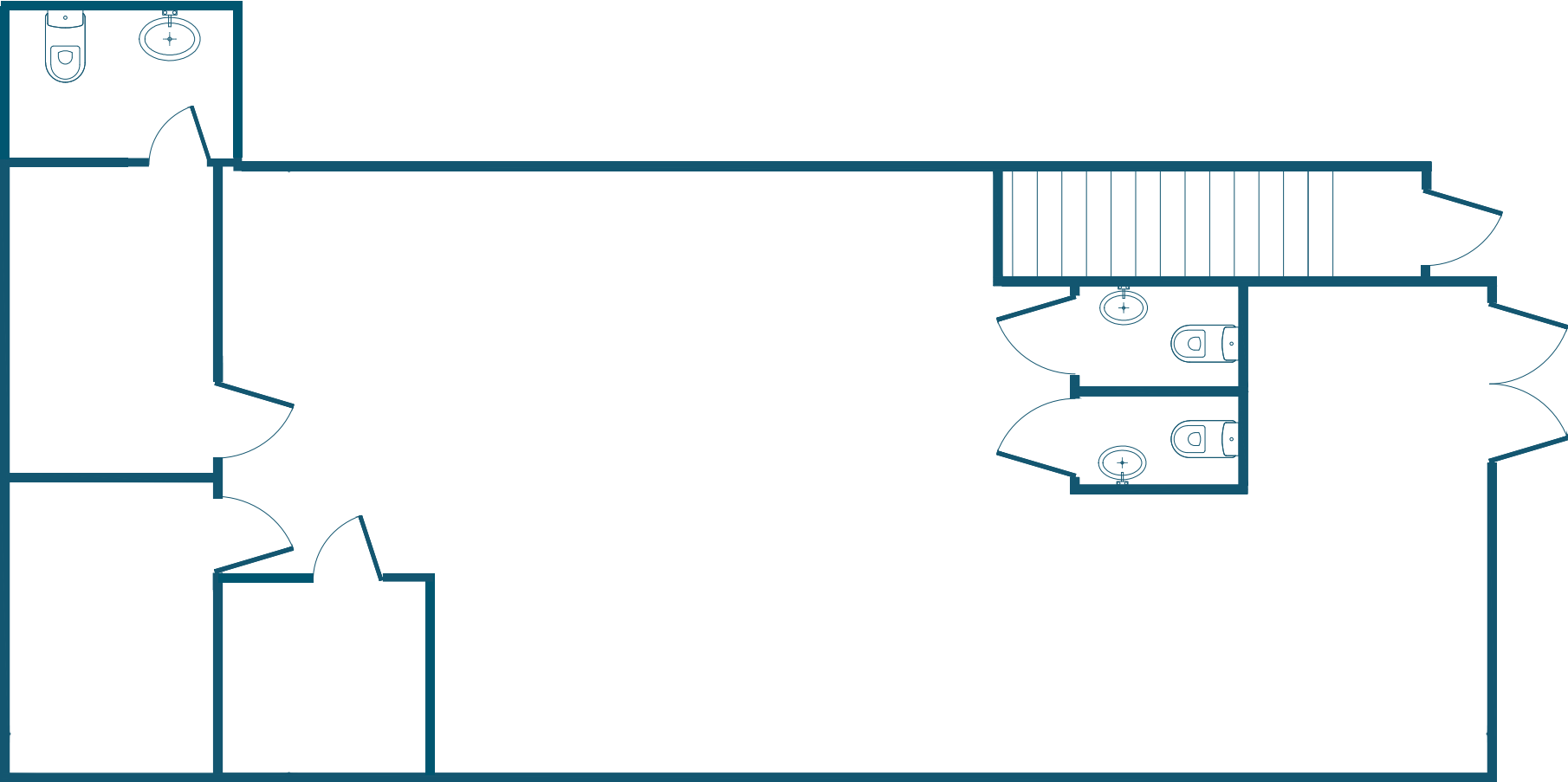
THE OFFICE AT  
**73 MONTROSE  
AVENUE**  
WILLIAMSBURG, BROOKLYN



**SPACE HIGHLIGHTS**

<b>SPACE</b>		<b>GROUND FLOOR</b>
<b>GROUND FLOOR</b>	1st Floor/ Ste 1 - 1,400 SF	<b>DESCRIPTION</b>  High-profile TURN-KEY, CORNER office space available, perfect for MEDICAL or Co-Working. Includes separately-partitioned offices, three bathrooms, HVAC, fully-sprinkled.
<b>LOCATION</b>	Montrose Ave & Leonard St	
<b>FRONTAGE</b>	70 FT	
<b>CEILING HEIGHT</b>	10 FT	
<b>DIMENSIONS</b>	Variable	<b>HIGHLIGHTS</b> <ul style="list-style-type: none"> <li>• HVAC</li> <li>• Partitioned Offices</li> <li>• High Ceilings</li> <li>• Sprinkled</li> <li>• Recessed Lighting</li> <li>• Restrooms</li> </ul>
<b>ZONING</b>	R6	
<b>OCCUPANCY</b>	Immediate	
<b>ASKING PRICE</b>	<b>Upon Request</b>	

**FLOORPLANS & DETAILS**



Floorplan is for representational purposes only.

# WILLIAMSBURG BROOKLYN

# 73 MONTROSE AVENUE

## GALLERY



EXR



EXR



EXR



EXR

# WILLIAMSBURG BROOKLYN

# 73 MONTROSE AVENUE

## GALLERY



# WILLIAMSBURG BROOKLYN

# 73 MONTROSE AVENUE

## NEIGHBORHOOD DEMOGRAPHICS



198,825

POPULATION  
WITHIN 2-MILE  
RADIUS

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33.10 Yrs

AVERAGE  
POPULATION  
AGE

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24.56%

POPULATION  
GROWTH  
SINCE 2010

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\$74,558

AVERAGE HHI  
WITHIN 2-MILE  
RADIUS

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4,095

TOTAL BUSINESSES  
WITHIN 2-MILE  
RADIUS

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\$1.3 bn

ANNUAL SPENDING  
WITHIN 2-MILE  
RADIUS

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# WILLIAMSBURG BROOKLYN

# 73 MONTROSE AVENUE

## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

The Rosemont  
Win Son  
Sweet Science  
Mayas Snack Bar LLC  
Brooklyn Ball Factory  
19 Café  
Win Son Bakery  
Apollo & Rainbow Bakery  
The Graham  
Subway  
Fifth Deli & Grocery  
The Brooklyn Tree  
Gentle Perch  
Express Deli & Tobacco  
Don Pancho Villa  
Ainslie  
OKONOMI // YUJI Ramen  
Montesacro  
Kings Co Imperial  
Carmine's  
Sage  
Ammazzacaffè  
De Wine Spot  
Lorimer Deli Food Corp.  
Fifth Deli & Grocery  
The Rosemont  
BK Ball Factory  
The Brooklyn Tree  
Apollo & Rainbow  
Express Deli & Tobacco  
Gentle Perch  
19 Café  
Sweet Science

### TRANSPORTATION

- 6 Min Walk at Broadway (0.3 mi)
- 7 Min Walk at Lorimer Street (0.3 mi)
- 8 Min Walk at Hewes Street (0.4 mi)
- 8 Min Walk at Montrose Avenue (0.4 mi)
- 12 Min Walk at Metropolitan Avenue (0.6 mi)





# 73 MONTROSE AVENUE

WILLIAMSBURG, BROOKLYN 11206

## CONTACT

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