



## SUMMARY

Central Downtown Brooklyn location on Elm Place. Stunning glass front offices, 11' open ceilings. Full kitchenette, private bathrooms. Original antique tin ceilings, ADA restrooms, turnkey, natural light.

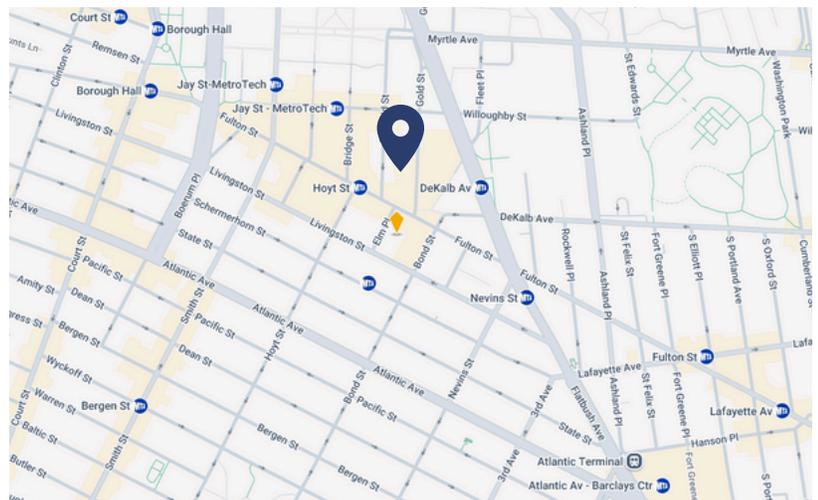
- **Address:** 25 Elm Place Brooklyn, NY 11201
- **Size:** +/- **21,700 RSF**
- **Floor:** 5th
- **Asking Rent:** \$40 PRSF AS IS
- **Term:** 5-15 years
- **Electric:** Sub-metered at 100%
- **Heating/Cooling:** HVAC Air and heat, gas fired
- **Building Access:** 24/7 with notice overtime charge
- **Other:** Whole building generator, sprinklered, Deli attached to building. Access to 2,3,4,5,A,C,F,R,B,Q within a short walk.

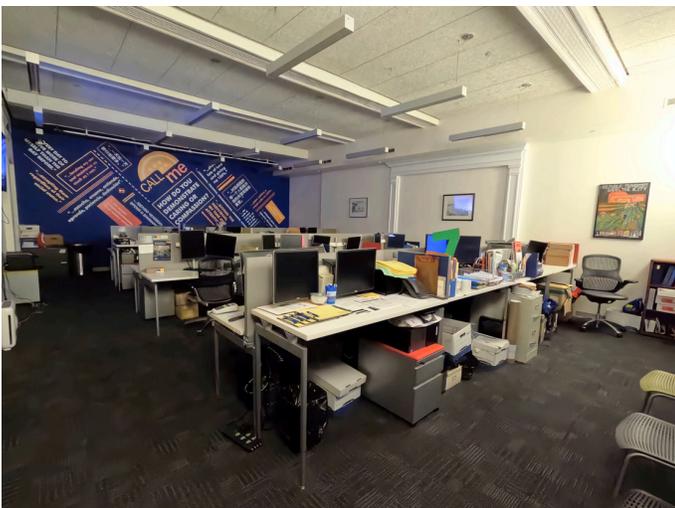
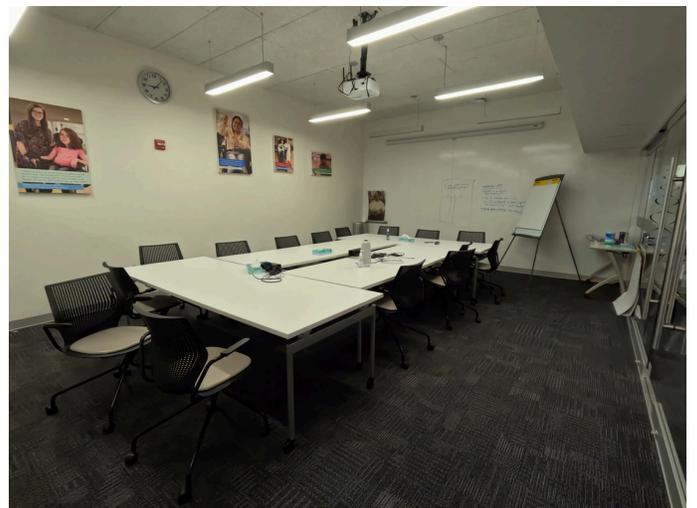
## EXCLUSIVE BROKERS

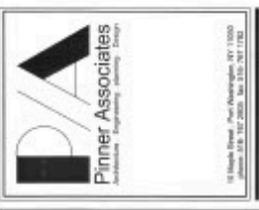
**ROB HEBRON - CCIM, SIOR**  
**ROBERT HEBRON, SIOR**

**347-528-5077** 

**Rob@HebronRE.com** 







180 Hudson Street, New York, NY 10014  
 Phone: (212) 200-2000  
 Fax: (212) 200-2001

OWNER  
**ICS Map**  
 Independence Care System  
 250 W. 42nd Street, 15th Floor  
 New York, NY 10018  
 P: 212 200 2000

DESIGN ARCHITECT  
**STADLER ARCHITECTURE PLLC**  
 151 FARRIS STREET, SUITE 1809  
 NEW YORK, NEW YORK 10013  
 1 212 693 6644

CONSULTING ARCHITECT  
**Team design**  
 140 East 58th Street, New York, NY 10022  
 212 685 1200

PROJECT MANAGEMENT  
**SOTER & ROSSO**  
 Planning Works LLC  
 180 Hudson Street, New York, NY 10014  
 212 277 8100

CONSULTING ENGINEER  
**Mansour Engineering**  
 300 FIFTH AVENUE, SUITE 809  
 NEW YORK, NY 10018  
 P: 212 646 2004

ISSUES	
#	DATE
1	07-20-07

REVISIONS			
#	DATE	BY	FOR
1	07-20-07	NP/C	CLIENT

DATE:	06-26-07
SCALE:	1/8" = 1'-0"
JOB #:	300-08
DRAWN BY:	TR, PC
CAD FILE:	03A08R04R2000000000000
BY PLAN:	300-08-020

CLIENT  
**JACK MAYOR**  
 9 BOND STREET  
 BROOKLYN, NY 11201

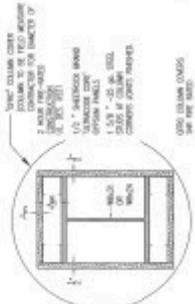
PROJECT  
**INDEPENDENCE CARE**  
 25th FLOOR  
 250 W. 42nd STREET  
 BROOKLYN, NEW YORK

DATE  
**A-101**

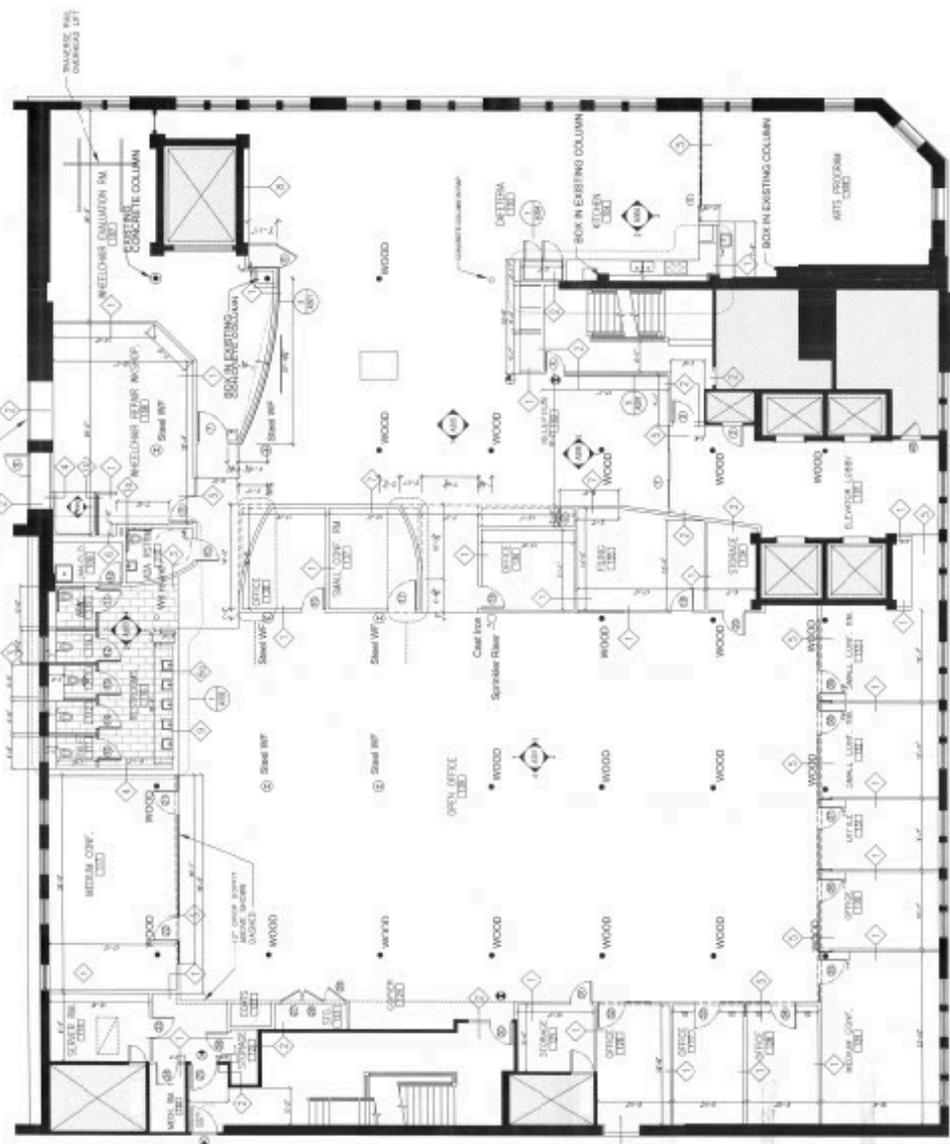
**LEGEND**

- EXISTING WOOD ROUND
- ⊕ EXISTING 1 HR FIRE RATED COLUMN TO REMAIN WITH FINISH TO MATCH DETAIL 2, A-101
- ① DOORS DESIGNATION (SEE DING. A-502)
- ▬ EXISTING PARTITION
- ▬ NEW PARTITION (SEE DING. A-501 FOR WALL TYPES)
- ▬ NEW GLASS PARTITION
- ▬ STEEL BEAM
- ⊕ CONCRETE COLUMN
- CAST IRON

NOTE: EXISTING WOOD COLUMNS TO REMAIN, STRIP AND FINISH WITH CLEAR SEALER ONLY.  
 NOTE PATCH AND REPAIR ALL EXISTING WALLS TO REMAIN.



NOTE: SEE SPECIFICATION BOOK FOR CUTSHEETS



347-528-5077

@HebronCRE

Rob@HebronRE.com

www.HebronRE.com





## EMPLOYMENT



White Collar

49.0%



Blue Collar

23.7%



Services

27.3%



Unemployment Rate

### Area Summary



2,678

2024 Total Businesses  
(NAICS)



95,392

2024 Total Daytime  
Population



30,388.4

2024 Daytime Pop Density

Variables	1 mile
2023 Total Population	102,843
2023 Total Households	32,034
2023 Average Household Size	3.11
2023 Median Household Income	\$67,315
2023 Median Age	38.2

## EDUCATION



No High School  
Diploma



27%  
High School  
Graduate



23%  
Some College



29%  
Bachelor's/Grad/Prof  
Degree

## BUSINESS



2,678

Total Businesses



28,107

Total Employees

## ANNUAL HOUSEHOLD SPENDING



\$2,238  
Apparel &  
Services



\$6,539  
Groceries



\$235  
Computers &  
Hardware



\$5,512  
Health Care



\$3,350  
Eating Out



48.9%



4.5%



6.9%

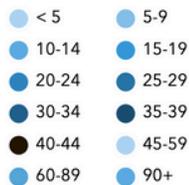


0.1%



30%

### Commute Time: Minutes



27.3%

Services



23.7%

Blue  
Collar



49.0%

White  
Collar

### PROJECTED ANNUAL GROWTH RATE



1.19%  
Population



2.07%  
Generation Z



-0.27%  
Generation X



0.58%  
Millennial

## Local Business Summary



102,843 -0.14%

Population Total  
Population Growth

83.9

Diversity  
Index

2,678  
Total Businesses

28,107  
Total Employees