

VIRTUAL
TOUR



SUMMARY

Central Downtown Brooklyn location on Court Street. Stunning modern office with access to kitchen, wifi, and conference room. High open ceilings, Court Street presence, and tremendous views. **Professional uses considered, ideal for law, therapy.**

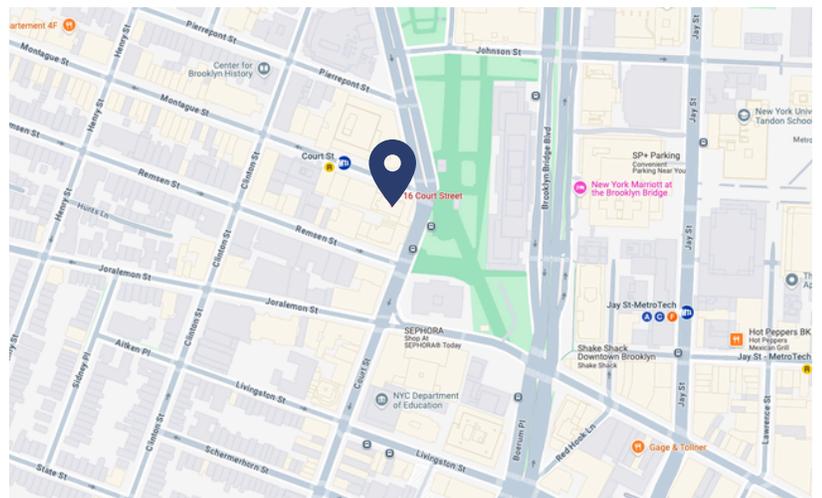
- **Address:** 16 Court Street, Brooklyn, NY 11241
- **4 total offices available.**
- **Two 8'x8' offices & Two 12'x8' offices**
- **Offices can be leased separately or together.**
- **\$2,500 for large windowed offices**
- **\$1,500 for internal 8'x8' offices**
- **Term:** Short and long term considered
- **Dogs welcome!**
- **Building Access:** 24/7
- **Other:** Whole building generator, sprinklered, coffee shop (Gregory's) attached to building. Access to 2,3,4,5,A,C,F,R,B,Q within a short walk.

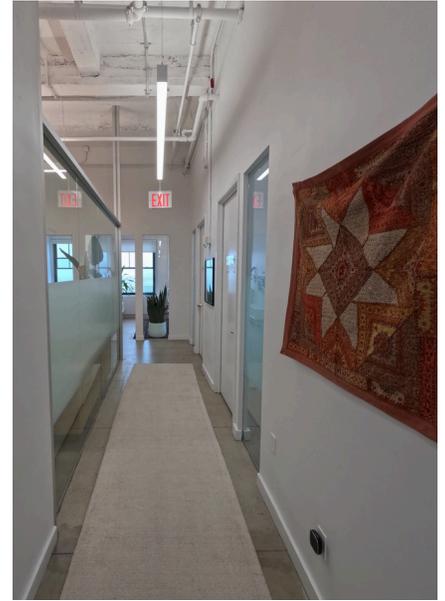
EXCLUSIVE BROKERS

ROB HEBRON - CCIM, SIOR
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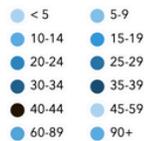




ANNUAL HOUSEHOLD SPENDING



Commute Time: Minutes



4.5% Services
3.0% Blue Collar
92.5% White Collar

PROJECTED ANNUAL GROWTH RATE



33,527 Population Total
-0.12% Population Growth
56.0 Diversity Index

Local Business Summary

2,585 Total Businesses
30,934 Total Employees