

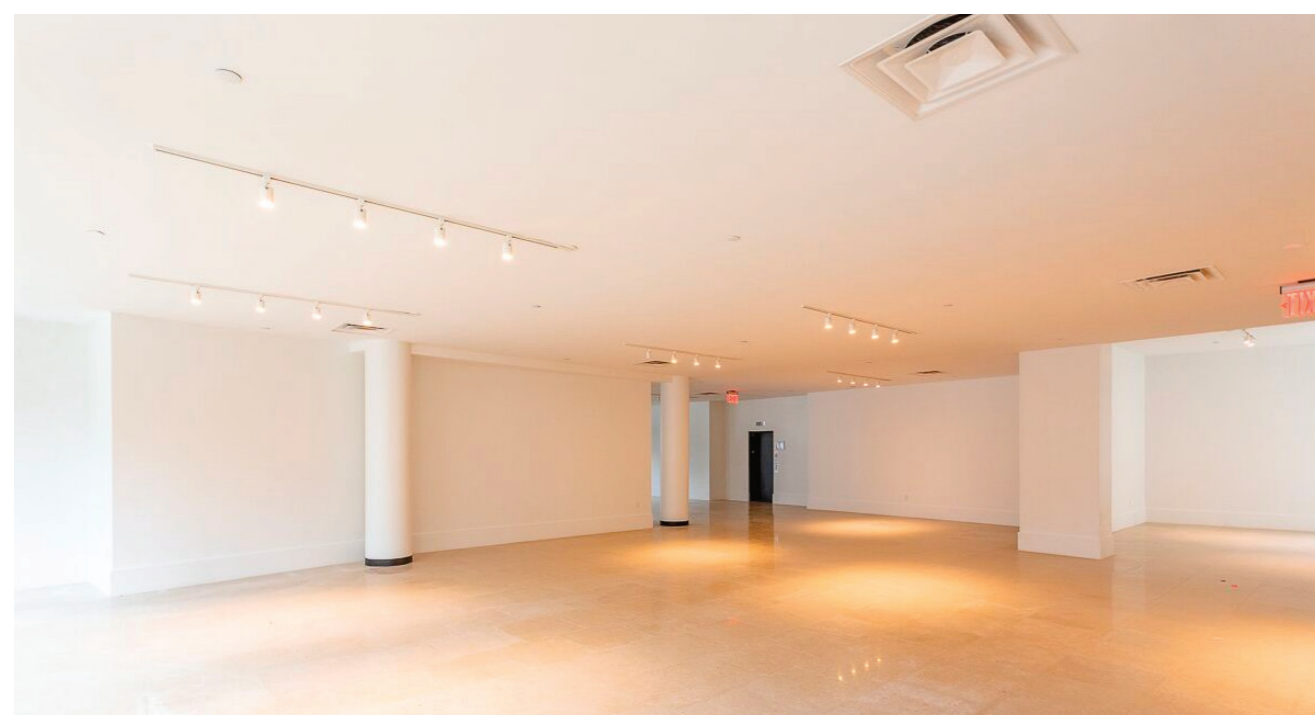
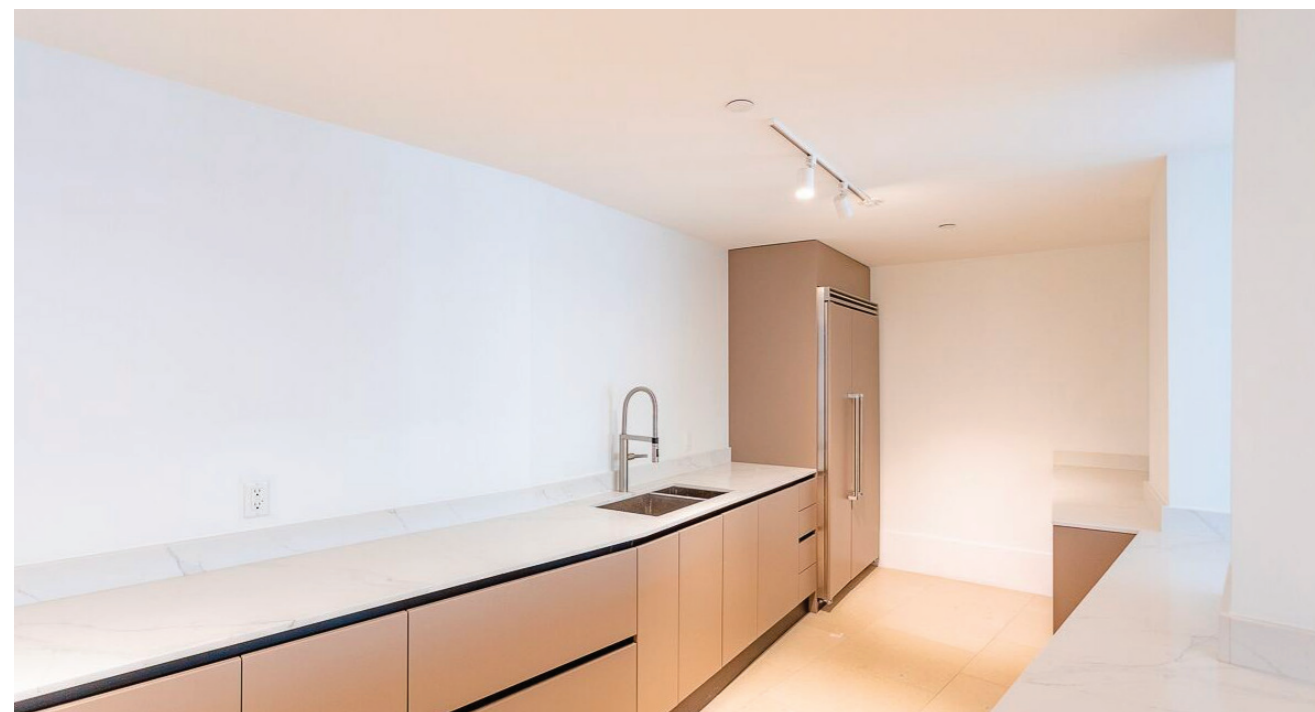


Community Space For Lease
429 Kent Avenue
Williamsburg, Brooklyn

For more information,
contact exclusive agents

Max Lu 718.878.3530
mlu@mispacnyc.com

Jeff Goncalves 413.454.7782
jeff@mispacnyc.com



About the Space

This 11,3000 SF of brand new community facility space is available for long-term lease in the hot Williamsburg sub-market. 200 feet of brand new glass facade encloses this beautifully finished space at the base of the luxurious Oosten condominium building.

Lease this turn-key space featuring marble floors, central HVAC, pantry, ADA bathrooms, sprinklers, lighting, all new utilities. 429 Kent Avenue is conveniently accessible by the adjacent ferry terminal and the JMZ subway trains.

Ideal Uses

There is a high demand in South Williamsburg for schools and children's activities centers. 429 Kent Avenue is also ideal for an art gallery or medical center.

Community Space for Lease

Ground Floor:	7,500 SF
Mezzanine:	2,000 SF
Lower Level:	1,800 SF
Frontage:	200 on the Corner
Possession:	Immediate
Term:	Long-term
Use:	Community
Rent:	Please Inquire

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. While we have no reason to doubt the accuracy of this information, we make no representation or guarantee as to its accuracy. All information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. All rights to content, photographs and graphics are property of the broker or property owner. All information contained here in should be verified independently by the prospective buyer or tenant. * Denotes planned uses.



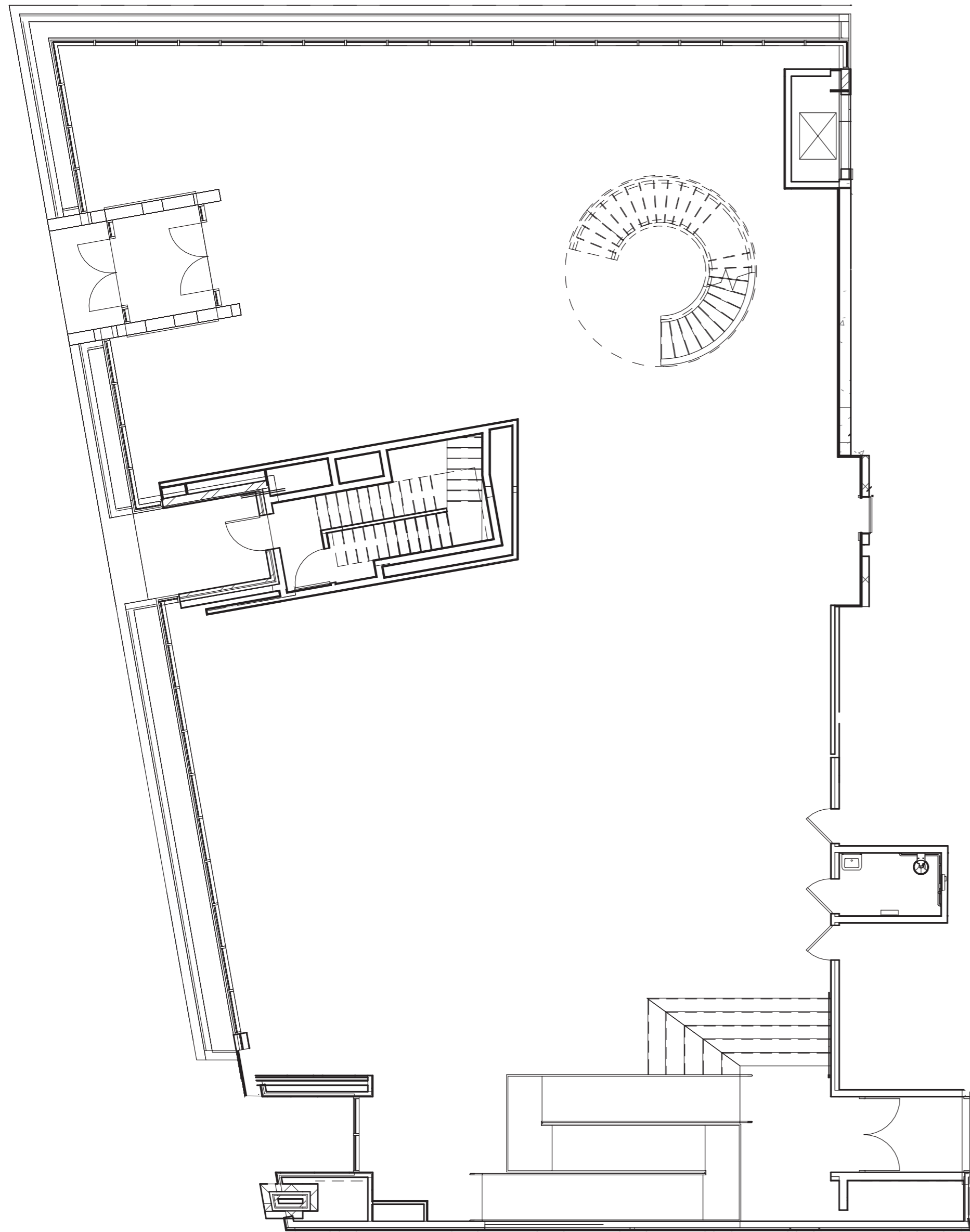
Features

- 7,500 SF on the first floor
- 2,000 SF mezzanine
- Brand new construction with modern finishes
- At the base of Oosten - A luxury condominium
- Multiple entry and egress
- 12' Ceilings
- Double-height entry-way
- Full Pantry (Refrigerator, Sink, Cabinetry)
- Marble floors
- Spiral staircase
- Marble counter-tops
- Over-sized windows
- ADA Bathroom
- Central HVAC system

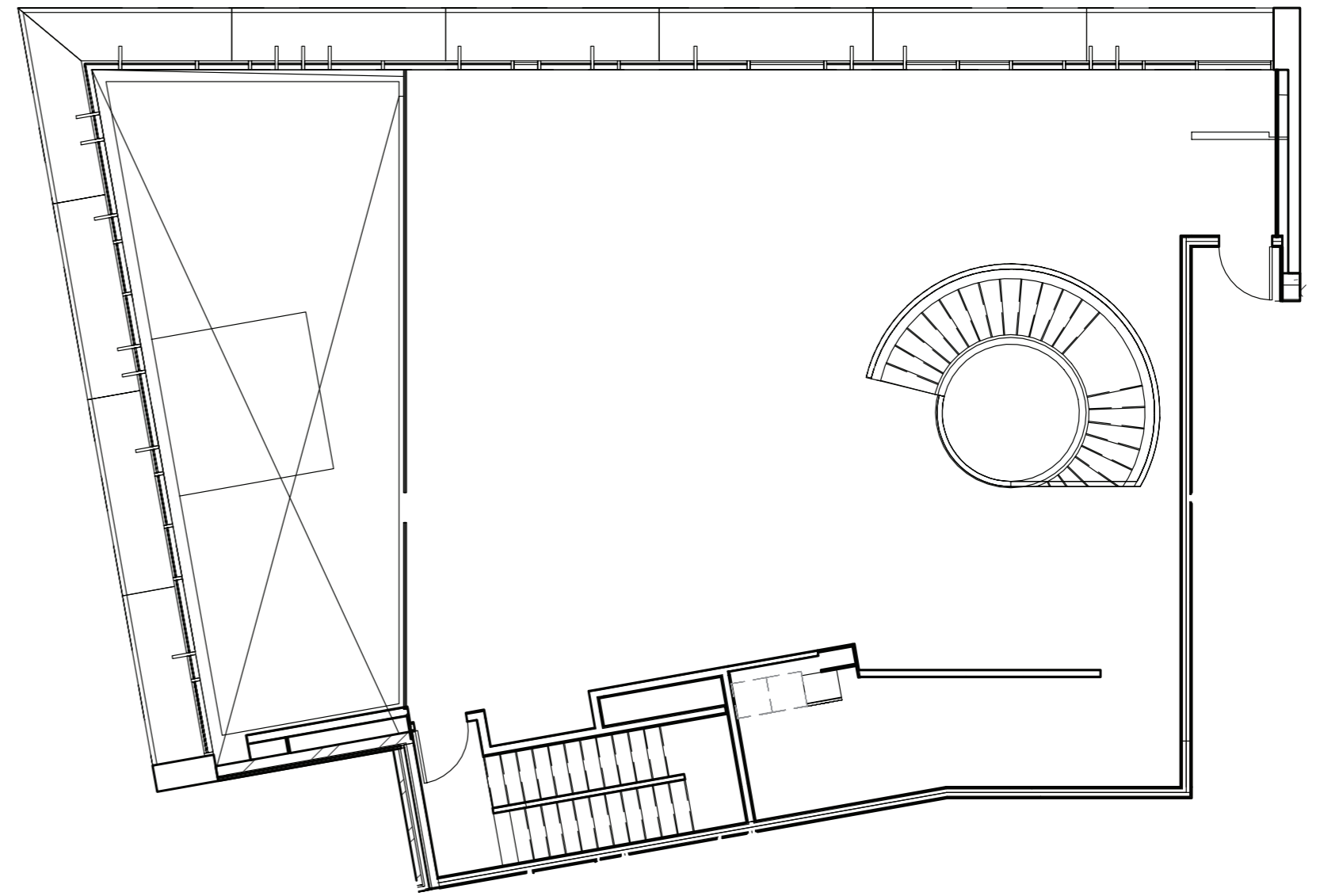


The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. While we have no reason to doubt the accuracy of this information, we make no representation or guarantee as to its accuracy. All information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. All rights to content, photographs and graphics are property of the broker or property owner. All information contained here in should be verified independently by the prospective buyer or tenant. * Denotes planned uses.

Ground Floor



Mezzanine



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. While we have no reason to doubt the accuracy of this information, we make no representation or guarantee as to its accuracy. All information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. All rights to content, photographs and graphics are property of the broker or property owner. All information contained here in should be verified independently by the prospective buyer or tenant. * Denotes planned uses.



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. While we have no reason to doubt the accuracy of this information, we make no representation or guarantee as to its accuracy. All information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. All rights to content, photographs and graphics are property of the broker or property owner. All information contained here in should be verified independently by the prospective buyer or tenant. * Denotes planned uses.



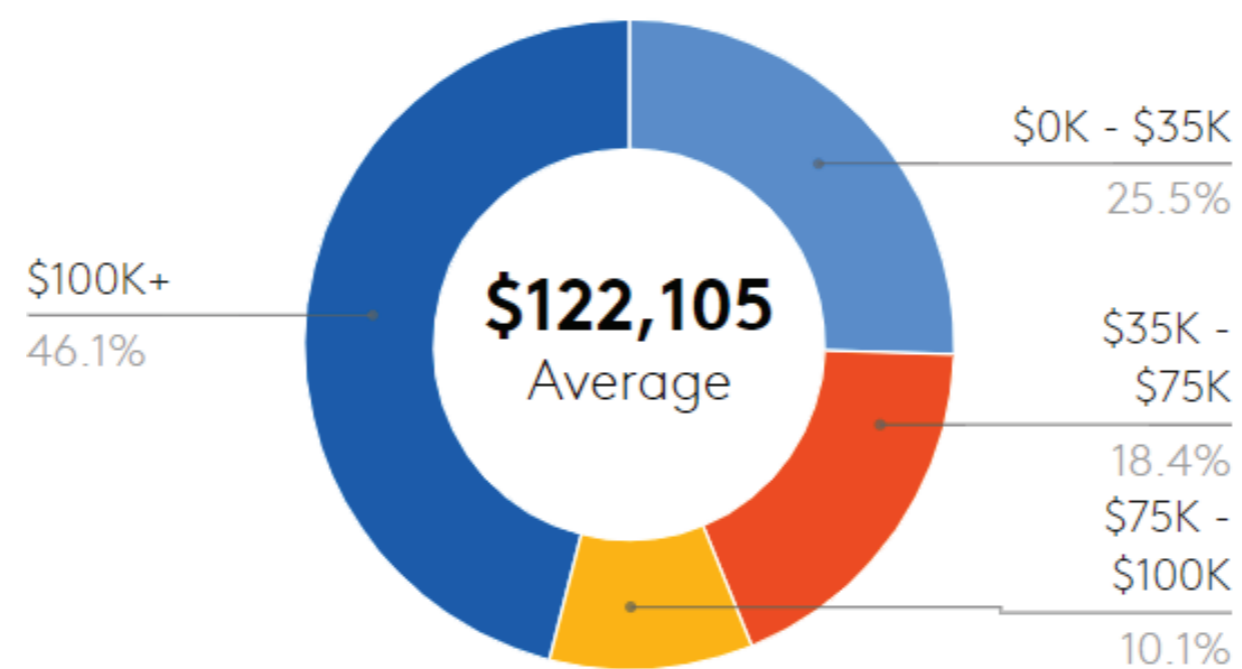
Neighborhood Demographics

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	151,072	1,371,501	3,110,181
2024 Population:	156,996	1,416,945	3,192,318
Pop Growth 2019 - 2024:	3.92%	3.31%	2.64%
Average Age:	34.60	37.10	37.70

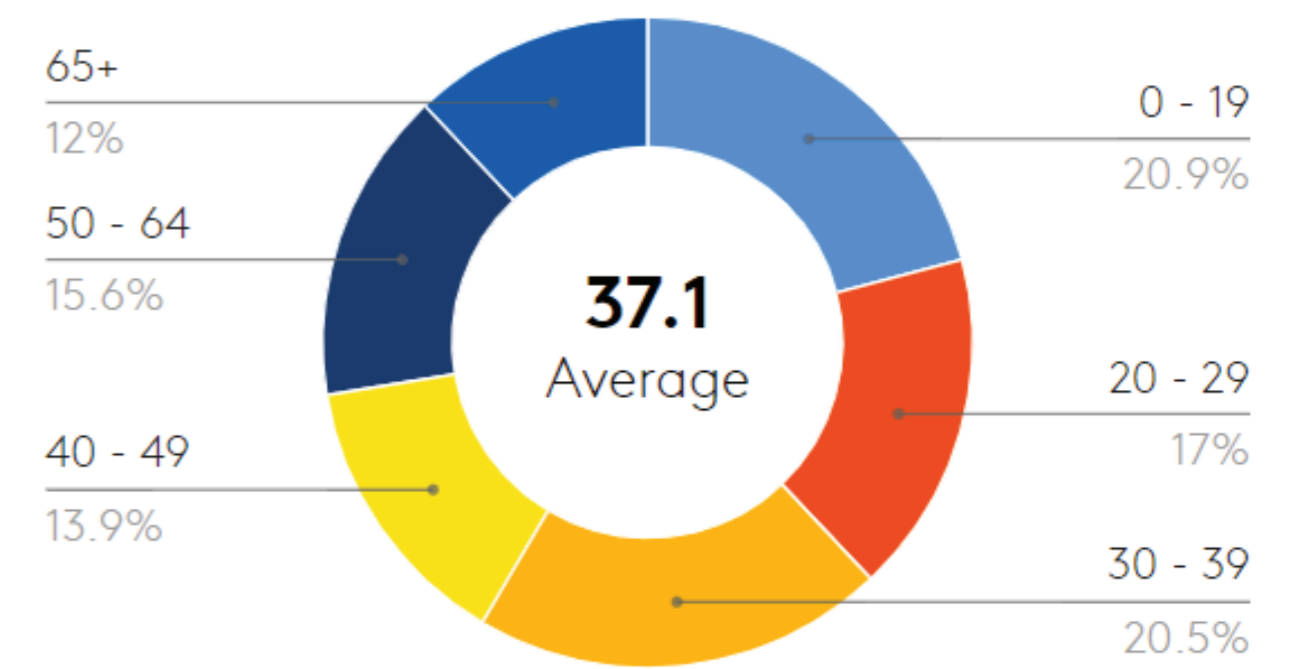
Households	1 Mile	3 Mile	5 Mile
2019 Total Households:	56,212	611,862	1,343,132
HH Growth 2019 - 2024:	4.15%	3.24%	2.64%
Median Household Inc:	\$53,642	\$85,776	\$78,460
Avg Household Size:	2.60	2.10	2.20
2019 Avg HH Vehicles:	.00	.00	.00

Housing	1 Mile	3 Mile	5 Mile
Median Home Value:	\$865,757	\$937,623	\$833,140
Median Year Built:	1968	1958	1956

Household Income



Age Distribution



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. While we have no reason to doubt the accuracy of this information, we make no representation or guarantee as to its accuracy. All information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. All rights to content, photographs and graphics are property of the broker or property owner. All information contained here in should be verified independently by the prospective buyer or tenant. * Denotes planned uses.

For more information, contact
exclusive agents

Max Lu

ASSOCIATE BROKER
718.878.3530
mlu@myspacenyc.com

Jeff Goncalves

ASSOCIATE BROKER
413.454.7782
jeff@myspacenyc.com



A Division of MySpace NYC

96 Bogart Street
Brooklyn, NY 11206
mcre.nyc