

785

FLUSHING AVENUE- WILLIAMSBURG,
BROOKLYN



KALMON DOLGIN

Affiliates INC
101 Richardson St
Brooklyn, New York 11211

Brooklyn's leading
Industrial • Commercial
Brokerage since 1904

Property Features

- 20,000 SF Floor plate
- Outstanding location
- Immediate occupancy
- Two passenger elevators
- Entrances on Flushing Ave & Debevoise Street
- 5 story building
- Signage available
- Approximately 13' ceilings
- Large windows
- Efficient layouts
- 24-hour access

Kalmon Dolgin is pleased to announce that we have been appointed exclusive leasing agent for the owners of 767-779 Flushing Avenue to lease the upper 4th and 5th floors. This 5 story Mixed-Use office building is centrally located across from Woodhull medical center in the Williamsburg section of Brooklyn.

Ideally suited for

- Medical ● Government Office ● Creative office

**For Further Information and a Private Tour Please Contact Owners
Exclusive Brokers**

Bob Klein
347-390-1124
rklein@kalmondolgin.com

Neil Dolgin
718-388-2331
Neil@kalmondolgin.com

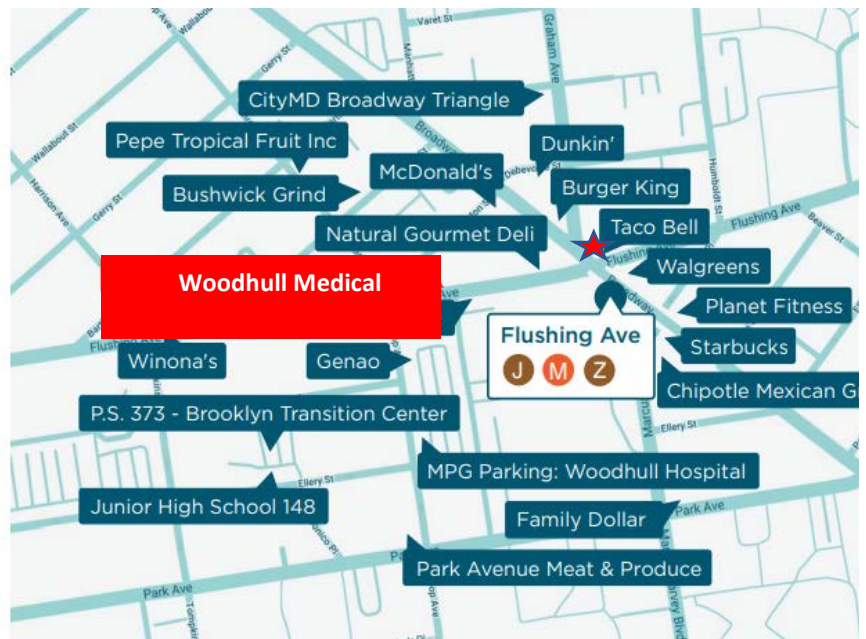
NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TEANANTS:

Woodhull Medical Center
Natural Gourmet Deli Flushing
Taco Bell
Burger King
Walgreens
Planet Fitness
Starbucks
Chipotle
Mexican Grill
Dunkin'
P.S. 373 - Brooklyn Transition Center
Junior High School 148
MPG Parking
Woodhull Hospital
City MD
Broadway Triangle
Pepe Tropical Fruit Inc
McDonald's

TRANSPORTATION:

3 Min Walk at Flushing Avenue (0.1 mi)
7 Min Walk at Lorimer Street (0.4 mi)
8 Min Walk at Flushing Avenue (0.4 mi)
10 Min Walk at Broadway (0.5 mi)
13 Min Walk at Montrose Avenue (0.7 mi)



Class B Office space for lease on the 4th and 5th floors of a mixed-use building at the intersection of Broadway and Flushing Ave. The space benefit from being situated at a major retail and transportation hub as well as being directly across from Woodhull Medical Center. The space is ideal for medical or any professional or administrative use. Motivated Ownership will build-to-suit. Over 40,000 SF on 2 floors in the heart of Brooklyn, Located across from Woodhull Medical Center and in front of the J and Z Subway.

- New Development
- Build-to-Suit Available
- Close to Transportation
- Heavy Foot Track
- Heavy Car Track
- Long-Term Lease Available

INTERIOR PHOTOS



NEIGHBORHOOD DEMOGRAPHICS



209,326

POPULATION
WITHIN 2-MILE
RADIUS



33 Yrs

AVERAGE
POPULATION
AGE



1.8 %

POPULATION
GROWTH
SINCE 2010



\$83,641

AVERAGE HHI
WITHIN 2-MILE
RADIUS



5,837

TOTAL BUSINESSES
WITHIN 2-MILE
RADIUS

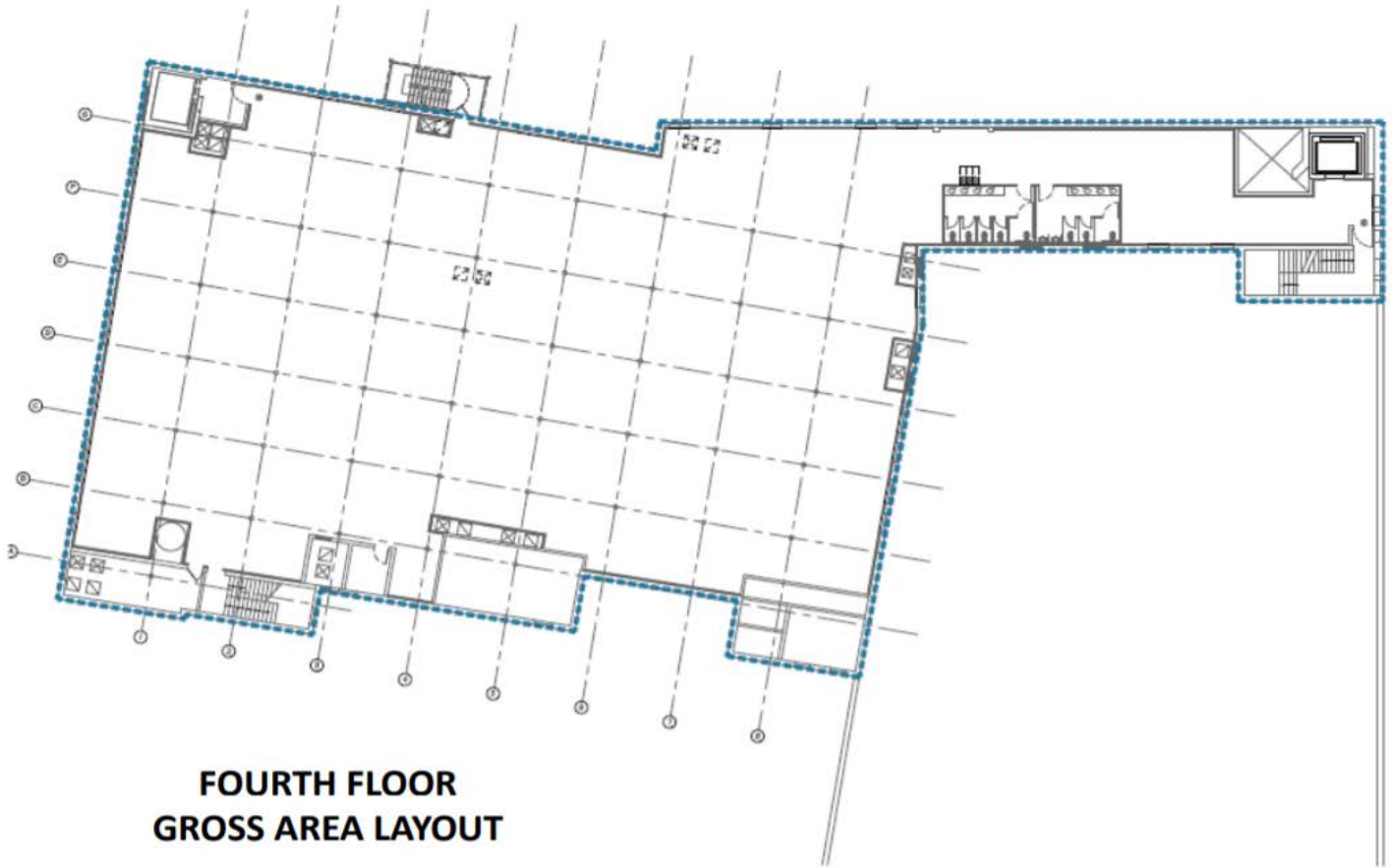


\$2 bn

ANNUAL SPENDING
WITHIN 2-MILE
RADIUS

All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates, and commissions. All information, including market assumptions and conditions, are subject to change, and the changes could be material. KDA makes no express or implied representations or warranties, as facts and results may vary materially from all information, estimates and projections

FLOOR LAYOUT



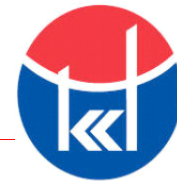
**FOURTH FLOOR
GROSS AREA LAYOUT**

Kalmon Dolgin AFFILIATES INC.

EST

1904

INDUSTRIAL • COMMERCIAL REAL ESTATE



101 Richardson Street, Brooklyn, New York 11211 • 718-388-7700 • 718-782-3755