

JABOUR REALTY COMPANY

8704 3RD. AVE
BROOKLYN NY 11209
718-748-1800
JABOURREALTY.COM



FOR LEASE **9920 4TH AVE**

brooklyn ny 11209



MOVE IN CONDITION
PROFESSIONAL 4,250 SF CORNER
OFFICE AVAILABLE ON THE 2ND
FLOOR OF ELEVATOR BUILDING.
FEATURES A MODERN RECEPTION, 4
EXECUTIVE OFFICES ALL WITH
WINDOWS FACING 4TH AVENUE, A
LARGE CONFERENCE ROOM,
TRAINING ROOM, 20 FULL SIZE
CUBICLES, FILING CABINETS, AND
EXECUTIVE DESKS. FULL KITCHEN,
PANTRY, FILING ROOM, AND 4
PARKING SPACES IN THE GARAGE.
NEW HVAC. FULLY FURNISHED AND
MOVE IN READY. PREVIOUSLY
OCCUPIED BY A MAJOR INSURANCE
COMPANY! CONTACT
BROKER FOR ALL DETAILS!

CONTACT FOR PRICING

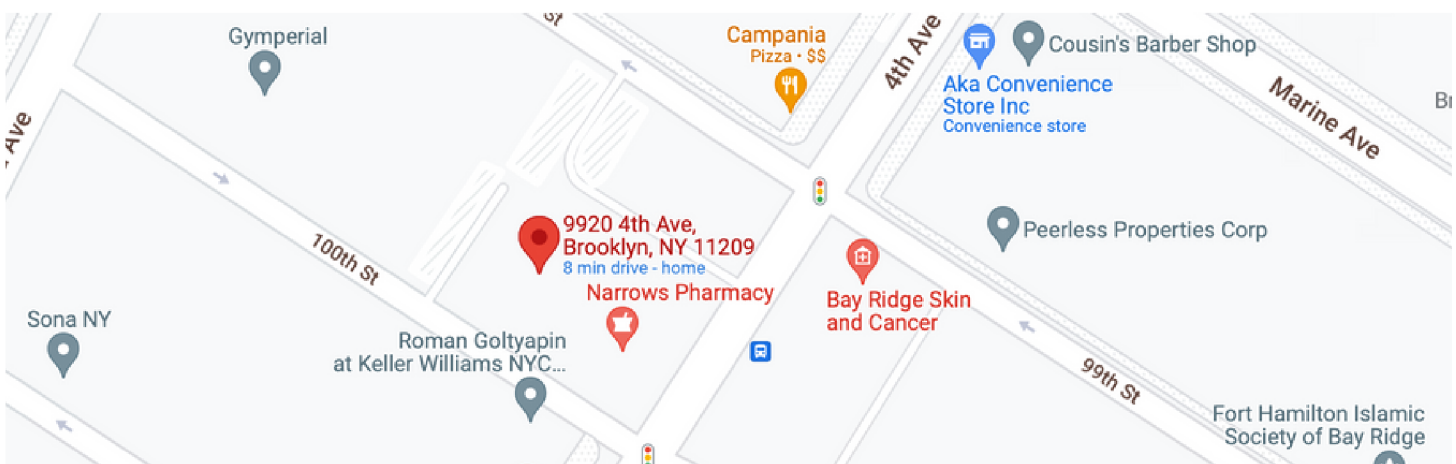
MILAN - 917-399-2085 / MILAN@JABOURREALTY.COM



PROPERTY DETAILS

- MEDICAL BUILDING
- ELEVATOR
- FULL TIME BUILDING MANAGER
- PARKING
- 3 BLOCKS TO R-TRAIN
- BUSY STRIP OF 4TH AVENUE
- BUILT TO SUITE
- CENTRAL HVAC

CONTACT FOR PRICING: MILAN - 917-399-2085 / MILAN@JABOURREALTY.COM





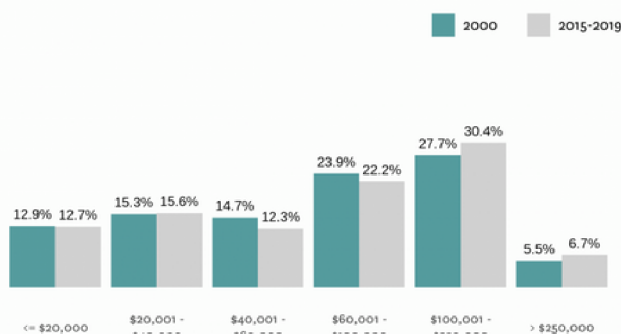
Where is Bay Ridge?

Bay Ridge is nestled in the southwest corner of Brooklyn. Sunset Park is to the north, Dyker Heights is to the east, and Belt Parkway is on the west of this well-known neighborhood. To the south, you'll find Fort Hamilton Army Base and the Verrazzano-Narrows Bridge. The neighborhood provides an ideal balance of residential streets, lush green spaces, and waterfront access.

Who lives in Bay Ridge Brooklyn?

Bay Ridge is incredibly diverse. The neighborhood's residents are eclectic and add to the area's rich culture. Bay Ridge is home to just over 77,000 residents with a median age of 40.3. Just over 40% of the population are families with young children. The rest of the community consists of retired residents, many of whom have lived their entire life in Bay Ridge, and young professionals attracted to Bay Ridge's nightlife.

**Household Income Distribution
in Bay Ridge/Dyker Heights (2021\$)**

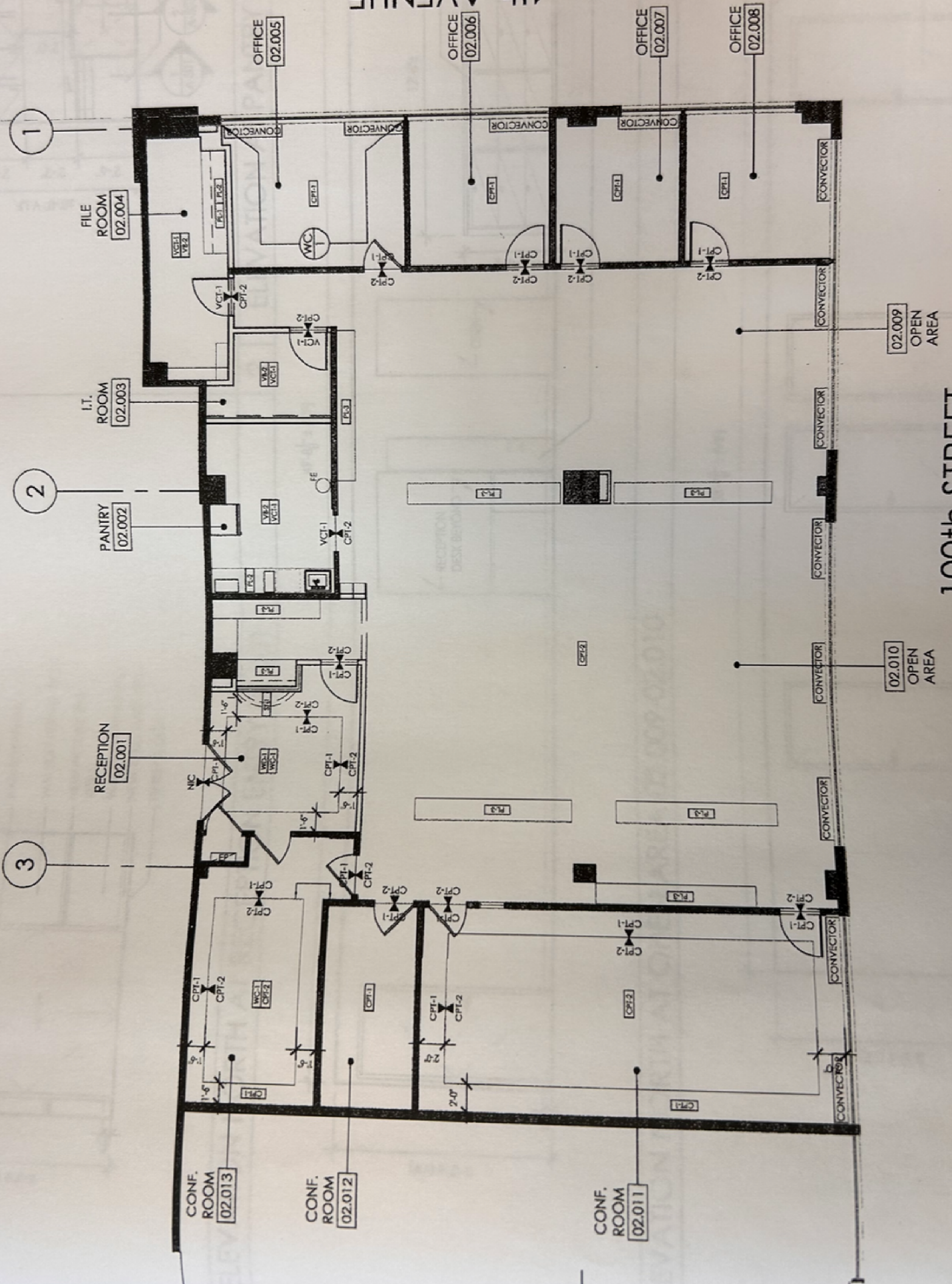


Sources: Census (2000) and American Community Survey (2015-2019) via IPUMS USA, Furman Center



4th AVENUE

100th STREET



DETAILS:

- TURN KEY! PREVIOUSLY OCCUPIED BY A MAJOR INSURANCE COMPANY
- 4,250 SF
- 4 PARKING SPACES
- CORNER EXECUTIVE SUITES WITH WINDOWS
- PRIVATE OFFICES WITH WINDOWS AND EXECUTIVE DESKS
- CONFERENCE ROOM
- TRAINING ROOM
- FULL KITCHEN
- RECEPTION
- FULLY FURNISHED WITH 20 CUBICLES, FILING CABINETS
- NEW HVAC

LISTED FOR: \$45/PSF

- ELECTRIC SEPARATE