



81 COURT STREET

BROOKLYN, NY 11201

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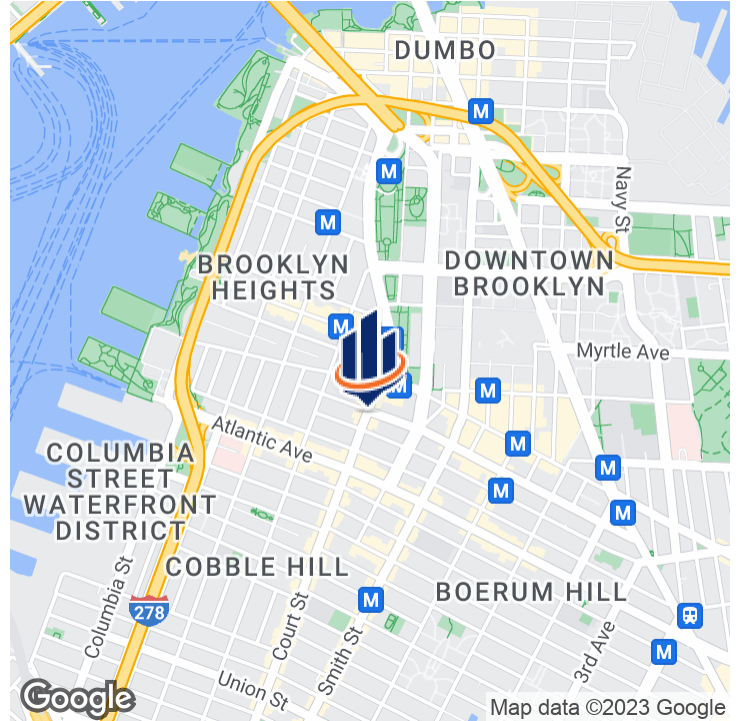
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Property Summary



OFFERING SUMMARY

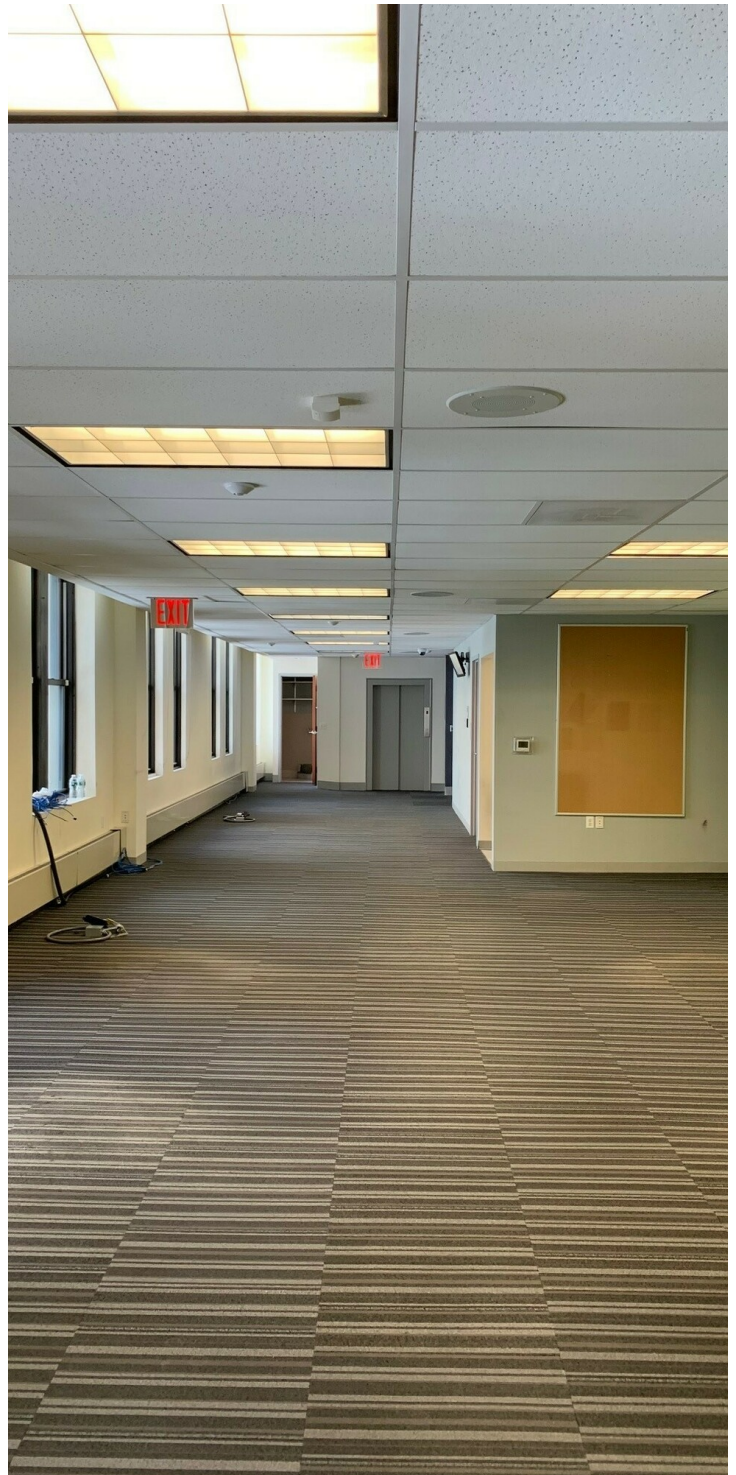
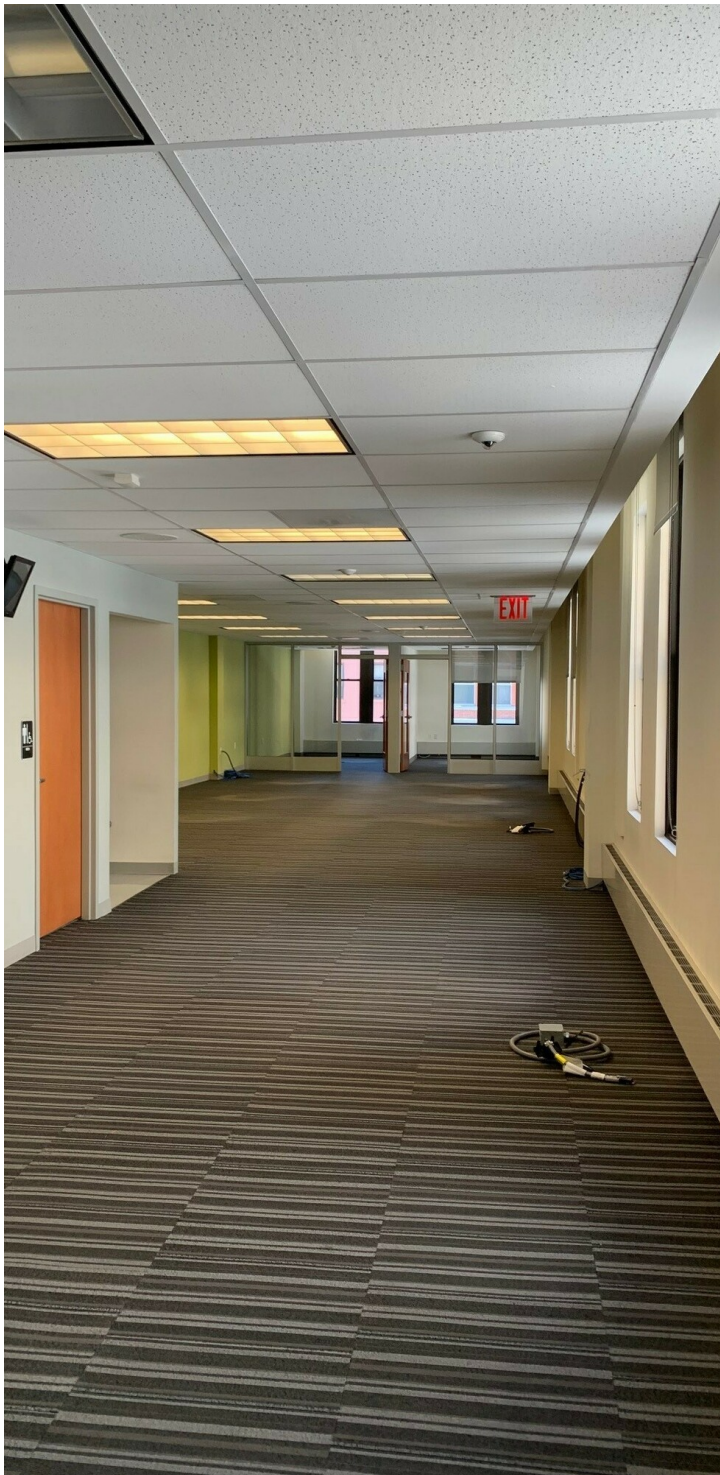
Lease Rate:	\$40.00 SF/yr (MG)
Available sf:	5,000 SF
3rd Floor Available SF:	2,500 SF
4th floor available sf:	2,500 SF

PROPERTY OVERVIEW

SVN CPEX Real Estate has been exclusively retained to lease office space at 81 Court Street, a 6-story elevated office building located on the southeast corner of Court and Livingston Streets. Located in Downtown Brooklyn, the property is situated along prime retail corridor Court Street and blocks away from retail on Montague Street and Fulton Street. It is also walking distance to Atlantic Avenue, MetroTech, and Barclay Center. The building allows for a number of uses, including office, academic, medical and other community facilities.

This LEASING OPPORTUNITY consists of two remaining floors, the 3rd and 4th floors of 2,500 RSF each, which can be leased individually or combined to create a 5,000 SF space. Floors offer an abundance of light provided by large surrounding windows. Each floor contains two restrooms, pantry, mechanical room, and a janitorial closet and is individually metered for electric. The tenant controls HVAC.

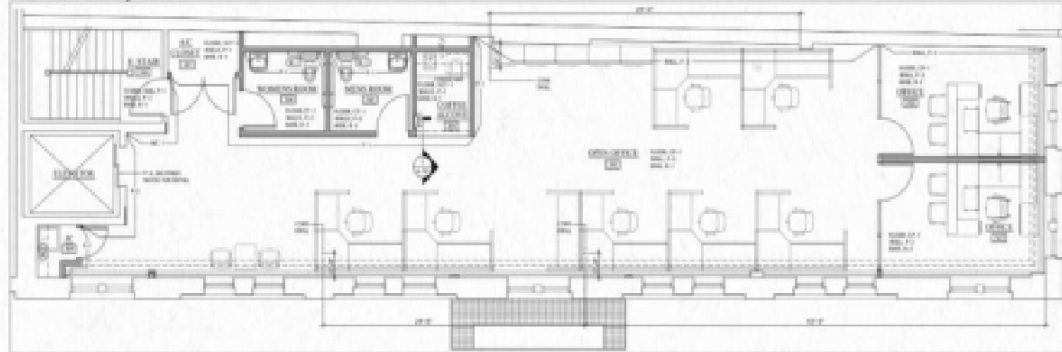
Additional Photos



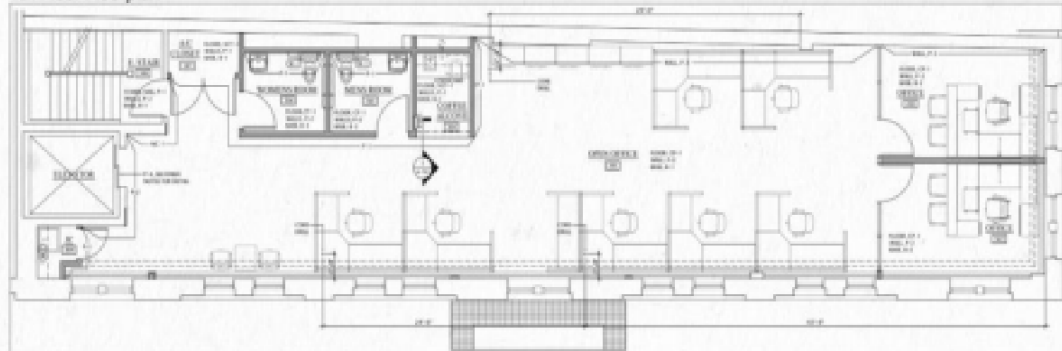
Additional Photos

3rd + 4th Floor Floorplans

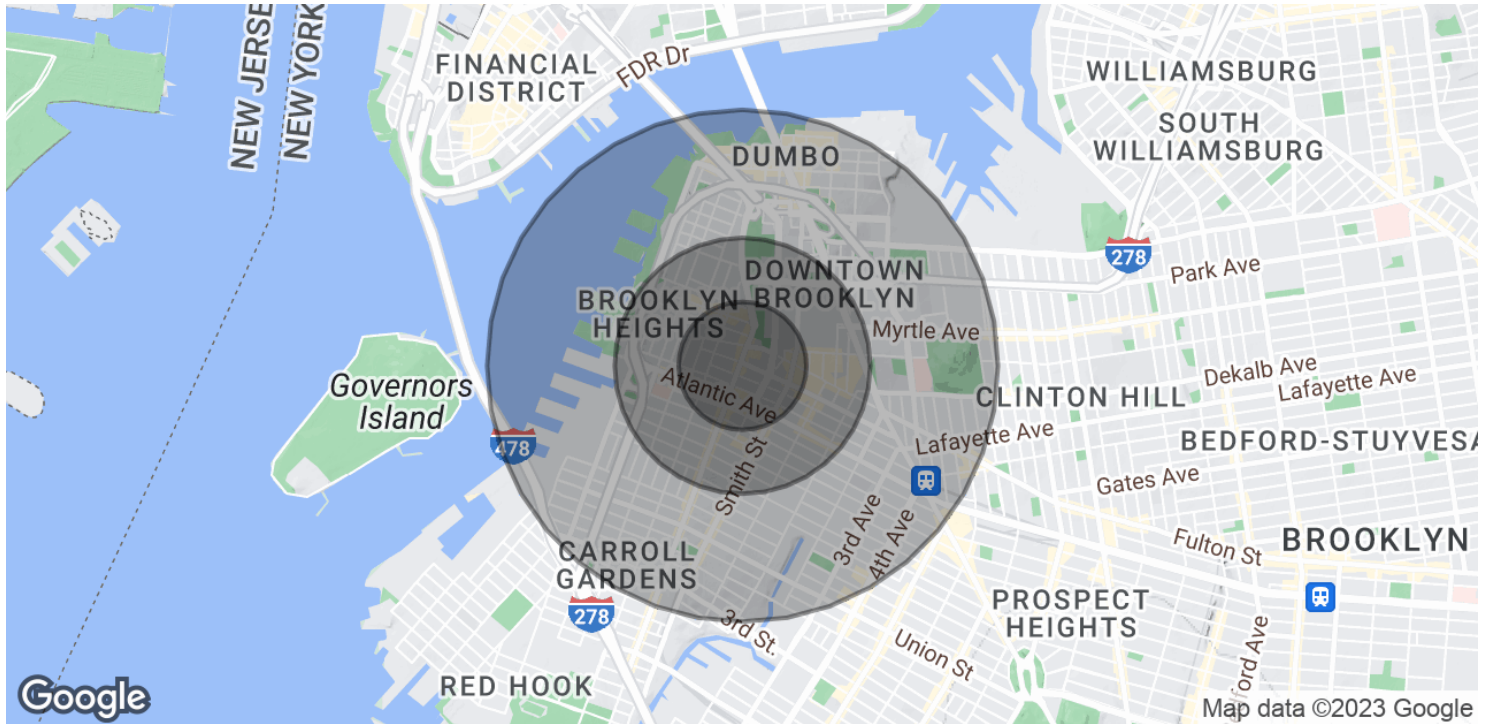
3rd Floor Floorplan



4th Floor Floorplan



Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	9,874	36,811	116,893
Average Age	32.9	35.5	35.3
Average Age (Male)	32.3	34.9	34.3
Average Age (Female)	33.5	36.1	36.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,770	17,613	52,052
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$171,419	\$159,744	\$131,113
Average House Value	\$802,757	\$830,054	\$794,672

* Demographic data derived from 2020 ACS - US Census



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