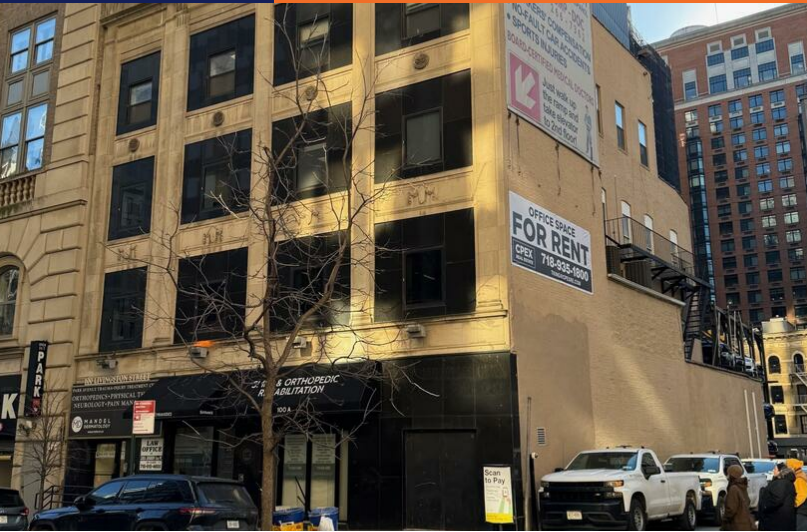


100 LIVINGSTON ST
BROOKLYN, NY 11201

FOR LEASE



PROPERTY SUMMARY

CPEX Real Estate Services has been exclusively retained to lease office space at 100 Livingston Street, between Court Street & Boerum Pl. in downtown Brooklyn. 3,500 RSF of office or medical space is available in one of Brooklyn's highest-trafficked transportation hubs with easy access from the Brooklyn Queens Expressway and conveniently located to nine subway lines and numerous bus lines.

■ 100 Livingston Street 4th Fl. Highlights:

- *Built as office or medical space
- *Attended Lobby
- *Elevator Building
- *6 Offices
- *15 Windows
- *2 Bathrooms
- *Multiple Parking Garages on Same Block
- *Close to 9 subway lines
- *Close to NYS Worker Compensation Office

Building SF	12,681 SF
Lot Size	3,842 SF
4th Fl. Suite SF	3,500 RSF
Lease Rate	\$48.50 SF (MG)
Levels	4
Zoning	C5-4
County	Kings
Market	Downtown Brooklyn



DOMINIC MASCARA

Director – Investment Sales & Leasing

Mobile: 917 816-4089

dmascara@cpexre.com

TIMOTHY D. KING

Managing Partner

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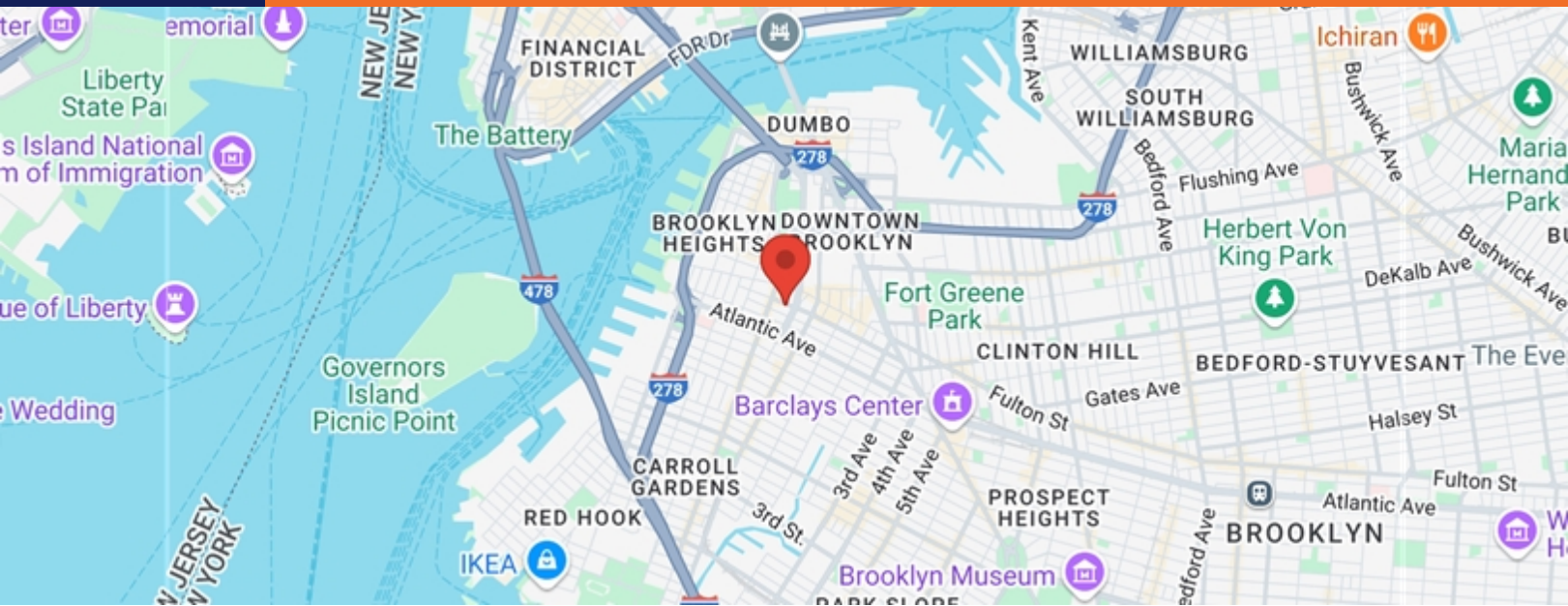
CPEX Real Estate

9920 4th Avenue, Suite 315
Brooklyn, NY 11209

Office: 718 935-1800
www.cpexre.com

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	104,614	880,048	2,379,824
2010 Population	105,458	925,048	2,481,205
2025 Population	135,273	1,040,929	2,784,565
2030 Population	151,595	1,063,405	2,830,017
2025-2030 Growth Rate	2.3 %	0.43 %	0.32 %
2025 Daytime Population	173,358	1,407,165	4,083,142

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	6,185	52,261	128,649
\$15000-24999	2,102	25,084	65,240
\$25000-34999	2,101	21,262	61,846
\$35000-49999	3,384	29,533	85,753
\$50000-74999	4,629	44,213	130,615
\$75000-99999	3,801	38,414	111,195
\$100000-149999	8,148	62,831	172,009
\$150000-199999	7,559	47,882	118,687
\$200000 or greater	26,774	144,452	315,326
Median HH Income	\$ 160,736	\$ 115,567	\$ 102,508
Average HH Income	\$ 234,080	\$ 188,284	\$ 165,689

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	46,136	360,863	945,226
2010 Total Households	47,483	396,349	1,015,788
2025 Total Households	64,684	465,954	1,189,433
2030 Total Households	73,759	482,753	1,227,174
2025 Average Household Size	2.02	2.16	2.28
2025 Owner Occupied Housing	17,254	99,137	266,970
2030 Owner Occupied Housing	17,621	100,774	271,452
2025 Renter Occupied Housing	47,430	366,817	922,463
2030 Renter Occupied Housing	56,138	381,980	955,722
2025 Vacant Housing	7,473	48,550	124,625
2025 Total Housing	72,157	514,504	1,314,058

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FOR LEASE



CITY OF BROOKLYN

COUNTY KINGS

AREA

CITY 97 SQ MI
LAND 70.8 SQ MI
WATER 25.9 SQ MI

POPULATION

POPULATION 2736074
DENSITY 38,634.00 SQ MI



ABOUT BROOKLYN

Brooklyn is a borough of New York City located at the westernmost end of Long Island in the State of New York. Formerly an independent city, the borough is coextensive with Kings County, one of twelve original counties established under British rule in 1683 in the then Province of New York. As of the 2020 United States census, the population stood at 2,736,074, making it the most populous of the five boroughs of New York City, and the most populous county in the state.

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