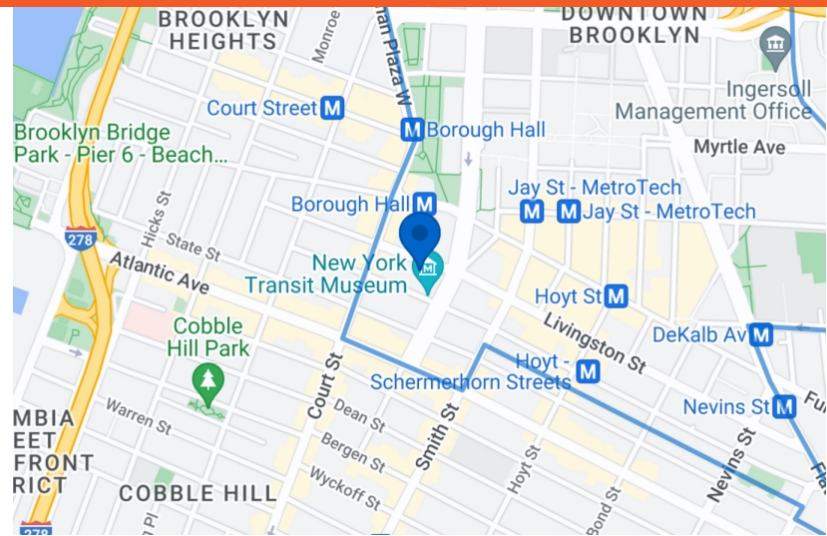


100 LIVINGSTON ST
BROOKLYN, NY 11201

FOR LEASE



PROPERTY SUMMARY

CPEX Real Estate Services has been exclusively retained to lease 2nd floor office space at 100 Livingston Street, between Court Street & Boerum Place in downtown Brooklyn.

3,800 RSF of office 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 2nd FL. Highlights:

- *Attended Lobby
- *Elevator Building
- *Built as Office or Medical Space
- *? Offices
- *? Windows
- *? Bathrooms
- *Multiple Parking Garages on Same Block
- *Close to NYS Worker Compensation Office

Building SqFt	12,681 SqFt
Lot Size (SF)	3,842.00 SqFt
2nd FL. Suite SF	3,800 SF
Lease Rate	\$48.50 SF (MG)
Levels	4
Zoning	C5-4
County	Kings
Market	Downtown Brooklyn



DOMINIC MASCARA

Director - Investment Sales & Leasing

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TIMOTHY D. KING

Managing Partner

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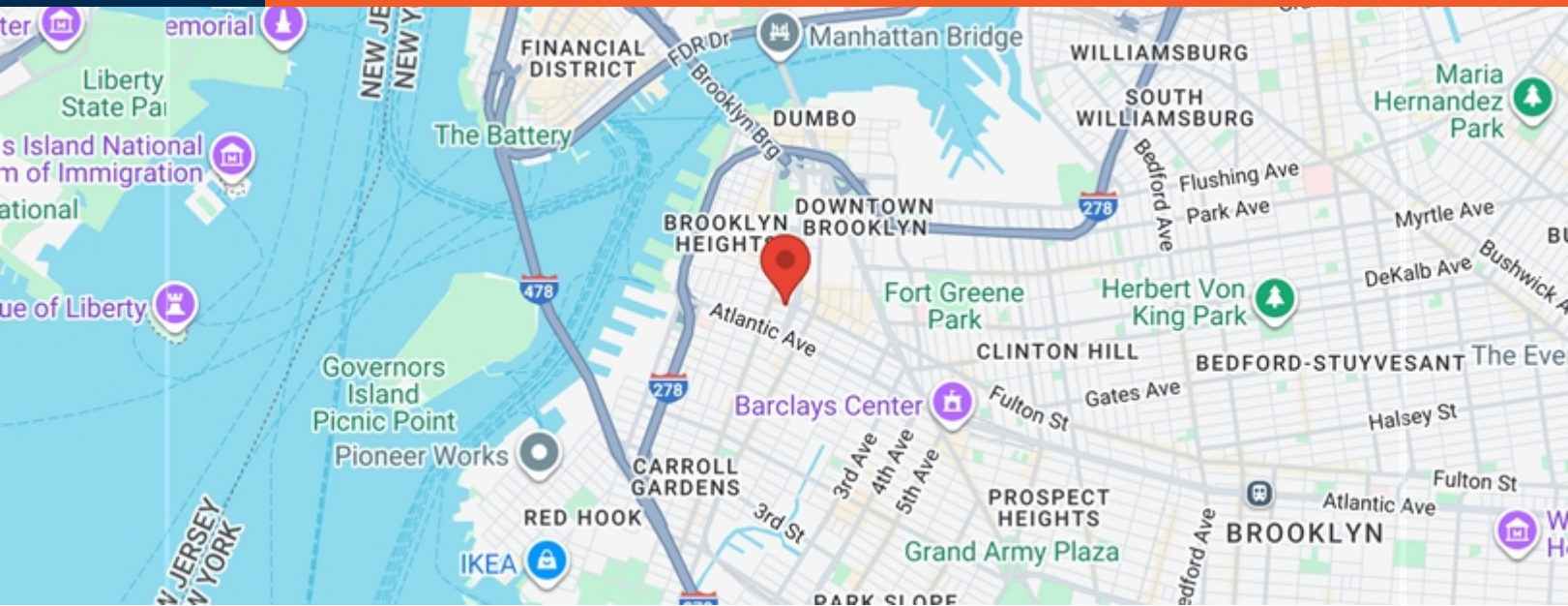
CPEX Real Estate

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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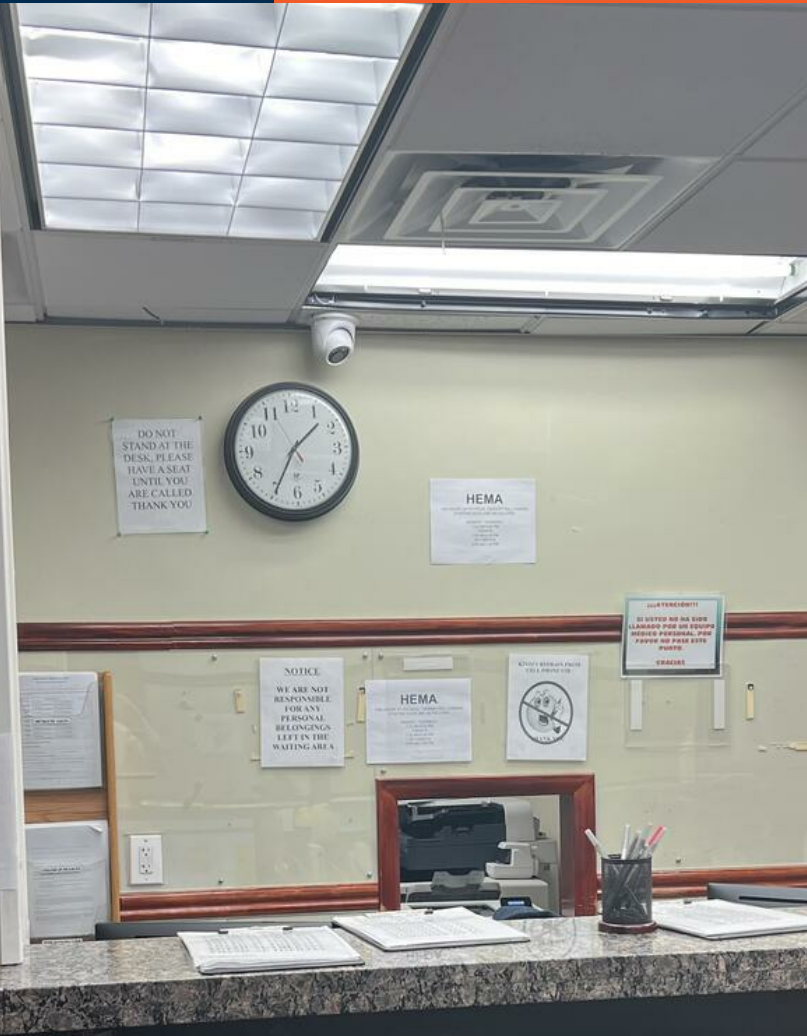
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