



SUMMARY

Located at 245 Livingston Street in the heart of Downtown Brooklyn, the property sits just off Fulton Mall amid a vibrant mix of office, retail, and residential activity. Steps from City Point and multiple subway lines, the property offers excellent accessibility. The space provides a versatile, professional environment suitable for a range of commercial uses, with strong visibility, convenience, and transit connectivity in a well-established Downtown Brooklyn location.

- **Address:** 490 Fulton Street, Brooklyn, NY 11201
- **Asking Rent:** \$50 PSF, NNN
- **Size:** +/- 21,000 RSF
- **Floor:** Second
- **Electric:** Sub-metered at 100%
- **Heating/Cooling:** HVAC Air and heat, gas fired
- **Building Access:** 24/7
- **Other:** Whole building generator, sprinklered, Deli. Access to 2,3,4,5,A,C,F,R,B,Q within a short walk.

EXCLUSIVE BROKER

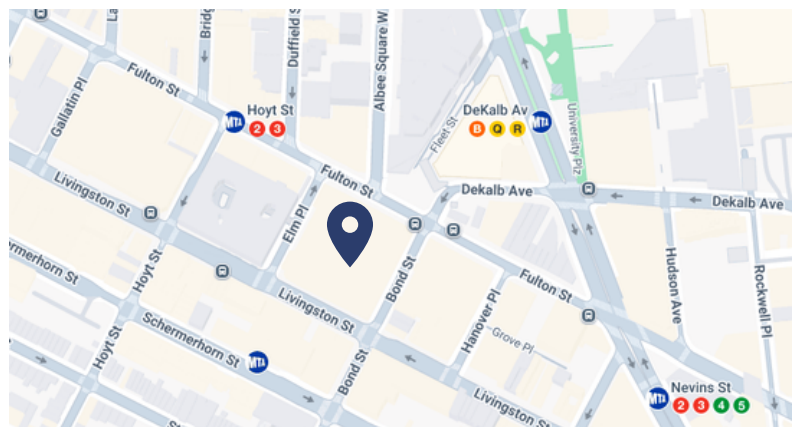
ROBERT HEBRON, SIOR
JOSEPH TORRES

 RFHebron@HebronRE.com

 **(347) 661-1230**



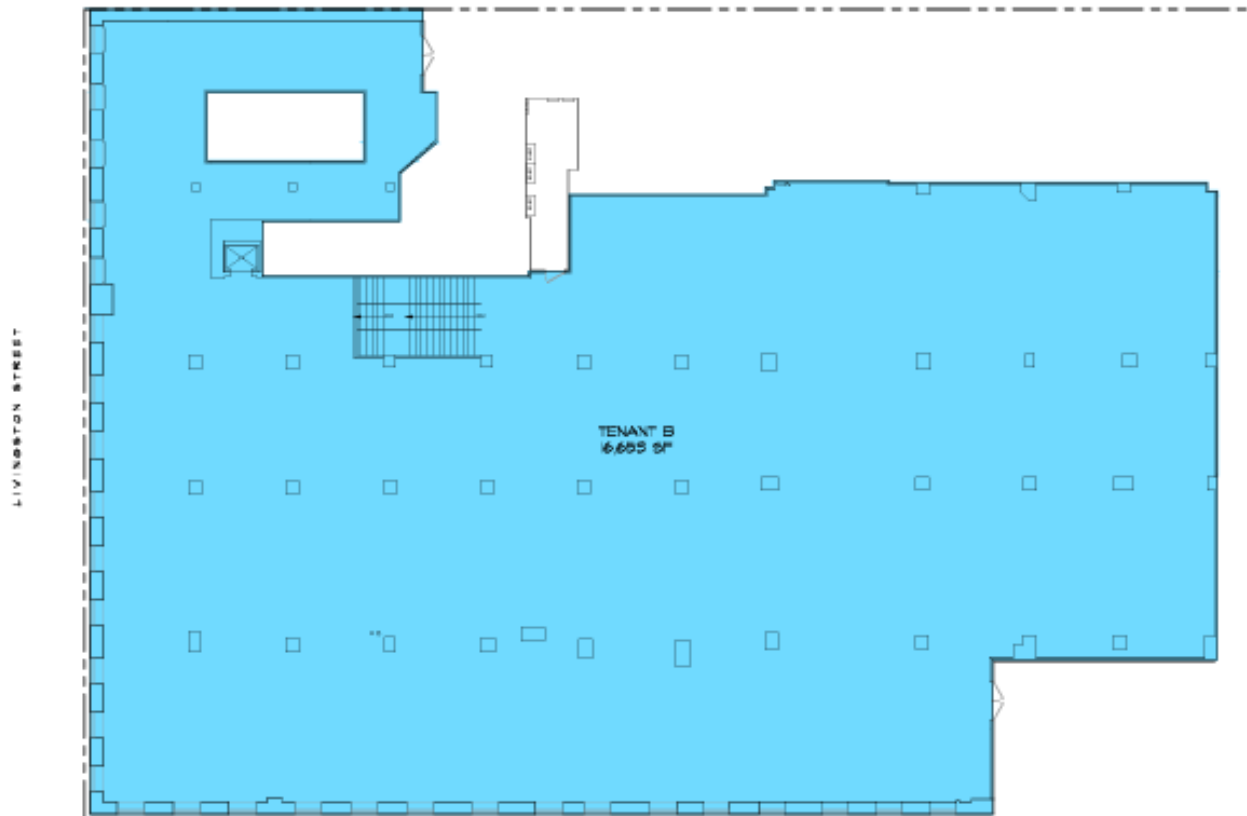
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Prospective Tenants must verify the information and bears all risk for any inaccuracies.





HEBRON
REALTY

490 FULTON STREET
21,000 RSF



② SECOND FLOOR PLAN
3/32" = 1'-0"



① FIRST FLOOR PLAN
3/32" = 1'-0"



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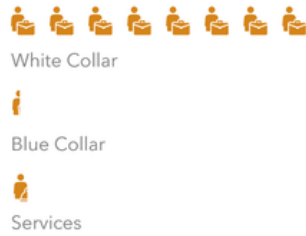
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EMPLOYMENT

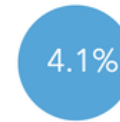
5 minutes



90.3%

3.2%

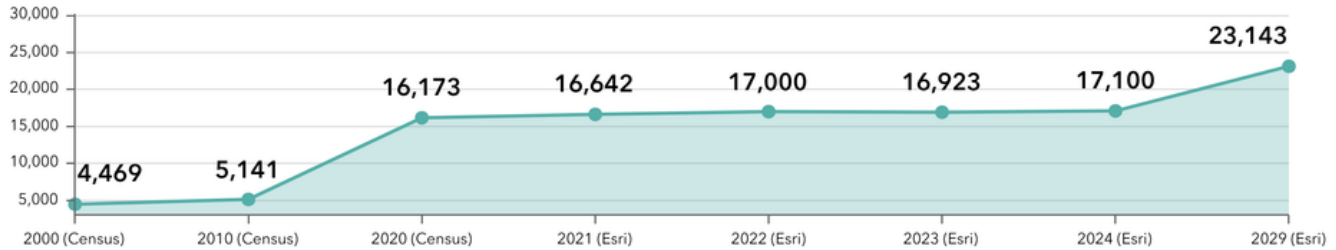
6.5%



Unemployment Rate

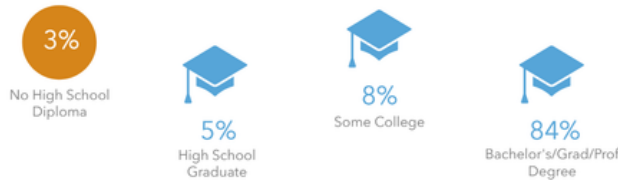
Total Population

5 minutes



EDUCATION

5 minutes



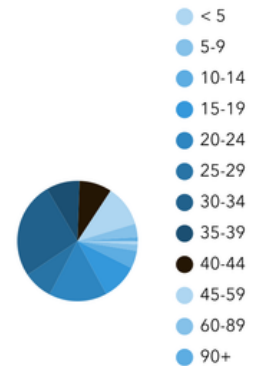
Age Pyramid

5 minutes



Commute Minutes

5 minutes



BUSINESS

5 minutes



ANNUAL HOUSEHOLD SPENDING

5 minutes



The largest group:

2025 Males Age 30-34

The smallest group:

2025 Males Age 85+

Variables	2 minutes	5 minutes	8 minutes
2023 Total Population	2,820	17,100	29,904
2023 Total Households	1,541	9,451	15,652
2023 Average Household Size	1.74	1.74	1.82
2023 Median Household Income	\$138,715	\$153,190	\$157,612
2023 Median Age	32.0	32.6	33.7



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EMPLOYMENT

5 minutes



White Collar

90.3%



Blue Collar

3.2%



Services

6.5%

4.1%

Unemployment Rate

Area Summary

5 minutes



891

2024 Total Businesses
(NAICS)



21,767

2024 Total Daytime
Population



112,501.3

2024 Daytime Pop Density

Variables	2 minutes	5 minutes	8 minutes
2023 Total Population	2,820	17,100	29,904
2023 Total Households	1,541	9,451	15,652
2023 Average Household Size	1.74	1.74	1.82
2023 Median Household Income	\$138,715	\$153,190	\$157,612
2023 Median Age	32.0	32.6	33.7

EDUCATION

5 minutes



3%

No High School
Diploma



5%

High School
Graduate



8%

Some College



84%

Bachelor's/Grad/Prof
Degree



891

Total Businesses



13,168

Total Employees

BUSINESS

5 minutes

ANNUAL HOUSEHOLD SPENDING

5 minutes



\$4,749

Apparel &
Services



\$445

Computers &
Hardware



\$7,996

Eating Out



\$13,349

Groceries



\$11,405

Health Care



54.5%



0.3%



8.4%



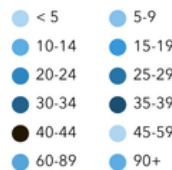
2.9%



3%

Commute Minutes

5 minutes



6.5%

Services



3.2%

Blue
Collar



90.3%

White
Collar

PROJECTED ANNUAL GROWTH RATE

5 minutes



6.24%

Population



1.07%

Generation X



33.82%

Generation Z



-1.56%

Millennial



17,100 1.07% 74.7

Population Total
Population Growth

Diversity
Index

891
Total Businesses

13,168
Total Employees

Local Business Summary

5 minutes

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