



SUMMARY

Situated in the heart of Downtown Brooklyn, 27 Smith Street offers a premier commercial office opportunity in one of the borough's most dynamic business districts. Conveniently located just steps from the Borough Hall, Jay Street-MetroTech, and Court Street transit hubs, the property provides outstanding connectivity to both Brooklyn and Manhattan. Surrounded by government offices, courthouses, restaurants, and a thriving mix of commercial and residential development, the building is ideally suited for professional firms seeking a highly accessible, prestigious location with excellent long-term value.

- **Address:** 27 Smith Street, Brooklyn, NY 11201
- **Asking Price:** \$50 PSF
- **Size:** +/- 2,000 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. Access to 2,3,4,5,A,C,F,R within a short walk.

EXCLUSIVE BROKER

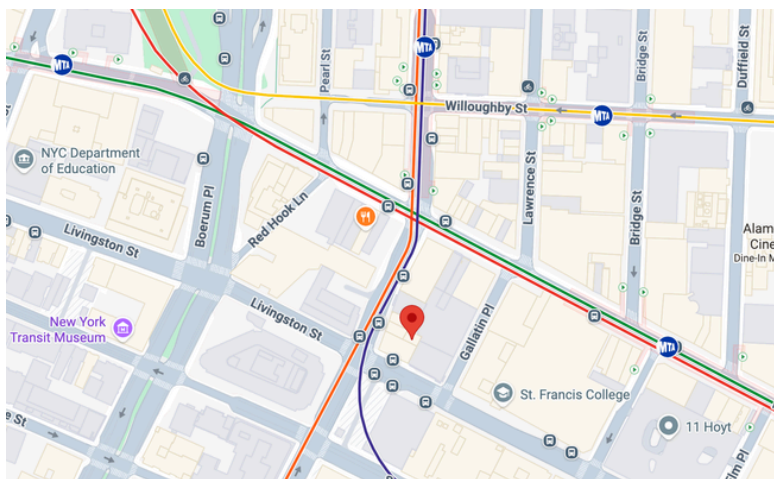
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 **(347) 661-1230**

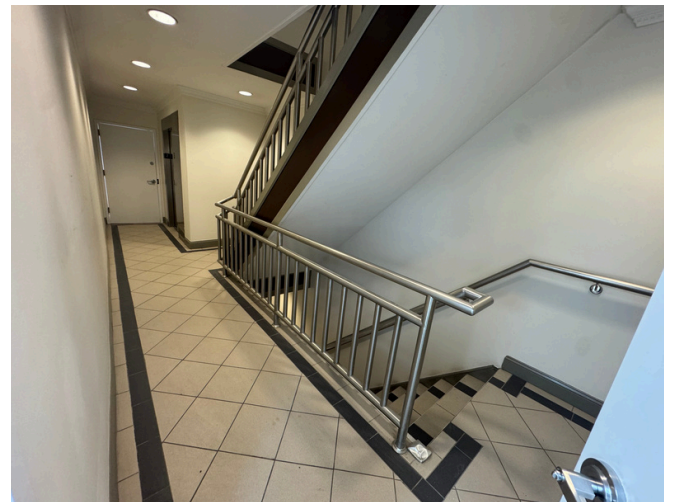


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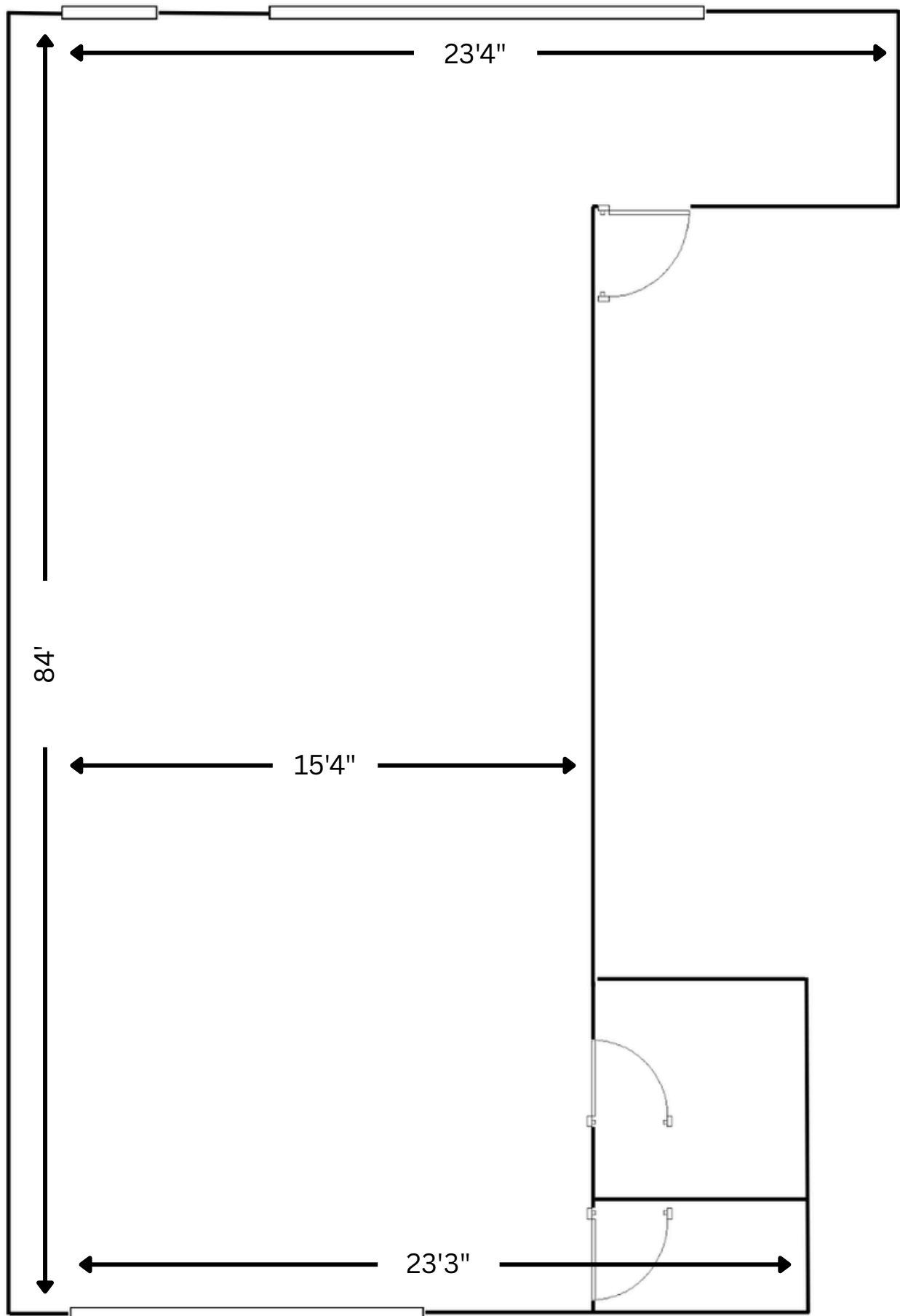




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EMPLOYMENT

10 minutes



White Collar

86.1%



Blue Collar

4.5%



Services

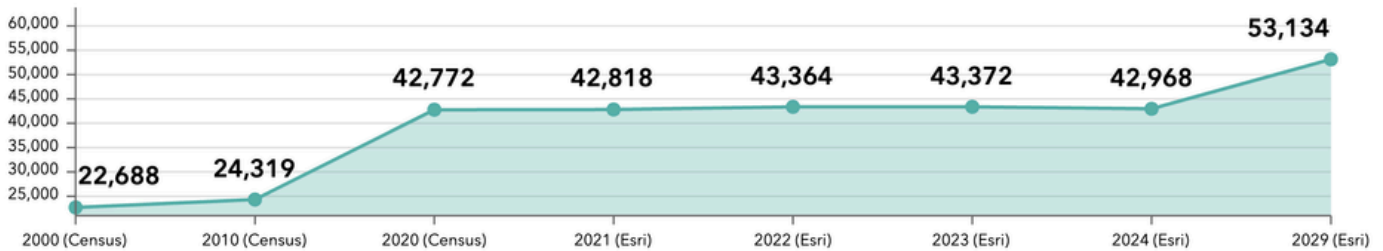
9.4%

Unemployment Rate

4.5%

Total Population

10 minutes



EDUCATION

10 minutes



No High School Diploma



9%

High School Graduate



10%

Some College



75%

Bachelor's/Grad/Prof Degree

BUSINESS

10 minutes



2,229

Total Businesses



37,370

Total Employees

Age Pyramid

10 minutes

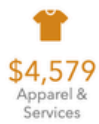


Commute Minutes



ANNUAL HOUSEHOLD SPENDING

10 minutes



Apparel & Services



\$527

Computers & Hardware



\$7,327

Eating Out



\$13,030

Groceries



\$11,220

Health Care

The largest group:

2024
Females
Age 30-34

The smallest group:

2024 Males
Age 80-84

Variables	5 minutes	10 minutes	15 minutes
2023 Total Population	15,492	42,968	86,962
2023 Total Households	8,299	21,363	42,074
2023 Average Household Size	1.78	1.92	1.99
2023 Median Household Income	\$156,769	\$145,799	\$136,707
2023 Median Age	33.1	34.4	35.4



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