

148 39TH STREET, BROOKLYN, NY 11232

FOR SUBLEASE

6,250 SF THIRD FLOOR OFFICE SPACE

Between 1st Avenue & 2nd Avenue



SHLOMI BAGDADI
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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Sunset Park neighborhood of Brooklyn.

SPACE DETAILS

- Third Floor for Sublease
- Term Remaining: 5 Years Through December 1st, 2030
- Wrap Around Windows
- Corner Location
- 8 Private Offices
- 1 Conference Room
- 1 Recreation Room Mimicking an Outdoor Setting
- 42 Workstations
- 1 Full Kitchen & Lounge area
- 2 Private Pods
- Includes Furniture
- High-End Built in Speaker System
- Designer Lighting
- Custom Woodwork

TRANSPORTATION

N R D Trains at 36th Street

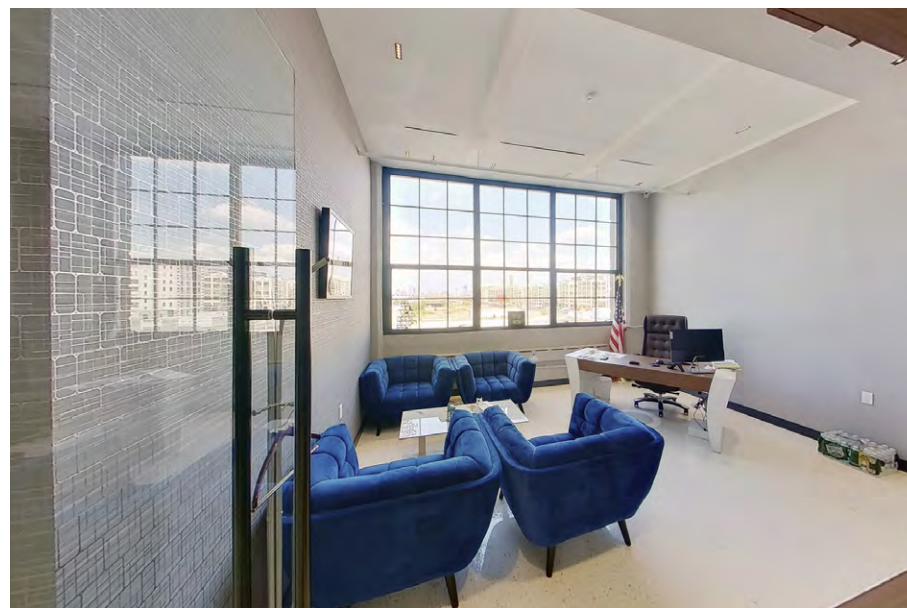
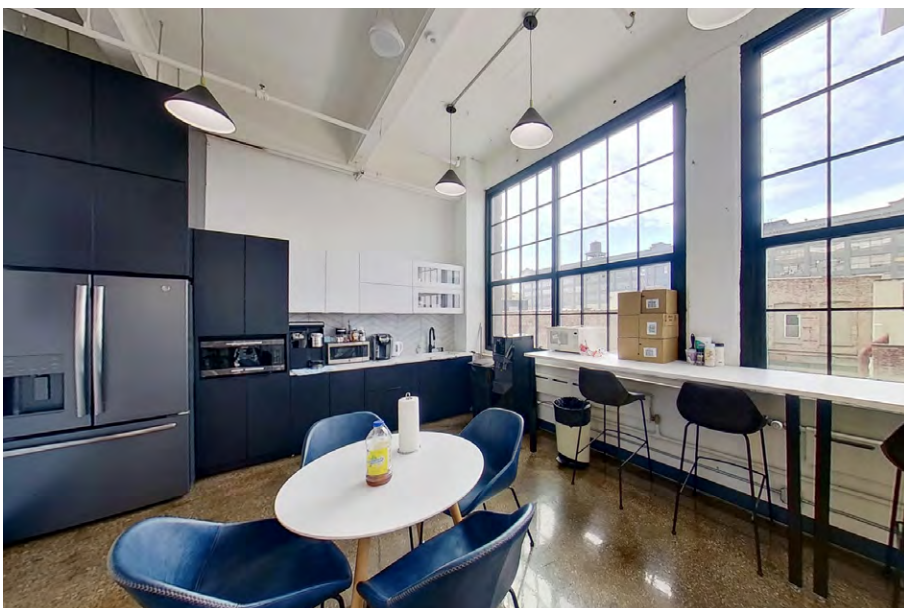
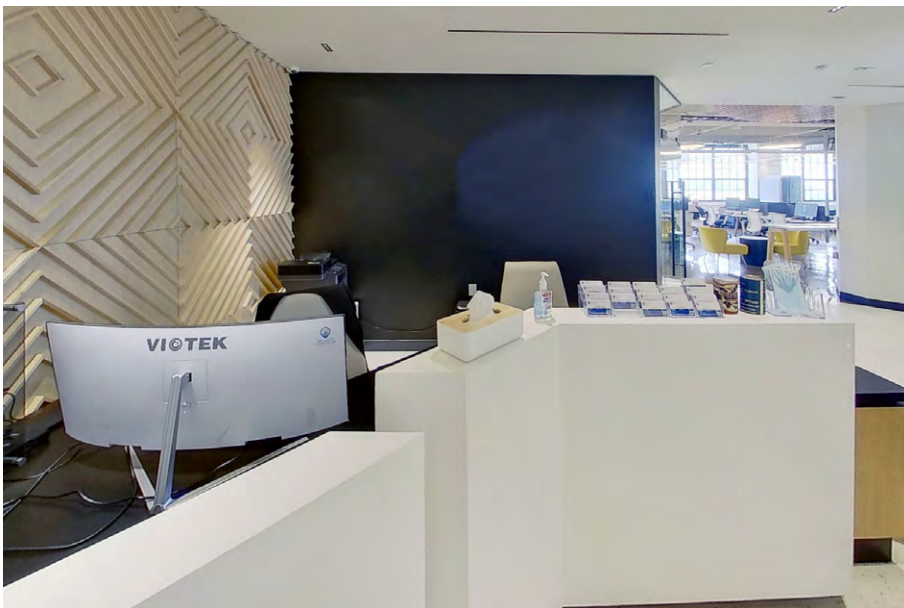
B37 B35 B70 Bus Lines

NEIGHBORS

Porsche Brooklyn, Starbucks, Volvo Cars Brooklyn, Whole Foods Market Warehouse, Costco Wholesale, Petco, McDonald's, Domino's Pizza, The UPS Store, Chipotle Mexican Grill, Pawz Dog Boots, Ashley Store, Industry City Food Hall, Design Within Reach Brooklyn Outlet, Petco, Burger Joint Industry City, Ends Meat, West Elm Outlet, Kuruto Food, and more!



PROPERTY PHOTOS



PROPERTY PHOTOS

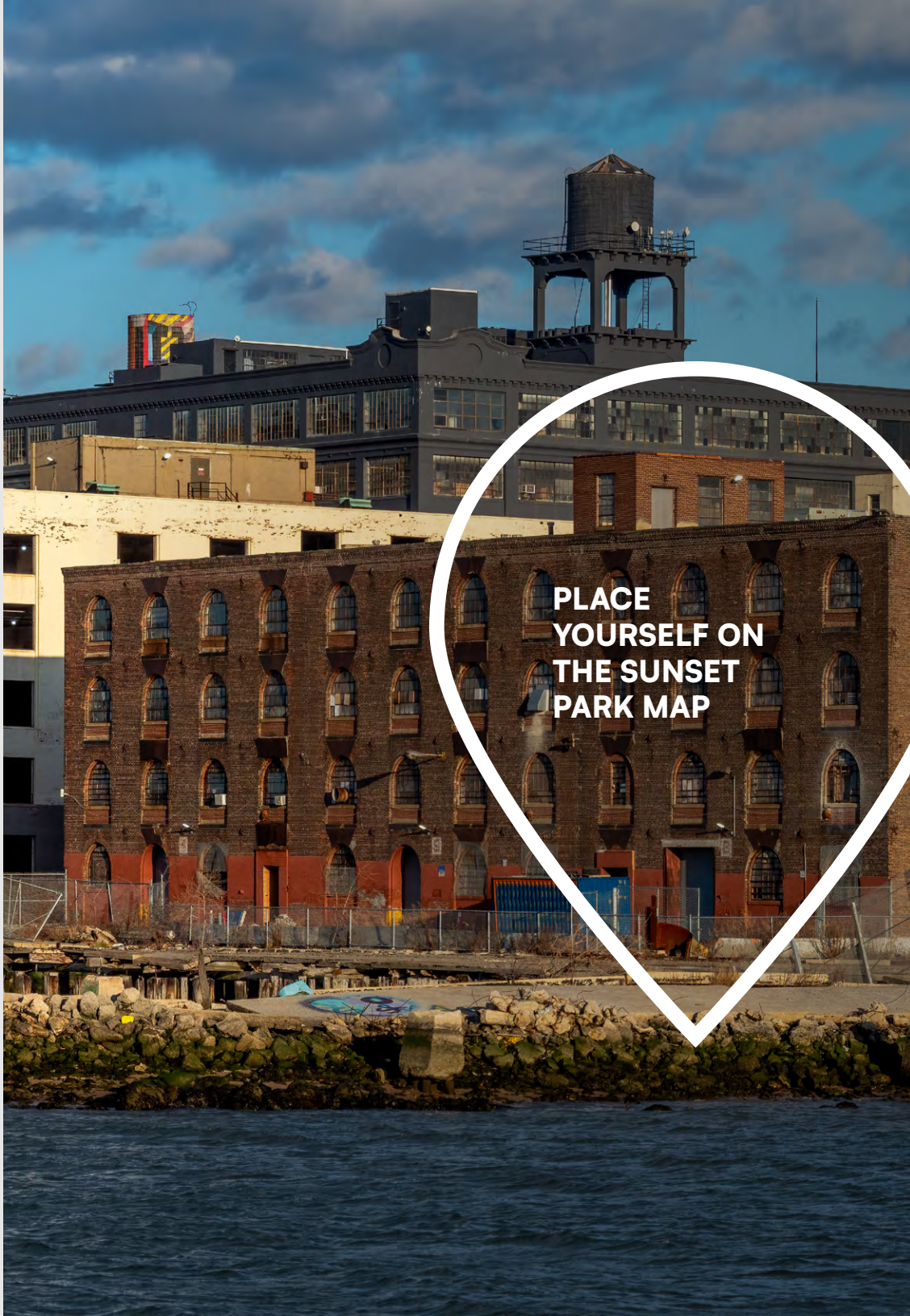


LOCATION SUMMARY

Having an office at Industry City is especially appealing because it offers a prime Brooklyn location combined with a vibrant, campus-style work environment. Easily accessible via the D, N, and R subway lines and major roadways, it's convenient for both employees and clients. The campus is **home to over 650 businesses**, blending office space with an energetic mix of shops, restaurants, cafés, and food halls, allowing teams to grab coffee, lunch, or host informal

meetings without leaving the property. Landscaped courtyards and outdoor common areas create a unique setting for breaks, collaboration, and events, while the creative, mixed-use atmosphere fosters inspiration, community, and networking among a diverse group of businesses. Overall, Industry City delivers more than just an office it offers a dynamic, lifestyle-driven workplace that enhances daily productivity and company culture.





**PLACE
YOURSELF ON
THE SUNSET
PARK MAP**

LOCATION OVERVIEW

SUNSET PARK

Steeped in Brooklyn’s industrial heritage, the area surrounding 148 39th Street sits at the crossroads of Sunset Park and the revitalized Industry City district. Once dominated by warehouses and manufacturing, the neighborhood has evolved into a dynamic mixed-use hub blending creative offices, artisanal production, retail, and dining. Nearby Industry City serves as the area’s commercial anchor, drawing a steady stream of workers, visitors, and locals with its curated food halls, design shops, and cultural programming. With convenient access to the 36th Street subway station, strong truck and transit connectivity, and proximity to the Brooklyn waterfront, the district offers a flexible and energetic environment well-suited for creative businesses, light industrial users, and modern commercial tenants.

POINTS OF INTEREST

- Industry City
- Japan Village
- Brooklyn Army Terminal
- Sunset Park (Brooklyn Chinatown)
- Brooklyn Waterfront Greenway

DEMOGRAPHICS

Within a one-mile radius of the property

18,426

Total Households

61,326

People

\$95,602

Avg Household Income

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TSC.