

The SRG logo consists of the letters 'SRG' in a bold, sans-serif font, enclosed within a thin white rectangular border.

SADIE
REALTY
GROUP

FOR SALE OR LEASE

VINEGAR HILL · BROOKLYN

37 BRIDGE STREET

Bi-level commercial condo · For sale or lease

6,600^{SF}
BI-LEVEL TOTAL

7-14^{FT}
CEILING HEIGHTS

F^{TRAIN}
YORK ST · 4 MIN WALK

SPACE SPECIFICATIONS

37 BRIDGE STREET
Vinegar Hill, Brooklyn, NY 11201

6,600 SF
BI-LEVEL TOTAL

600 SF
GROUND FLOOR

6,000 SF
LOWER LEVEL

7-14 FT
CEILING HEIGHT RANGE

SRG
SAFDIE REALTY GROUP

Joseph Kafif
joeyk@safdierealtygroup.com
(917) 792-1262

PROPERTY HIGHLIGHTS

- Bi-level commercial condo — 600 SF ground + 6,000 SF lower
 - On Bridge St between Water St & Plymouth St
 - Ideal for office, gallery, art studio, gym, fitness
 - ADA compliant — elevator + 3 ADA restrooms
 - Ceiling heights range 7–14 ft, with skylights
 - Central AC / heat, fully sprinklered
 - RE Taxes (24/25): \$1,419 · CAM: \$13,598
 - Total expenses \$15,017 · Asking upon request
 - F train at York St · 4 min walk
-

Neighborhood Retail Map

FOR SALE OR LEASE · 37 BRIDGE STREET
MAJOR RETAILERS & BUSINESSES WITHIN WALKING DISTANCE



DEMOGRAPHICS

\$200K+

MEDIAN INCOME

Highest in Brooklyn (DUMBO/Vinegar Hill)

69,251

RESIDENTS

DUMBO catchment population

98

WALK SCORE

Walker's Paradise · ZIP 11201

THE CATCHMENT

Brooklyn's wealthiest creative class — at the foot of the Manhattan Bridge.

DUMBO and Vinegar Hill have the highest median household income of any Brooklyn neighborhood, at \$200,000+, with a dense waterfront catchment of 69,000+ residents. Cobblestone streets, converted warehouse condos, and walkable retail anchored by Front Street and Water Street create one of New York City's most coveted commercial corridors — minutes to Manhattan via the F train at York St, and to Wall Street via the Brooklyn or Manhattan Bridge.

AGE & INCOME PROFILE

AGE DISTRIBUTION

Under 18	16.4%
18 – 24	5.1%
25 – 44	44.2%
45 – 64	23.9%
65+	10.4%

KEY STATS

- \$200,000+ median household income
- Median age 35 years
- 55% of households are families (highest in BK)

FOOT TRAFFIC & ACCESS

98

WALK SCORE
Walker's paradise

100

TRANSIT SCORE
Rider's paradise

88

BIKE SCORE
Very bikeable

TRADE AREA HIGHLIGHTS

- F train at York St · 4 min walk
- A/C at High St · 10 min walk
- Steps to Brooklyn Bridge Park
- Minutes to Wall Street & FiDi
- Co-tenants: CVS, Sweetgreen, Lifetime
- Dense waterfront condo & loft catchment

Sources: U.S. Census Bureau (ACS 2020–2024 5-Year Estimates); NeighborhoodScout; Brooklyn Bridge Parents (NYC Population FactFinder); Walk Score®. Figures for ZIP 11201 / DUMBO–Vinegar Hill.

Floor Plan · 6,600 SF Bi-Level

LOWER LEVEL

6,000 SF

Existing open office layout

31 + 28 person capacity

GROUND FLOOR

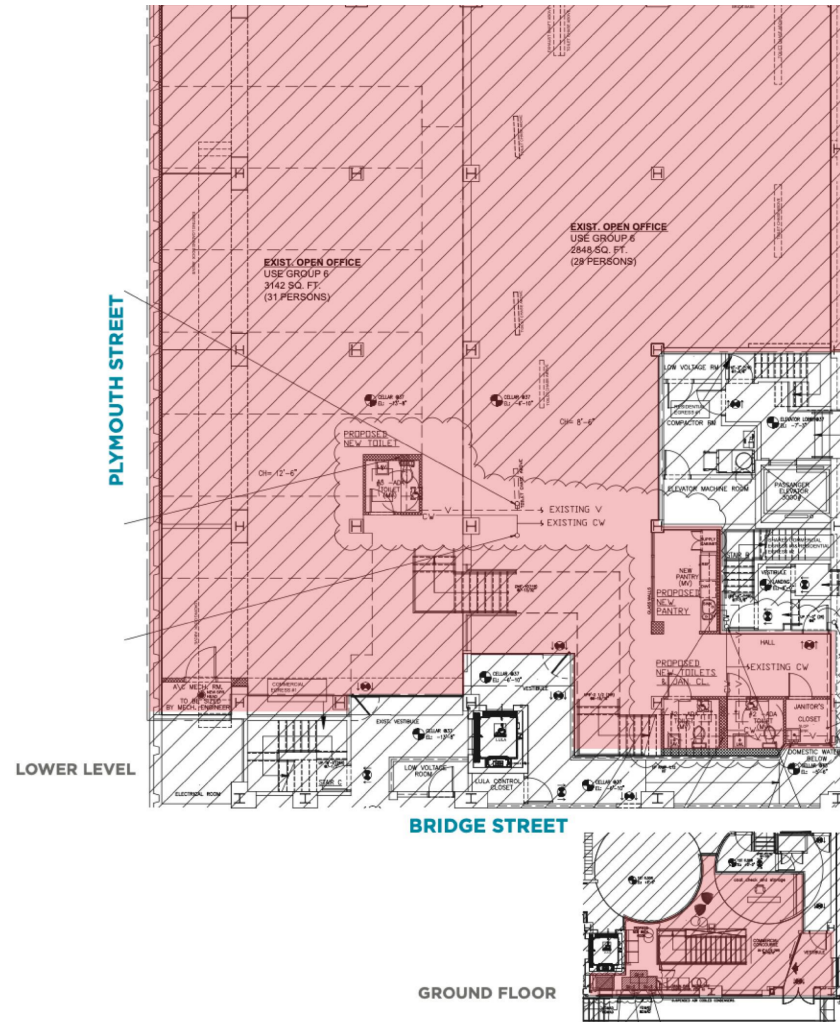
600 SF

Bridge Street entrance

ADA-compliant access

FEATURES

- Elevator (ADA)
- 3 ADA restrooms
- Fully sprinklered
- Central AC / heat
- 7 - 14 ft ceilings
- Skylights



Floor plans are approximate and subject to verification. Lower level extends from Bridge Street to Plymouth Street.

Interior · The Space

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Vinegar Hill, Brooklyn, NY 11201



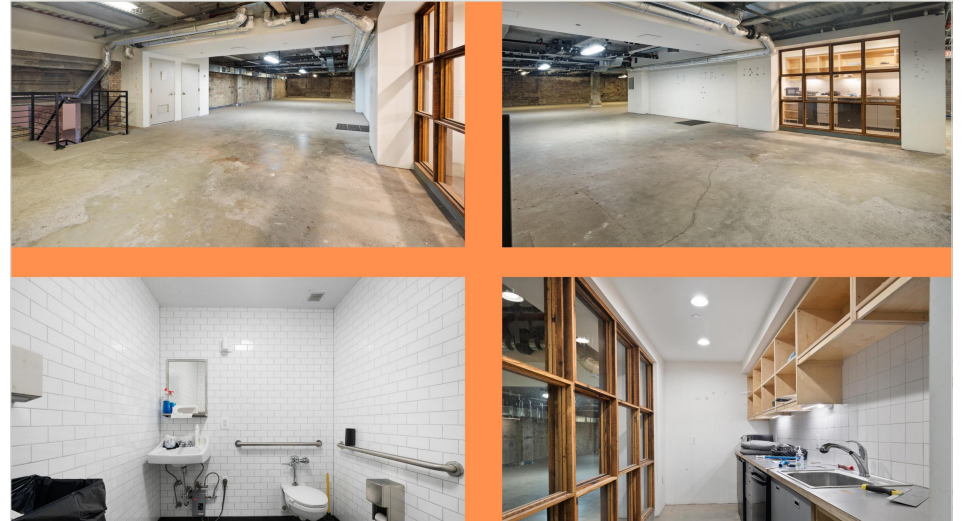
EXPOSED BRICK COLUMNS



OPEN LOWER LEVEL



VAST INDUSTRIAL FLOOR



RESTROOMS & PANTRY

Property is delivered in vanilla-box / as-is condition. Virtual stagings available upon request.

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SAFDIE REALTY GROUP

FOR SALE OR LEASE

6,600 SF Bi-Level Commercial Condo

37 BRIDGE STREET

Vinegar Hill · Brooklyn, NY 11201

Asking Price / Rent Upon Request | +1 (917) 792-1262

JOSEPH KAFIF

www.safdierealtygroup.com

joeyk@safdierealtygroup.com

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