



THE OFFICE AT
329 BROADWAY

Williamsburg, Brooklyn



VIRTUAL TOUR



VIDEO TOUR



329 BROADWAY

SPACE HIGHLIGHTS

329 BROADWAY

SPACE 1 - OFFICE/SCHOOL

2ND FLOOR

Available Space	9,920 RSF
Location	Broadway & Rodney
Ceiling Height	10 FT
Frontage	125 FT
Zoning	R6
Dimensions	100' x 100'
Asking Price	\$40 PSF

Description

Sparkling new steel-and-glass mixed-use development unveiled in the heart of Williamsburg Brooklyn, with divisible Office space-for-lease on Floors #2-5, featuring triple-glazed floor-to-ceiling windows, high ceilings, and non-stop foot traffic from the JMZ Express subway and bus terminal across the street. Located at the intersection of where 'old-meets-new' in Williamsburg: Peter Luger's, Patricia's, and the Williamsburg Bridge are a couple blocks West, and the white-hot and trendy Bedford Avenue is a short walk North. Floors #2 & #3 are Office space, ideal for School use.

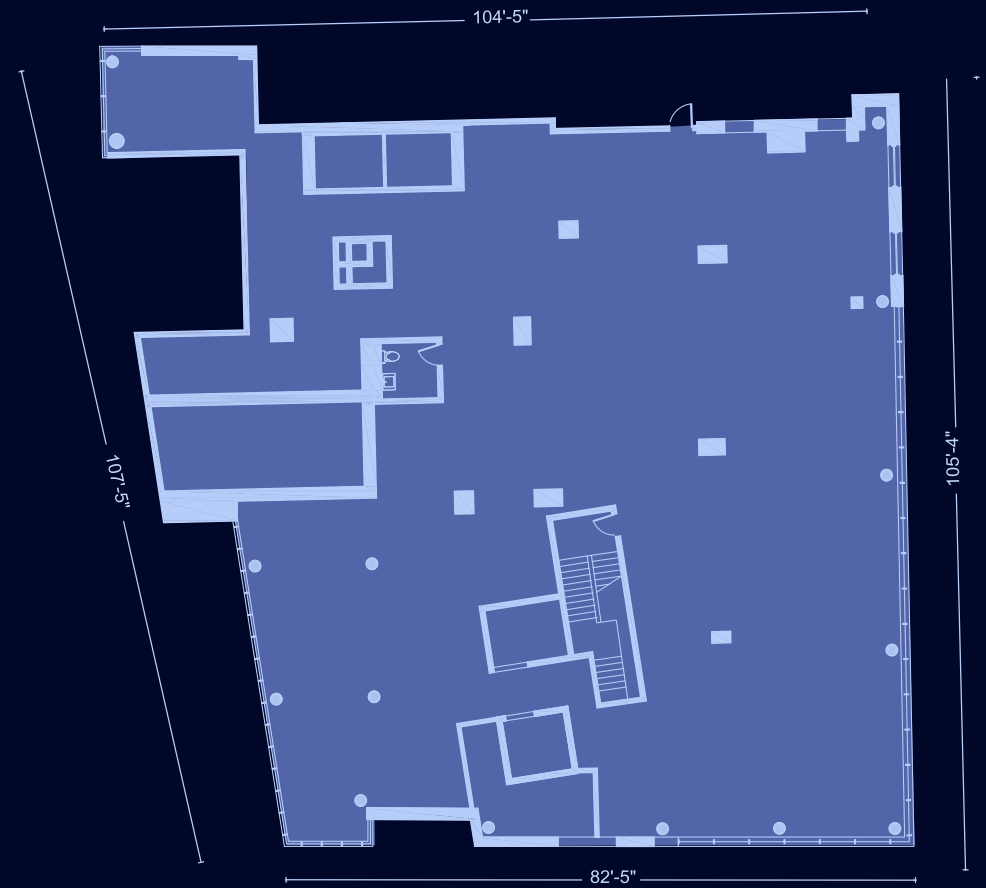
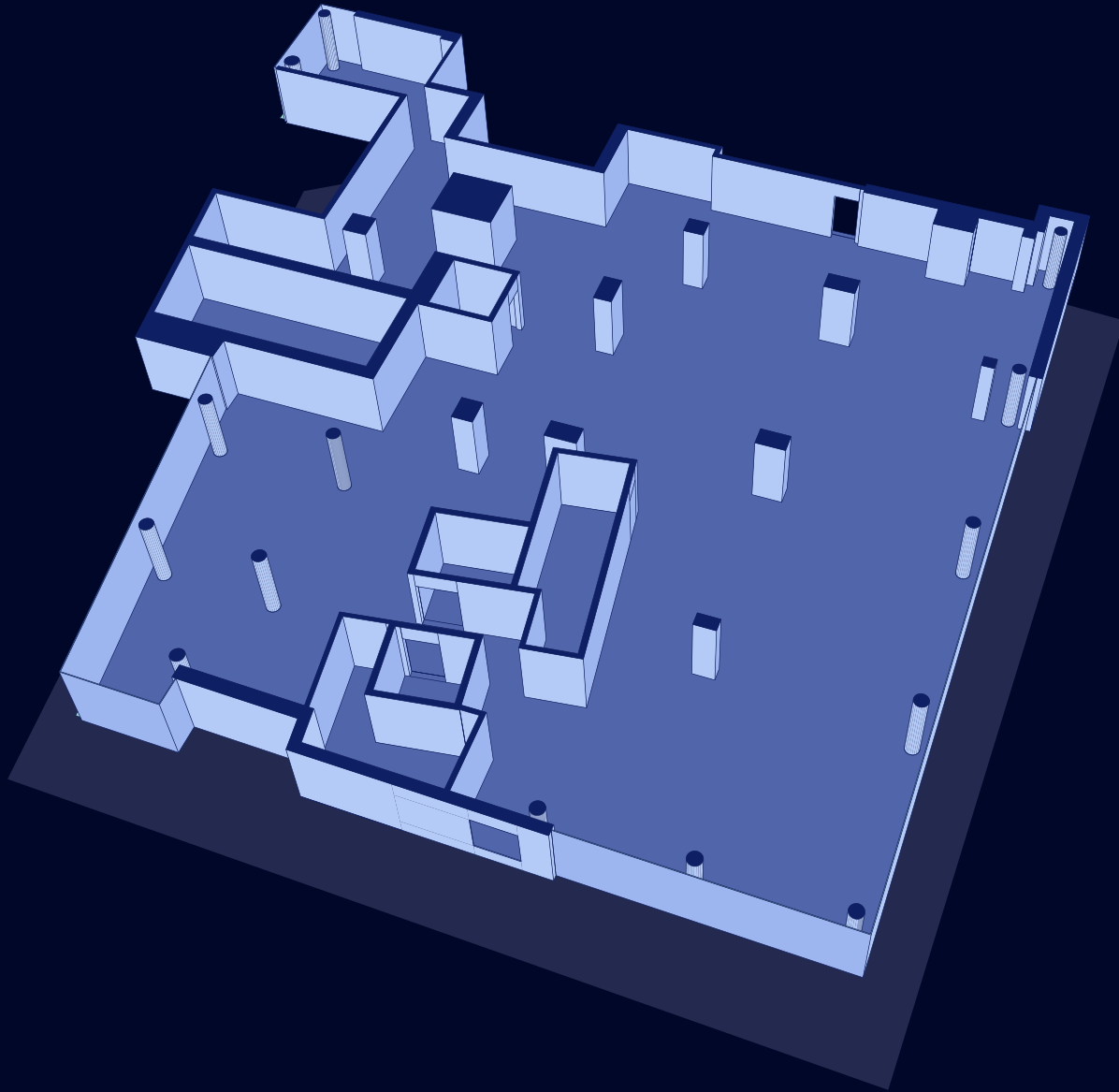
Highlights

- Separate Lobby
- Triple-Paned Windows (Soundproof)
- New Dev
- Elevators
- 100'+ of Wraparound Windows
- Divisible
- Multiple Floors
- Floor-to-Ceiling Windows



FLOORPLANS & DETAILS (2nd Floor)

329 BROADWAY



SPACE HIGHLIGHTS

329 BROADWAY

SPACE 2 - OFFICE/SCHOOL

3RD FLOOR

Available Space	10,371 RSF
Location	Broadway & Rodney
Ceiling Height	10 FT
Frontage	125 FT
Zoning	R6
Dimensions	100' x 100'
Asking Price	\$40 PSF

Description

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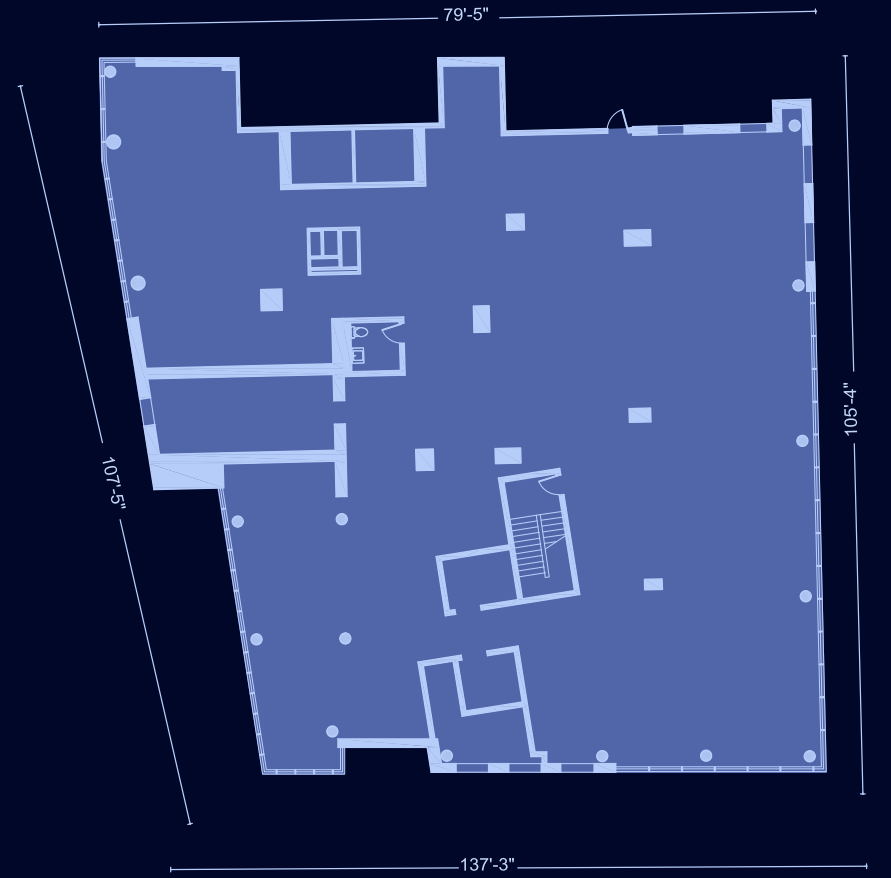
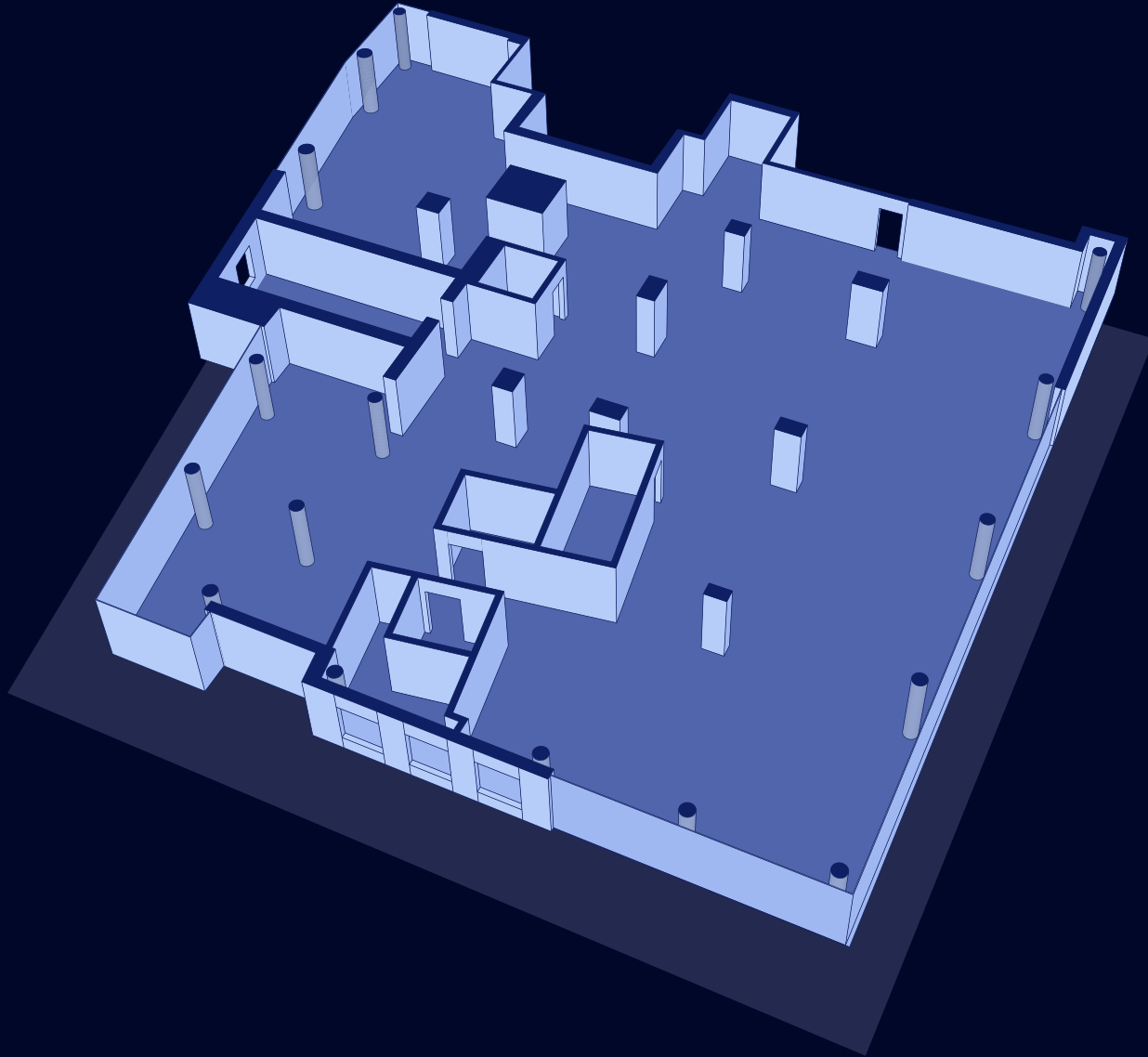
Highlights

- Separate Lobby
- Triple-Paned Windows (Soundproof)
- New Dev
- Elevators
- 100'+ of Wraparound Windows
- Divisible
- Multiple Floors
- Floor-to-Ceiling Windows



FLOORPLANS & DETAILS (3rd Floor)

329 BROADWAY



SPACE HIGHLIGHTS

329 BROADWAY

SPACE 3 - OFFICE/MEDICAL

4TH FLOOR

Available Space	6,993 RSF
Location	Broadway & Rodney
Ceiling Height	10 FT
Frontage	125 FT
Zoning	R6
Dimensions	100' x 100'
Asking Price	\$40 PSF

Description

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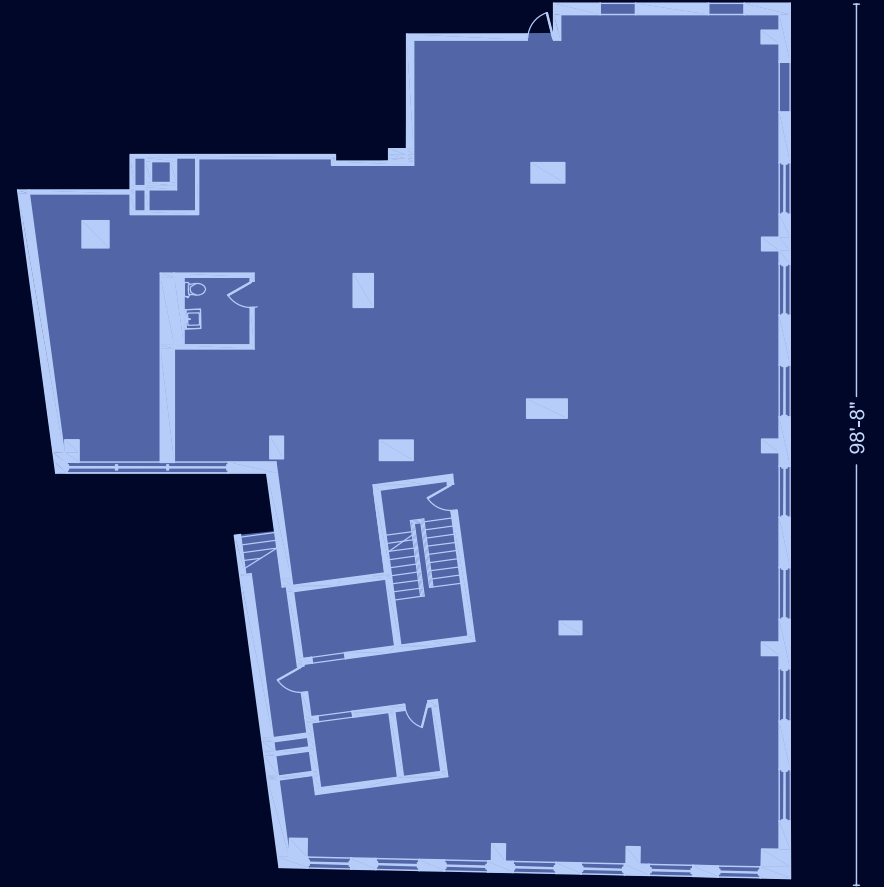
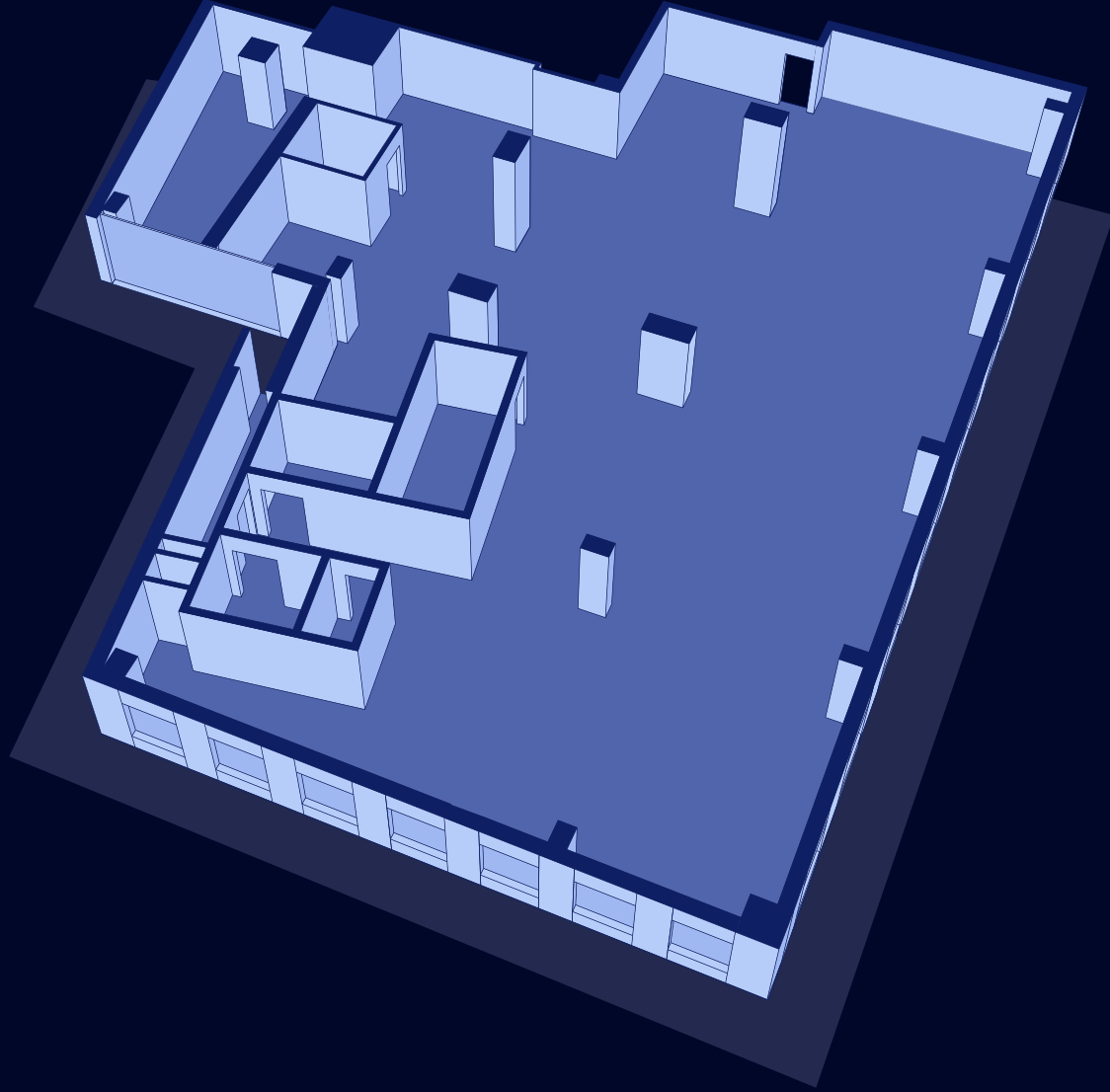
Highlights

- Separate Lobby
- Triple-Paned Windows (Soundproof)
- New Dev
- Elevators
- 100'+ of Wraparound Windows
- Divisible
- Multiple Floors
- Medically Vented



FLOORPLANS & DETAILS (4th Floor)

329 BROADWAY



SPACE HIGHLIGHTS

329 BROADWAY

SPACE 4 - OFFICE/MEDICAL

5TH FLOOR

Available Space	9,136 RSF
Location	Broadway & Rodney
Ceiling Height	10 FT
Frontage	125 FT
Zoning	R6
Dimensions	100' x 100'
Asking Price	\$40 PSF

Description

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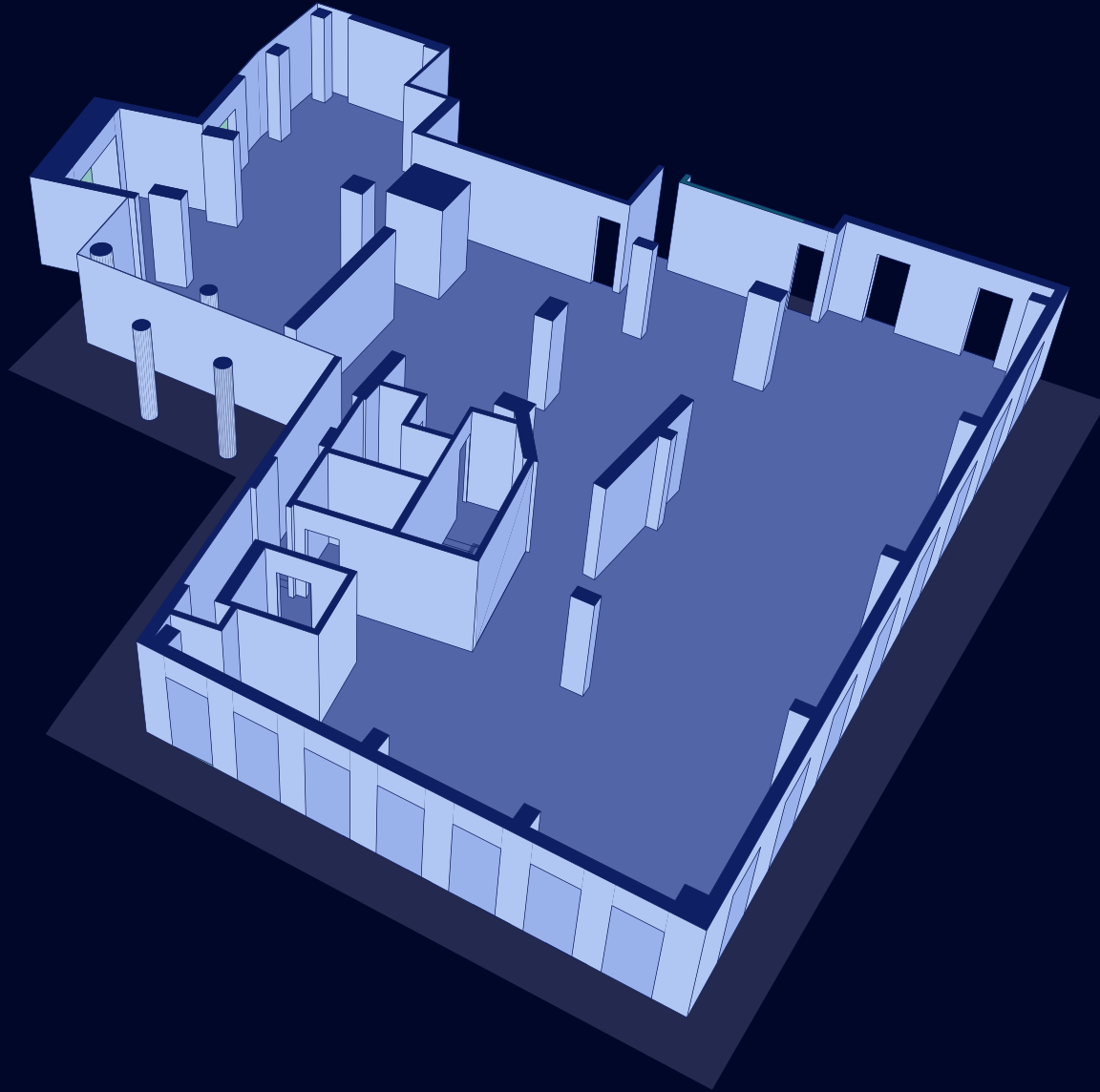
Highlights

- Separate Lobby
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- Elevators
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- Divisible
- Multiple Floors
- Medically Vented



FLOORPLANS & DETAILS (5th Floor)

329 BROADWAY



NEIGHBORHOOD DEMOGRAPHICS

329 BROADWAY

191,930

POPULATION
WITHIN 1-MILE
RADIUS

36.90 Yrs

AVERAGE
POPULATION
AGE

32.02%

POPULATION
GROWTH
SINCE 2010

\$108,216

AVERAGE HHI
WITHIN 1-MILE
RADIUS

5,231

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS

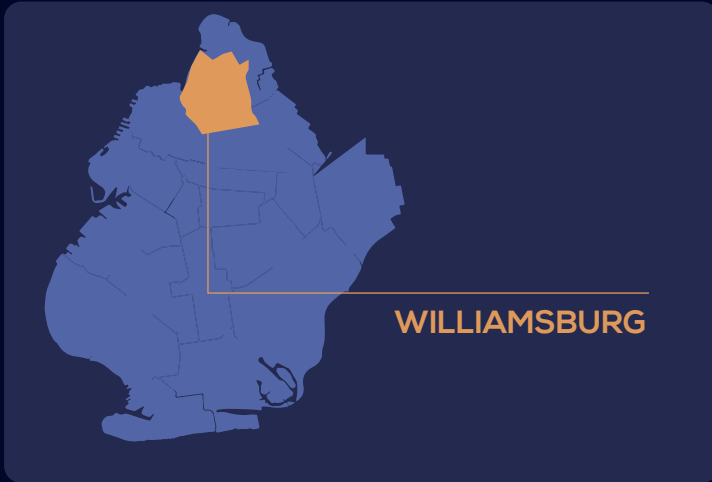
\$1.2 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS



NEIGHBORHOOD & TRANSPORTATION

329 BROADWAY

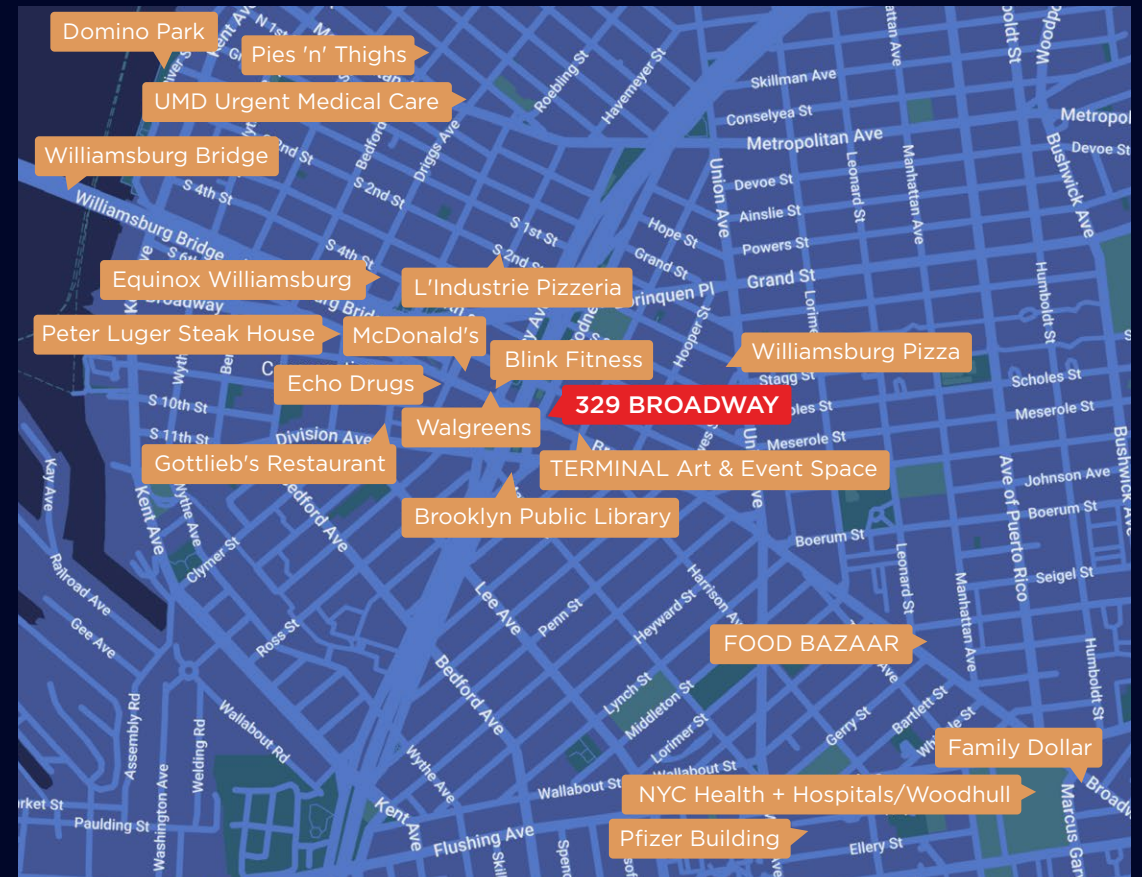


NEIGHBORHOOD TENANTS

- Peter Luger Steak House
- Brooklyn Public Library
- Walgreens
- Echo Drugs
- Blink Fitness
- Equinox Williamsburg
- UMD Urgent Medical Care
- Williamsburg Bridge
- Family Dollar
- Domino Park
- Marcy Av
- TERMINAL Art & Event Space
- McDonald's
- Pies 'n' Thighs
- Williamsburg Pizza
- Gottlieb's Restaurant
- NYC Health + Hospitals/Woodhull
- FOOD BAZAAR
- Pfizer Building
- L'Industrie Pizzeria

TRANSPORTATION

- 2 Min Walk at Marcy Avenue
- 5 Min Walk at Hewes Street
- 9 Min Walk at Broadway
- 10 Min Walk at Metropolitan Avenue





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