



CREATIVE OFFICE LOFT FOR LEASE

119 N. 11th Street
Williamsburg, Brooklyn



PROPERTY HIGHLIGHTS

Corner Visibility: Prime Berry & North 11th Street corner with high foot traffic and street presence –*Your brand gets seen*

Flexible Use Profile: Ground-floor commercial zoning supports retail, showroom, gallery, creative office, studio, or experiential concepts

Showroom-Quality Space: 14-foot exposed ceilings and abundant natural light create an impressive environment for products, open office, installations, or client engagement

Operational Freedom: 24/7 access, in-unit kitchen and bathroom, open floor plan — configure the space to match your business model

Loading Dock Access: Private loading dock via dedicated parking lot means easy inventory deliveries, installations, and operational logistics

119 NORTH 11TH STREET

Step into nearly 4,000 square feet of high-visibility commercial space in the heart of Williamsburg's most dynamic corridor. This ground-floor corner location delivers the trifecta: prominent street presence at Berry & North 11th, direct loading dock access for seamless operations, and showroom-quality interiors with 14-foot exposed ceilings and 14 oversized windows flooding the space with natural light. Whether you're opening a retail concept, launching a showroom, running a creative studio, or building an experiential brand space – this is an opportunity to put your mark on a rare Williamsburg offering.

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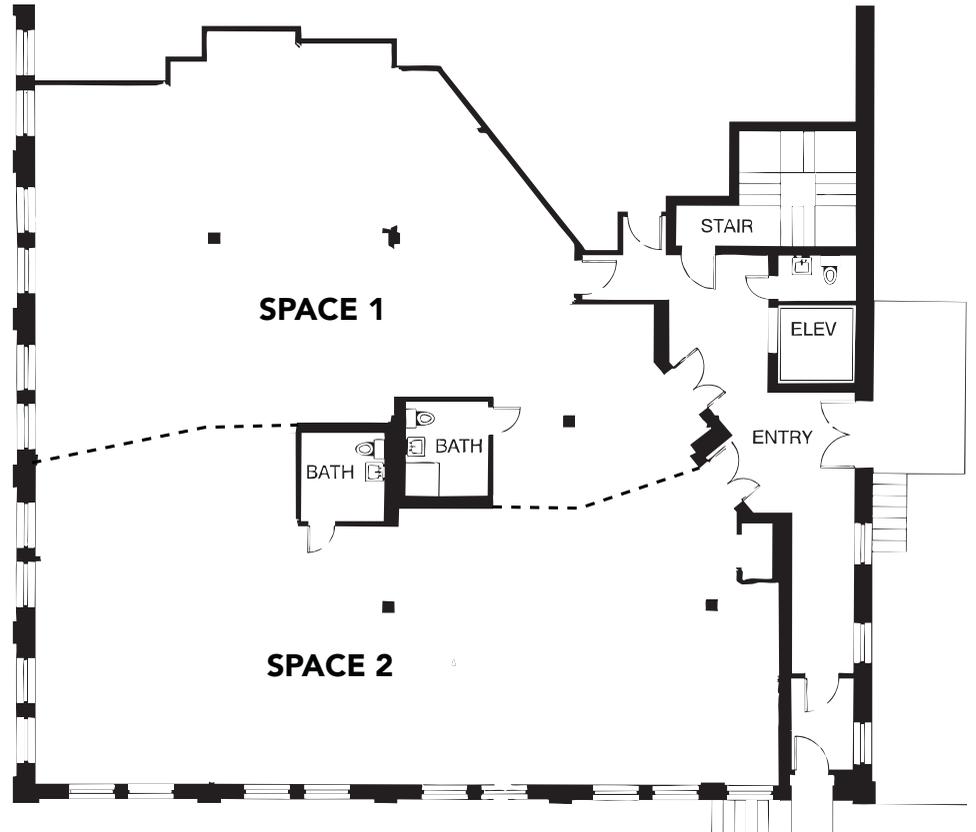


FLOORPLAN AND LAYOUT

119 N. 11th Street
Williamsburg, Brooklyn

SPACE DETAILS

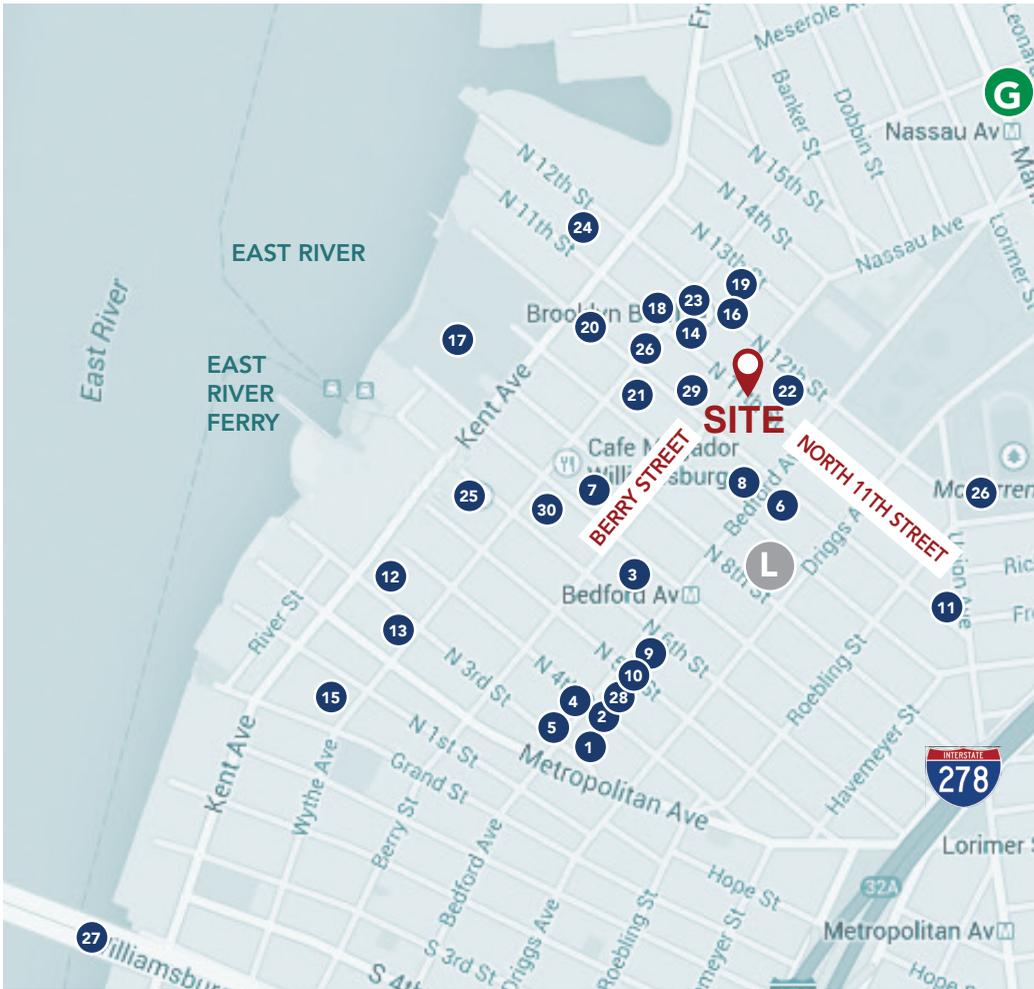
- Currently subdivided into two (2) 2,000 square foot spaces (no alternative subdivisions to be considered)
- Option to create one (1) contiguous 4,000 square foot space
- Ground floor corner unit with prominent street frontage
- 14-foot exposed ceilings—ideal for displays and installations
- 14 full-size windows (south & west exposure) for natural merchandising light
- Open floor plan with in-unit kitchen & bathroom
- 24/7 building access plus direct loading dock with private parking lot





NEIGHBORHOOD AT A GLANCE

119 N. 11th Street Williamsburg, Brooklyn



WILLIAMSBURG

NEIGHBORHOOD HIGHLIGHTS

RETAIL & LIFESTYLE

1. APPLE STORE
2. WHOLE FOOD
3. PATAGONIA
4. MUJI
5. AESOP
6. LE LABO
7. GANNI
8. CARHARTT WIP
9. J. CREW
10. CATBIRD

DINING AND FOOD

11. LILIA
12. MISI
13. SUNDAY IN BROOKLYN
14. BROOKLYN BREWERY
15. DEVOCIÓN
16. WESTLIGHT (THE WILLIAM VALE)
17. SMORGASBURG (SEASONAL)

HOSPITALITY

18. WYTHE HOTEL
19. THE WILLIAM VALE
20. THE WILLIAMSBURG HOTEL
21. THE HOXTON, WILLIAMSBURG
22. McCARREN HOTEL (CODA WILLIAMSBURG)

ENTERTAINMENT & CULTURE

23. BROOKLYN BOWL
24. BROOKLYN FLEA
25. ARTISTS & FLEAS
26. McCARREN PARK
27. WILLIAMSBURG BRIDGE

FITNESS & WELLNESS

28. EQUINOX
29. BATHHOUSE
30. GLOWBAR

Williamsburg is Brooklyn’s **premier retail and commercial destination**, drawing customers from across the region with its mix of flagship stores, independent boutiques, acclaimed restaurants, and cultural venues. The neighborhood’s industrial-to-creative transformation has made it a magnet for brands seeking **authentic spaces and engaged consumers**.

TRAFFIC (car counts)

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N 11th St	Driggs Ave SE	2,223	2023	0.05 mi
N 11th St	Driggs Ave SE	2,253	2025	0.08 mi
N 13th St	Wythe Ave NW	399	2025	0.09 mi
N 10th St	–	2191	2023	0.09 mi
Bedford Ave	N 12 St SW	13,252	2025	0.10 mi
N 9th St	Bedford Ave SE	2,236	2023	0.13 mi
N 14th St	Wythe Ave N	1,266	2025	0.14 mi
Driggs Ave	N 11th St SW	4,928	2023	0.16 mi
N 14th St	Wythe Ave NE	1,724	2025	0.19 mi
N 10th St	Driggs Ae NW	2,263	2023	0.21 mi

No warranty or representation, express or implied, is made as to the accuracy of the information contained here in, and same is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principal.

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*Costar