



134 BROADWAY
BROOKLYN

FULL-FLOOR OFFICE SPACES FOR LEASE

134 BROADWAY

BROOKLYN

Located at the corner of Broadway and Bedford Avenue in South Williamsburg, 134 Broadway is a boutique corner office building offering two full-floor suites of approximately 4,995 square feet each, featuring exceptional light on four sides and sweeping views of Brooklyn and the Williamsburg Bridge. The 5th floor is delivered fully furnished with a conference room, brand new pantry, two phone rooms, and two private restrooms. The 6th floor includes an open layout, two phone rooms, two private restrooms, and exclusive access to a 3,000-square-foot private rooftop terrace. Building features include 24/7 keycard access, HVAC, and direct elevator access to each floor, all within one of Williamsburg's most vibrant corners, surrounded by top restaurants and cafés, including Francie, a Michelin-starred restaurant located at the base of the building.

Floor Plates	4,995 SQFT
	6th Floor Private Roof Deck: 3,000 SQFT
Ceiling Heights	5th Floor — 11'
	6th Floor — 10'4"
Term	Negotiable
Possession	Immediate
Nearby Transportation	  B32, B62 & Q59



A



5TH FLOOR







5TH FLOOR



6TH FLOOR (VIRTUALLY STAGED)



6TH FLOOR (VIRTUALLY STAGED)



6TH FLOOR PRIVATE ROOFTOP (VIRTUALLY STAGED)

134 BROADWAY

FLOOR PLAN

SPACE HIGHLIGHTS

Total Square Feet

4,995 SQFT

6th Floor Private Roof Deck: 3,000 SQFT

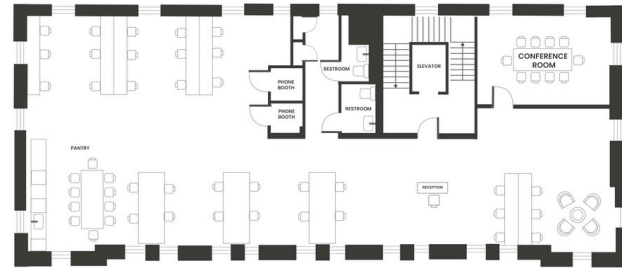
Ceiling Heights

5th Floor — 11'

6th Floor — 10'4"

Space Highlights

- Direct Elevator Access
- Four Sides of Light
- Hardwood Floors and Exposed Brick Throughout
- Michelin-Starred Francie is Located at the Building Base



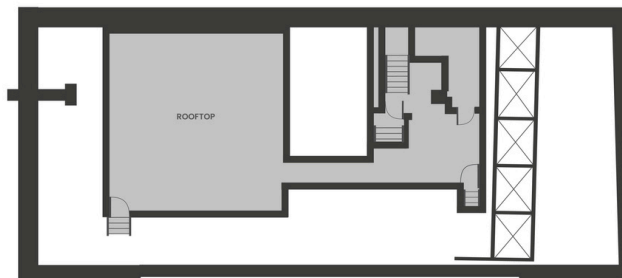
5th FLOOR

VIRTUAL TOUR



6th FLOOR

VIRTUAL TOUR



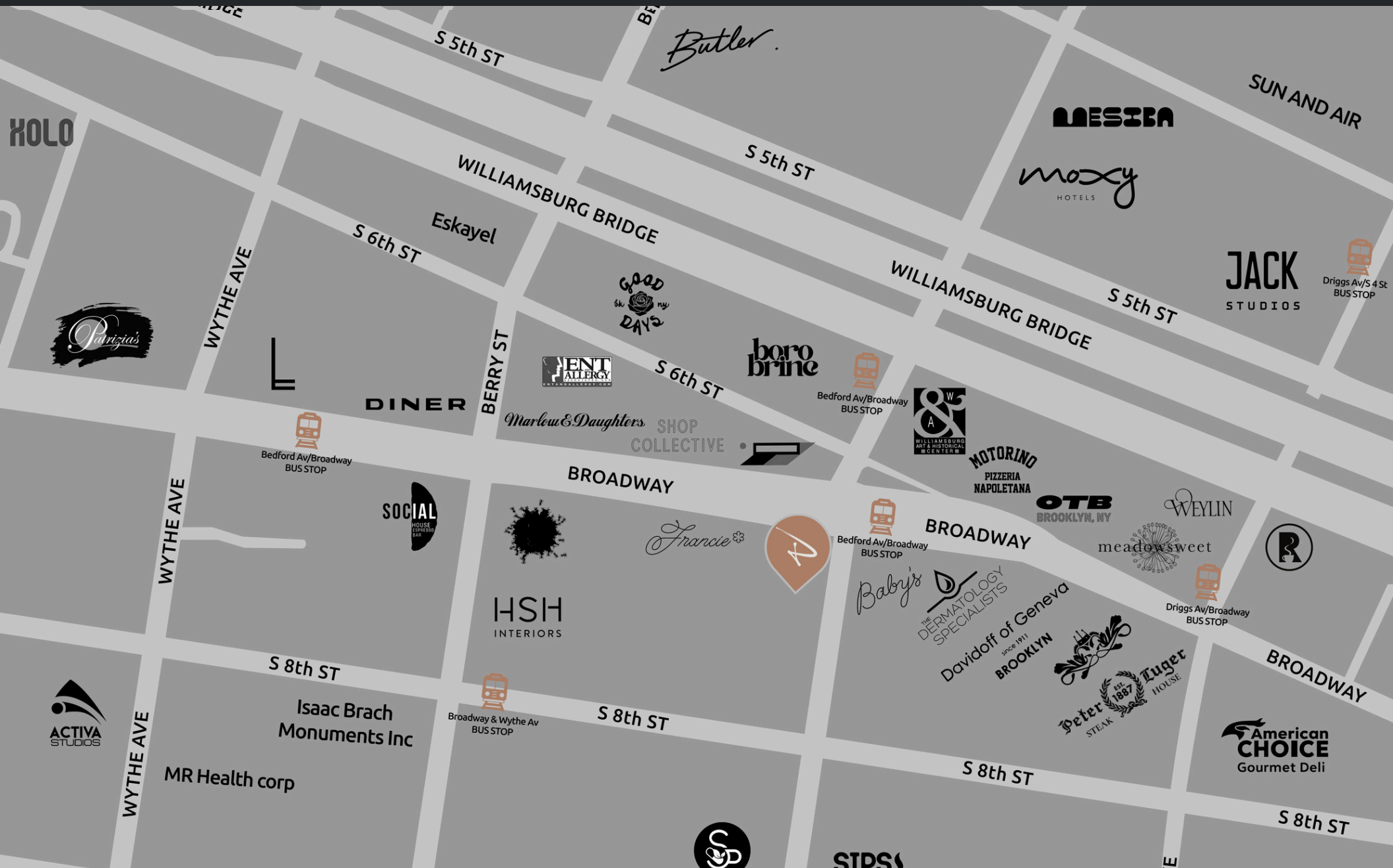
6th FLOOR

PRIVATE ROOFTOP



134 BROADWAY

NEIGHBORHOOD MAP



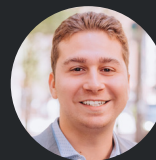
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