



PRIVATE OFFICE & STUDIO SUITES

SMART SPACE 11

65 South 11th Street · Williamsburg, Brooklyn 11249

NOW LEASING

A boutique collection of move-in-ready private offices and creative studios in the heart of Williamsburg. Four suites are available now, from 78 to 265 square feet, each finished, climate-controlled, and delivered with utilities, Wi-Fi, and 24/7 secure access included. Two shared conference rooms, a kitchenette, and a lounge round out a quiet, professional building built for founders, consultants, designers, and small teams.

6,160 SF

BUILDING

19

PRIVATE OFFICES

100 / 100

WALK & TRANSIT



FRONTGATE MANAGEMENT
— since 1988 — 100+ employees —

65 SOUTH 11TH STREET · WILLIAMSBURG, BROOKLYN

AVAILABLE SUITES

Four private suites are available for immediate occupancy. Pricing below is all-inclusive of utilities and building services. Rates run approximately \$50 per square foot per year; terms are flexible and negotiable, with blended pricing available across multiple suites.

SUITE	SIZE	MONTHLY (ALL-IN)
■ B19	78 SF	\$500 / mo
■ B2	161 SF	\$950 / mo
■ B1	214 SF	\$1,000 / mo
■ B15	265 SF	\$1,100 / mo

Sizes are approximate. Monthly figures reflect current asking rents inclusive of utilities; final pricing is negotiable based on term and total square footage leased.

BUILDING AMENITIES

- Two shared conference rooms
 - Shared kitchenette & lounge
 - Private men's & women's restrooms
 - Reception area & tenant mailboxes
 - Individual split-system HVAC
- 24/7 keypad-secured access
 - Security cameras & intercom
 - Wi-Fi & all utilities included
 - Central air, heat & after-hours HVAC
 - Professionally maintained commons

THE SPACE



Shared conference room, one of two, with exposed brick, wood detailing, and warm accent lighting.



LOUNGE



PRIVATE OFFICE



KITCHENETTE



RESTROOM

LOCATION & ACCESS

Smart Space 11 sits in the heart of Williamsburg, one of Brooklyn's most connected and creative neighborhoods. The building is near the Marcy Avenue J/M/Z and the Bedford Avenue L, with fast access over the Williamsburg Bridge into Lower Manhattan, and it is surrounded by the cafes, restaurants, and studios that make Williamsburg a magnet for founders and creative teams.

100/**100**

WALK SCORE

100/**100**

TRANSIT SCORE

70/**100**

BIKE SCORE

LEASING CONTACT

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DISCLAIMER

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Square footages and rents are approximate and subject to change or prior lease. It is your responsibility to independently confirm accuracy and completeness. Any projections, opinions or estimates are for example only. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction its suitability for your needs.



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