

105 NORTH 13th STREET

WILLIAMSBURG, BROOKLYN



**SLOAN
REAL
ESTATE**



PROPERTY OVERVIEW

105 NORTH 13th STREET

OFFICE SPACE FOR LEASE

Location: Between Berry Street and Wythe Street

Ceiling Heights: 13 FT - 20.5 FT

Uses: All Uses Considered

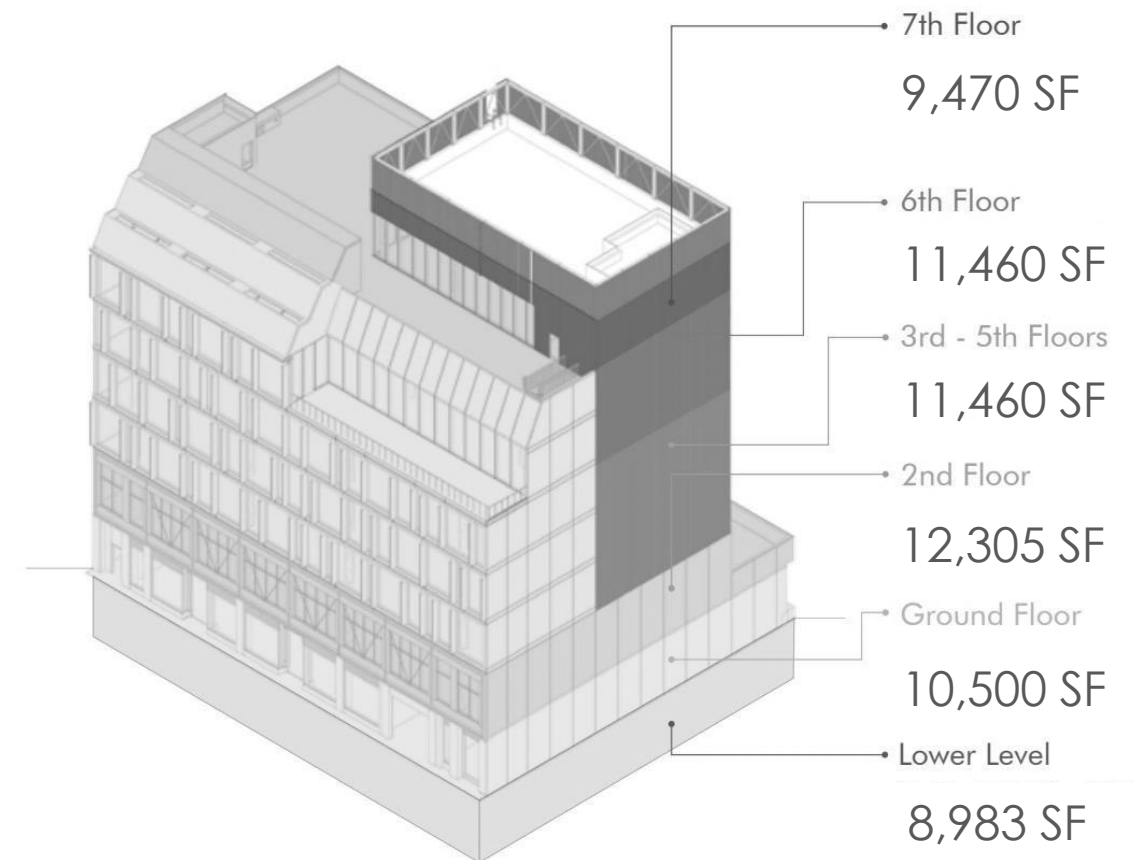
Occupancy: Immediate

Asking Rent: Upon Request

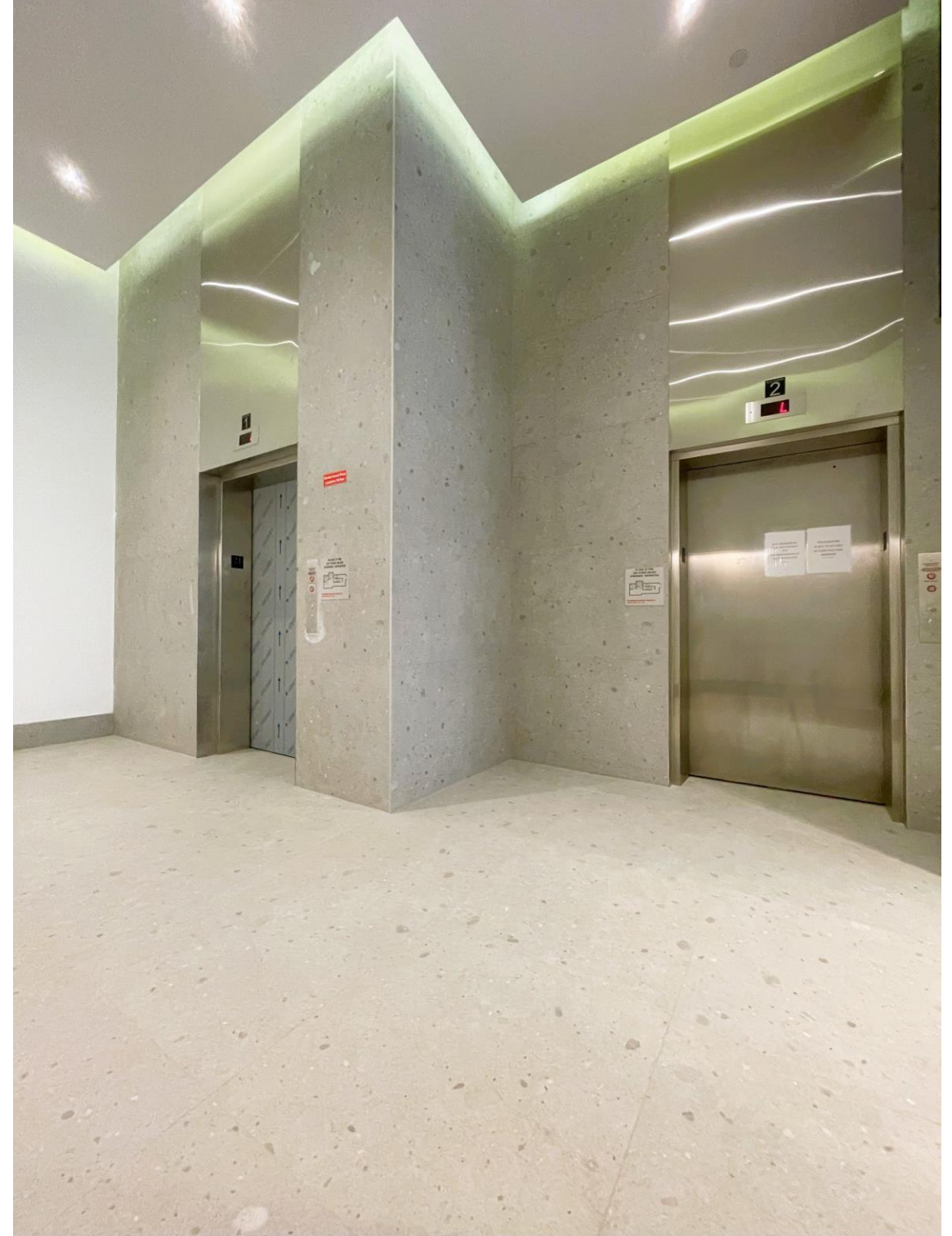
Highlights:

- Newly Developed Office Building
- Located In Prime North Williamsburg
- Private Outdoor Spaces via large terraces on multiple floors and rooftop deck
- Wide Column Spacing & Floor to Ceiling Windows
- Direct Access To Parks
- Private lobby & Loading + Multiple Elevators
- Option to Combine With Other Levels
- Surrounded by five major hotels – *The Williamsburg Hotel*, *Wythe Hotel*, *The William Vale*, *The Hoxton*, and *McCarren Hotel & Pool*
- *Economic Incentives Via Relocation & Employment Assistance Program (“REAP”)*

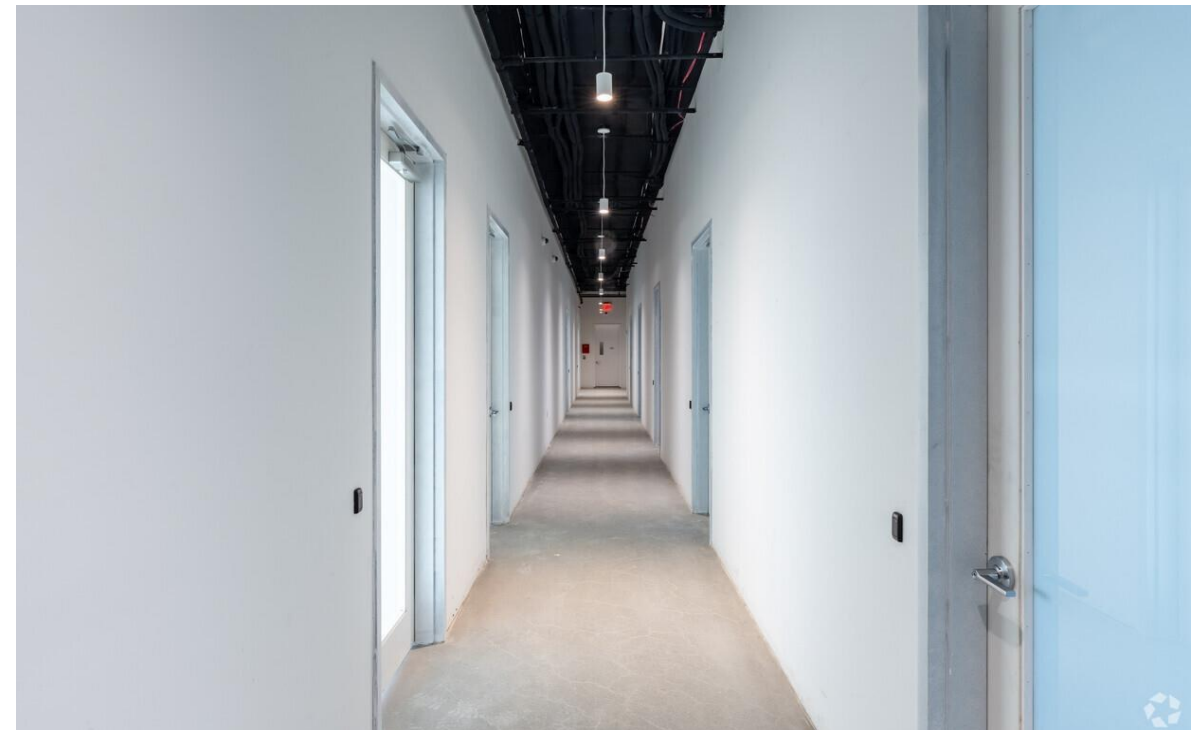
STACKING PLAN



THE LOBBY

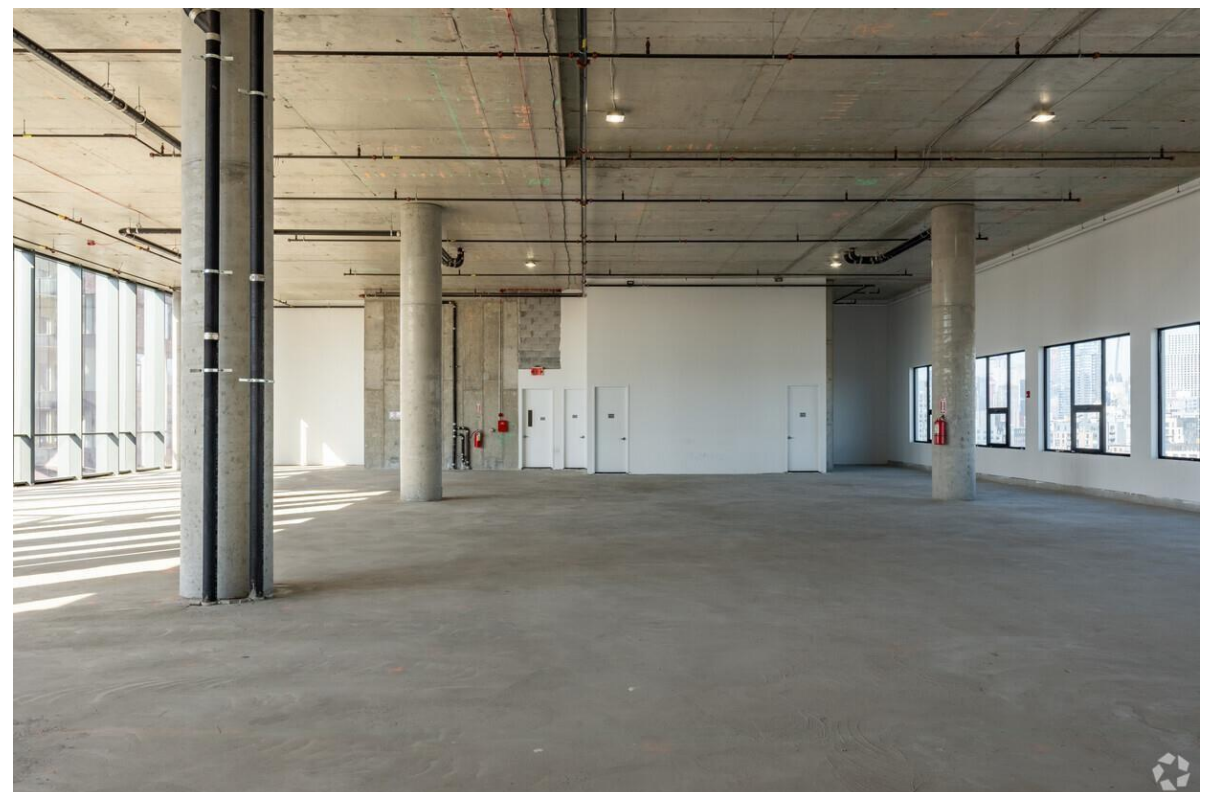
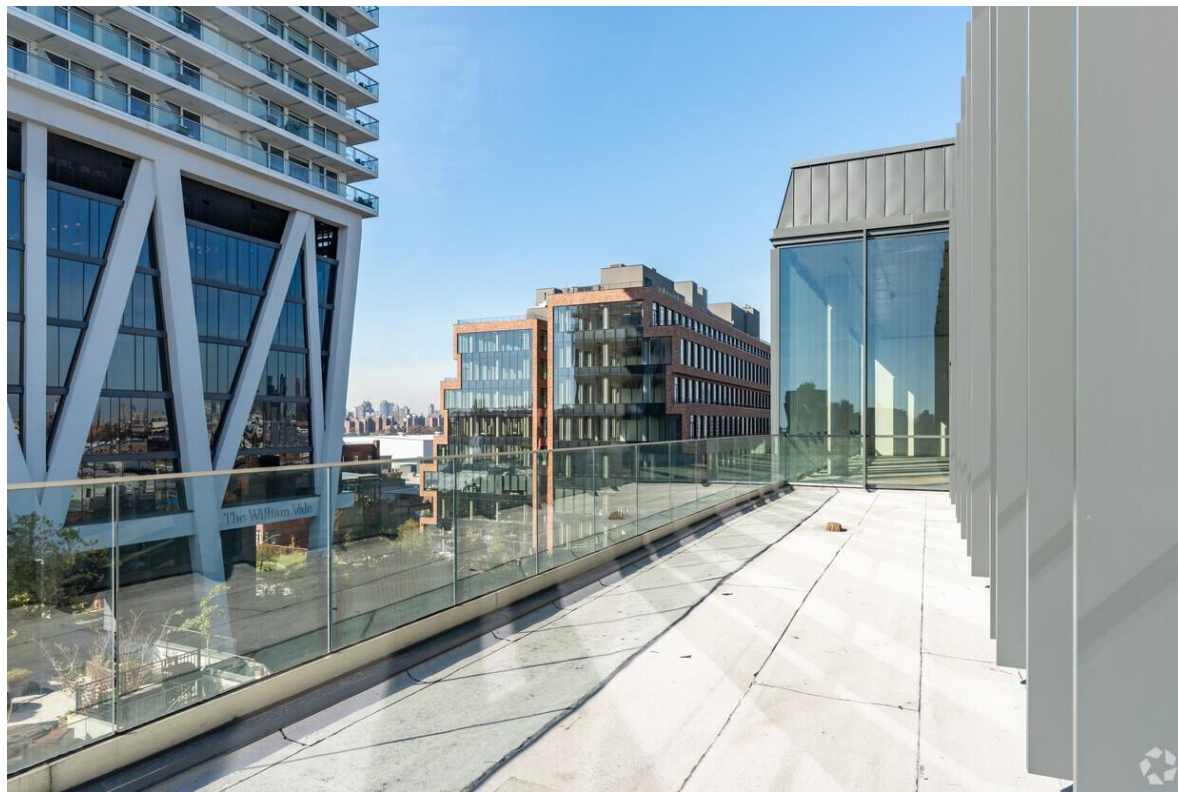
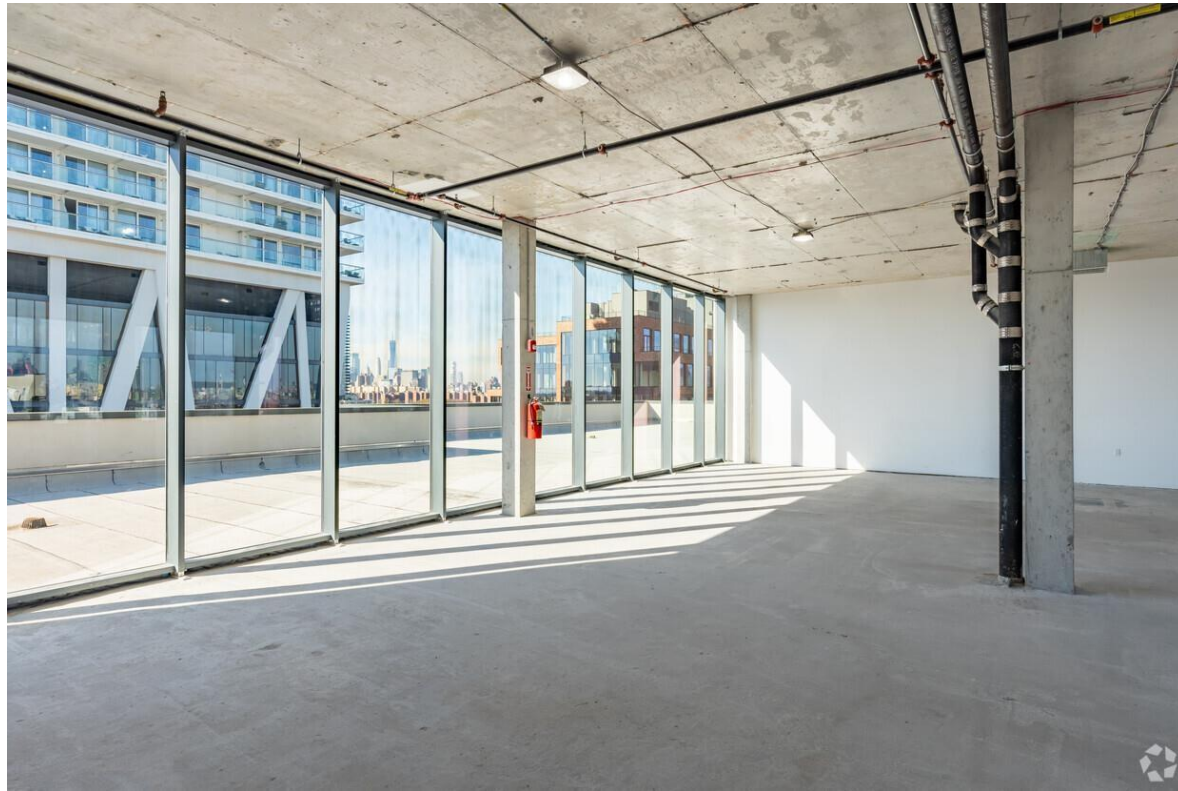


THIRD & FOURTH FLOOR - TURN-KEY SUITES



All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers/ or tenants.

THE BUILDING



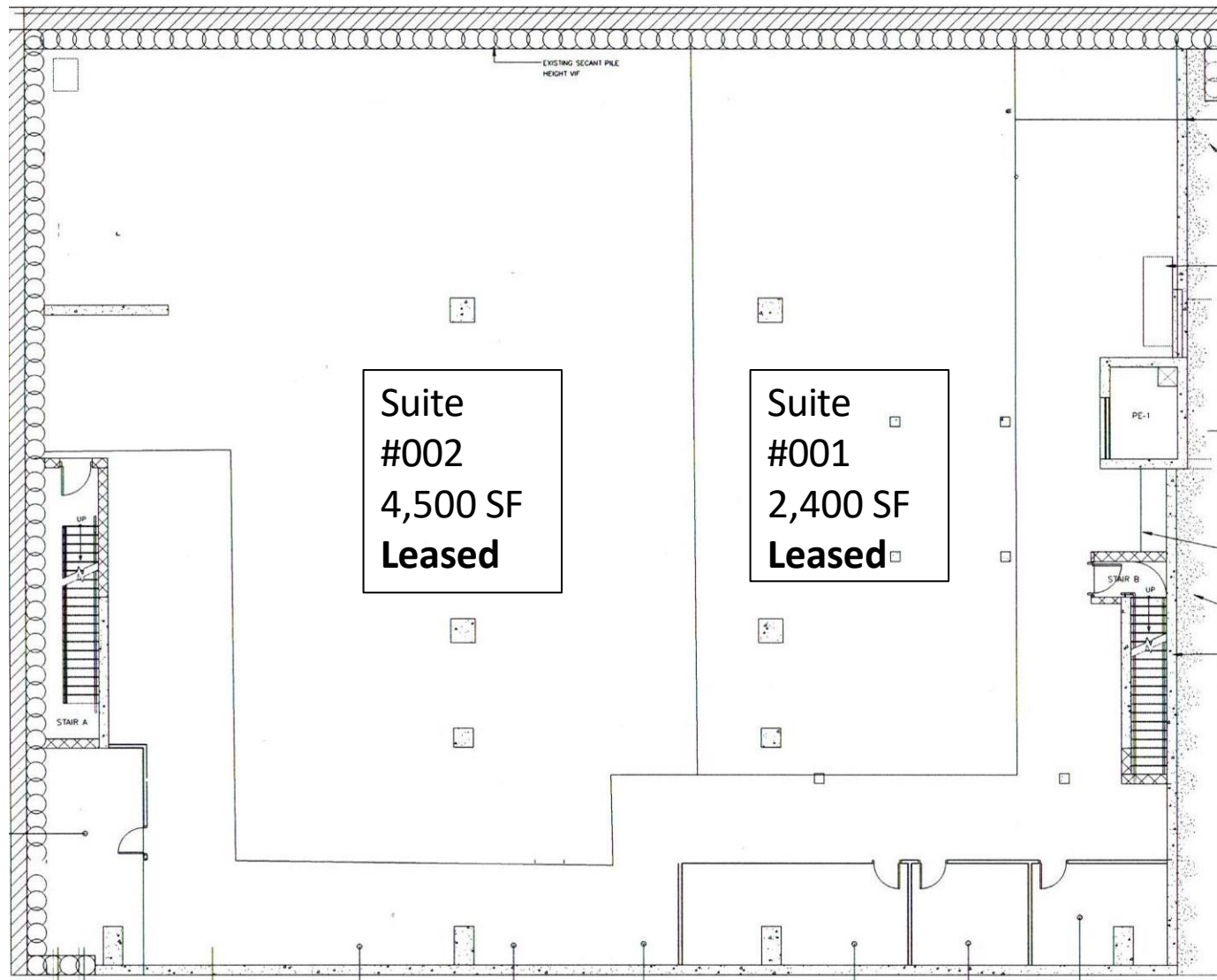
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THE ROOFTOP

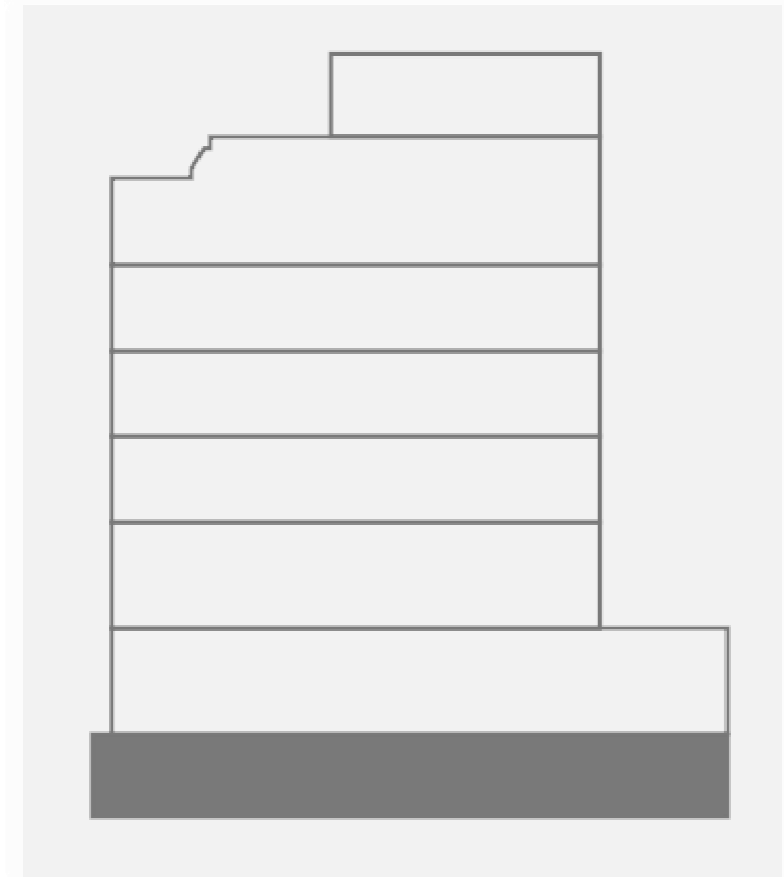


FLOORPLANS

LOWER LEVEL

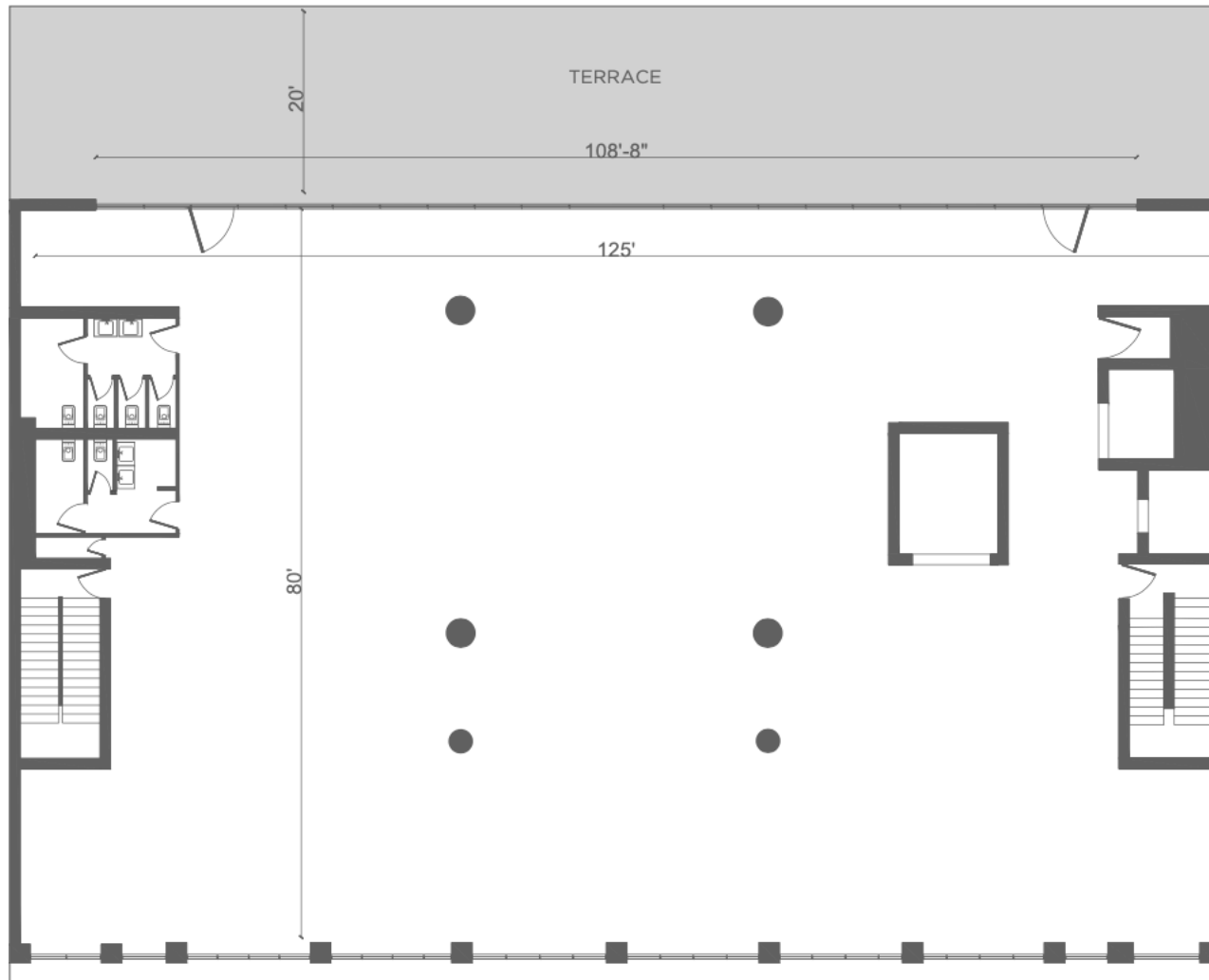


- Use-group 6C
- 2,400 SF Available
- 12 FT Ceiling Height
- Wide Column Spacing
- Freight Elevator To Loading

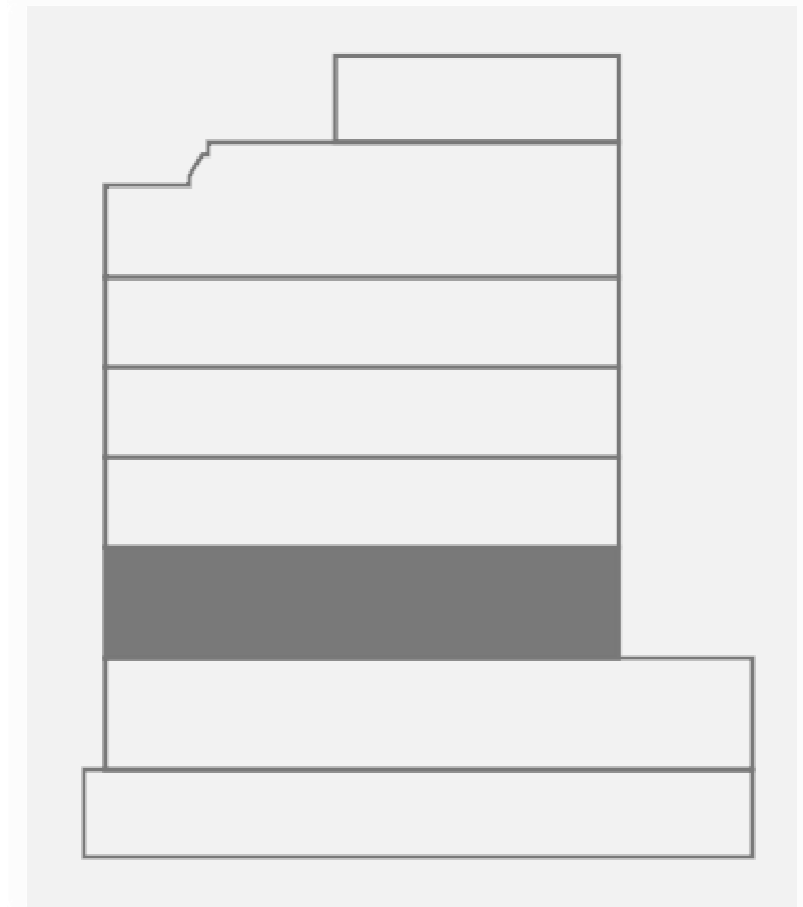


FLOORPLANS

2ND FLOOR – LIGHT MANUFACTURING



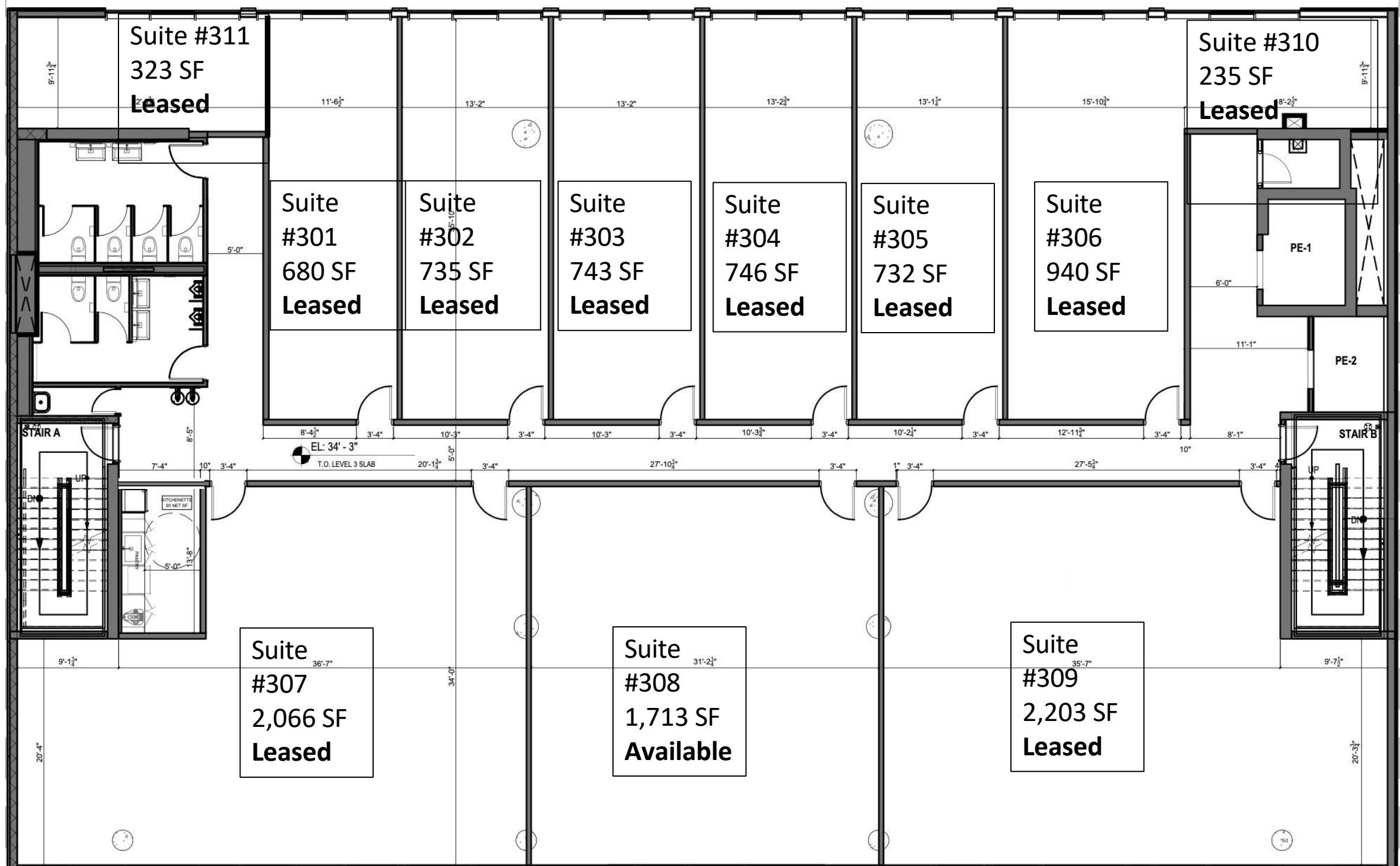
- Use-group 11A
- 1,000 SF -12,305 SF + 2,330 SF Private Outdoor Terrace (Divisible)
- 16 FT Ceiling Height
- Wide Column Spacing
- Floor To Ceiling Windows
- Freight Elevator To Loading



FLOORPLANS

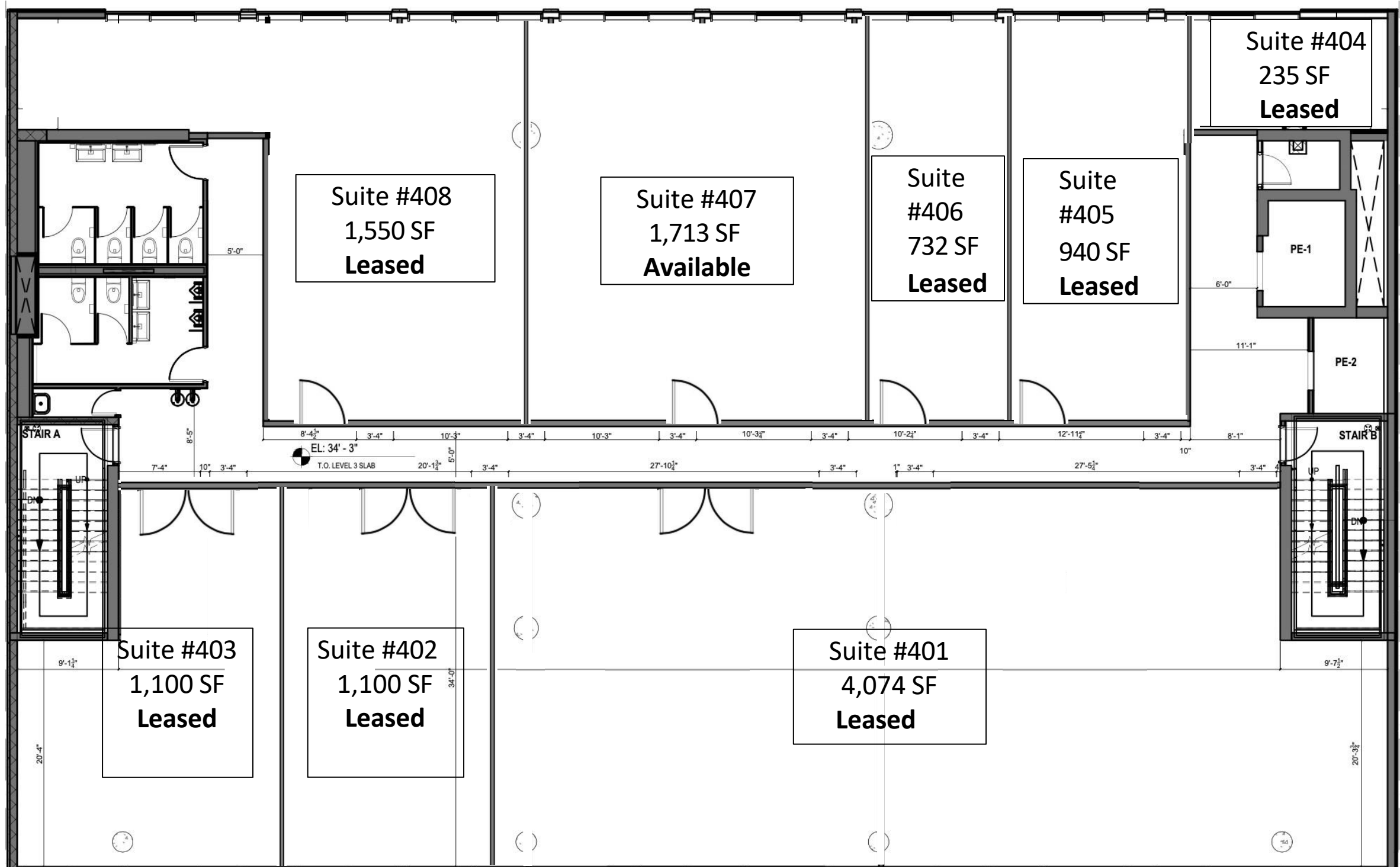
3RD FLOOR

- Use-group 6B
- Suites From 235 SF – 2,203 SF
- 13.6 FT Ceiling Height
- Wide Column Spacing
- Sliding Floor To Ceiling Windows
- Open To All Uses



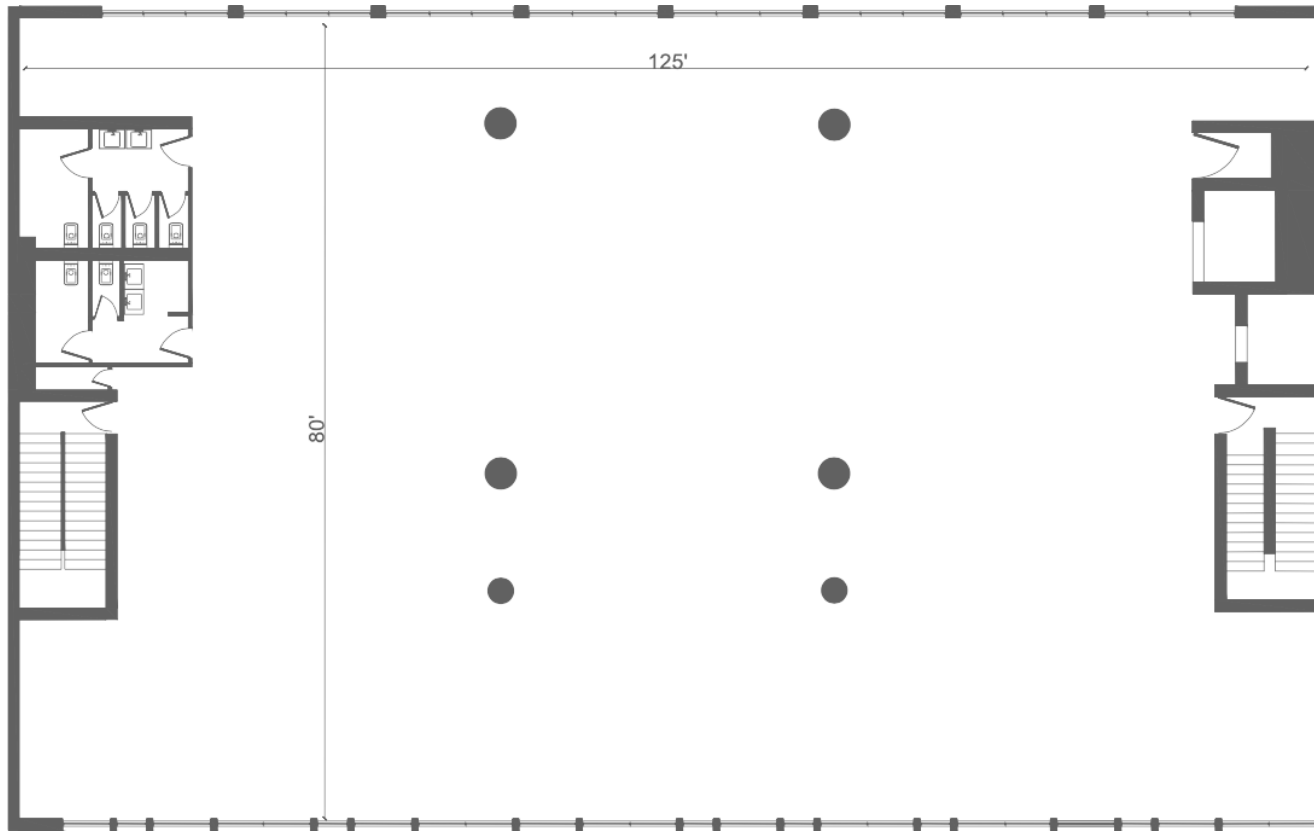
4th FLOOR

- Use-group 6B
- Suites From 1,000 SF – 5,136 SF
- 13.6 FT Ceiling Height
- Wide Column Spacing
- Sliding Floor To Ceiling Windows
- Open To All Uses

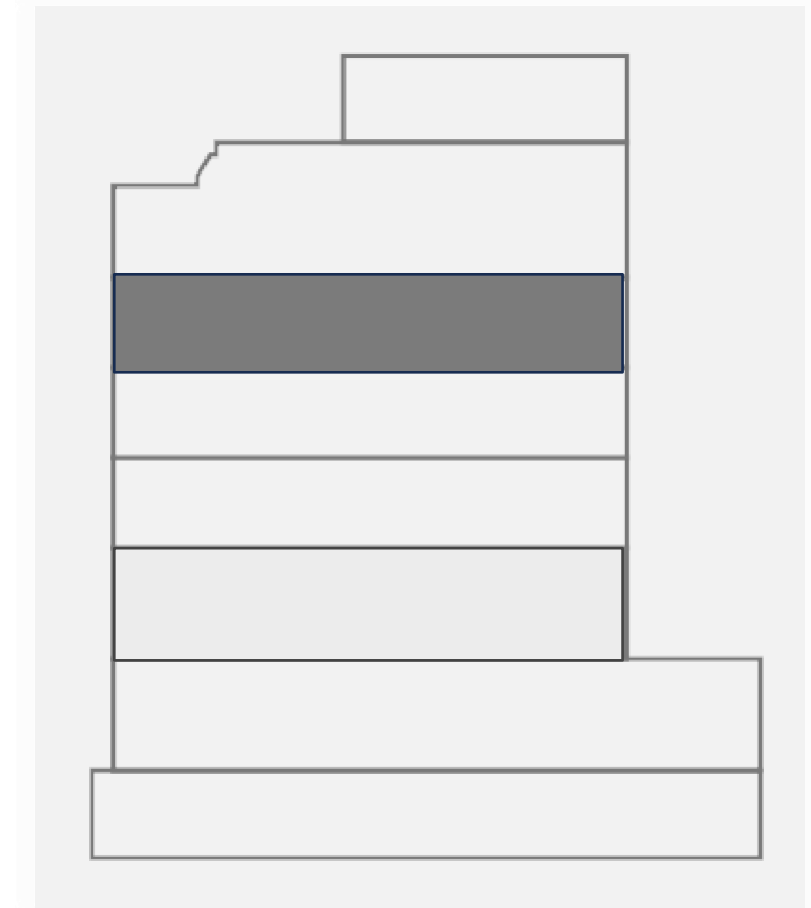


FLOORPLANS

5TH FLOOR

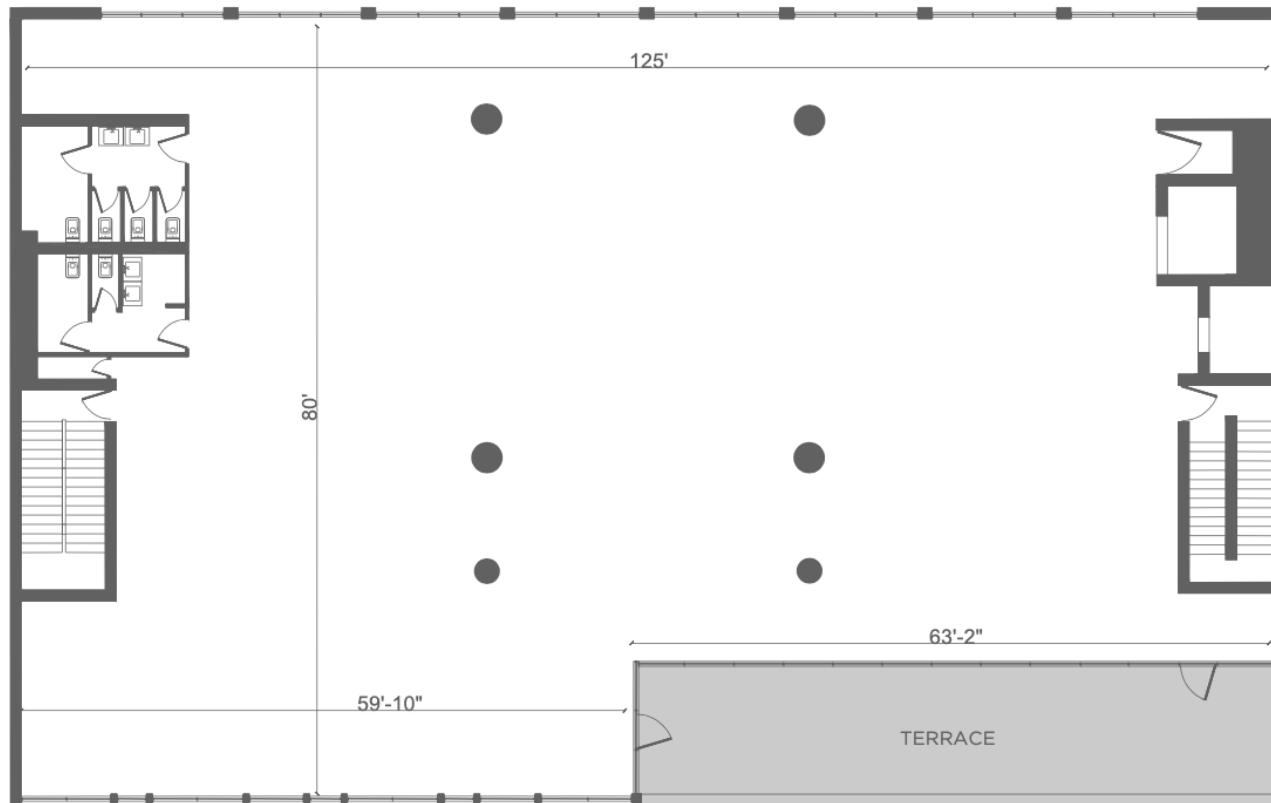


- Use-group 6B
- 1,000 SF - 11,460 SF – 5th Floor (Divisible)
- 13.6 FT Ceiling Height
- Wide Column Spacing
- Sliding Floor To Ceiling Windows
- Open To All Uses
- Floors Can Be Combined

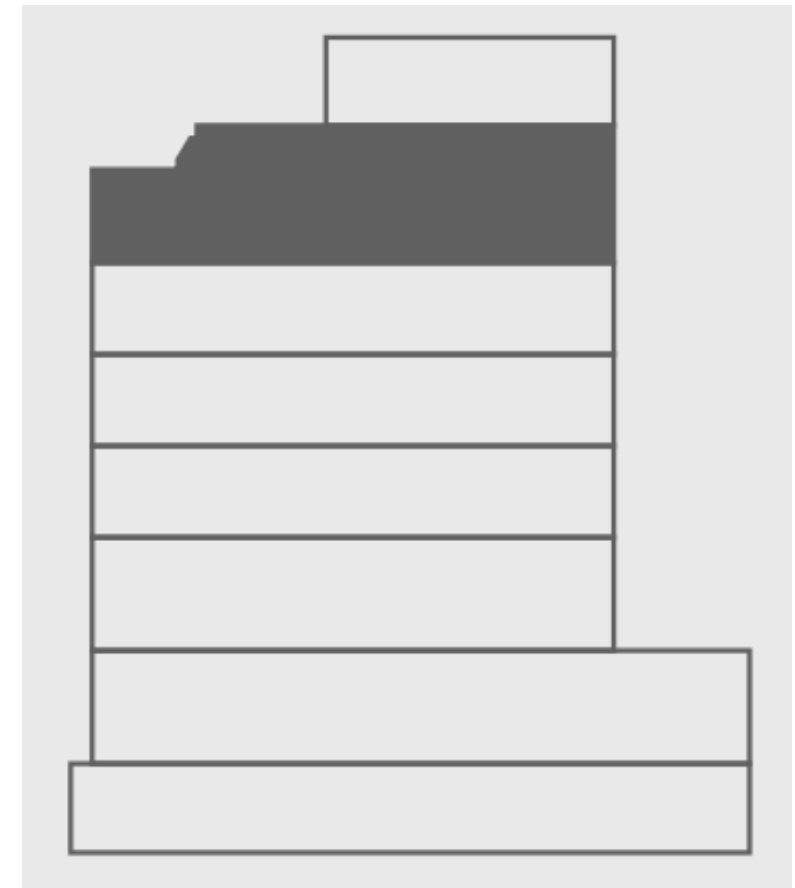


FLOORPLANS

6TH FLOOR

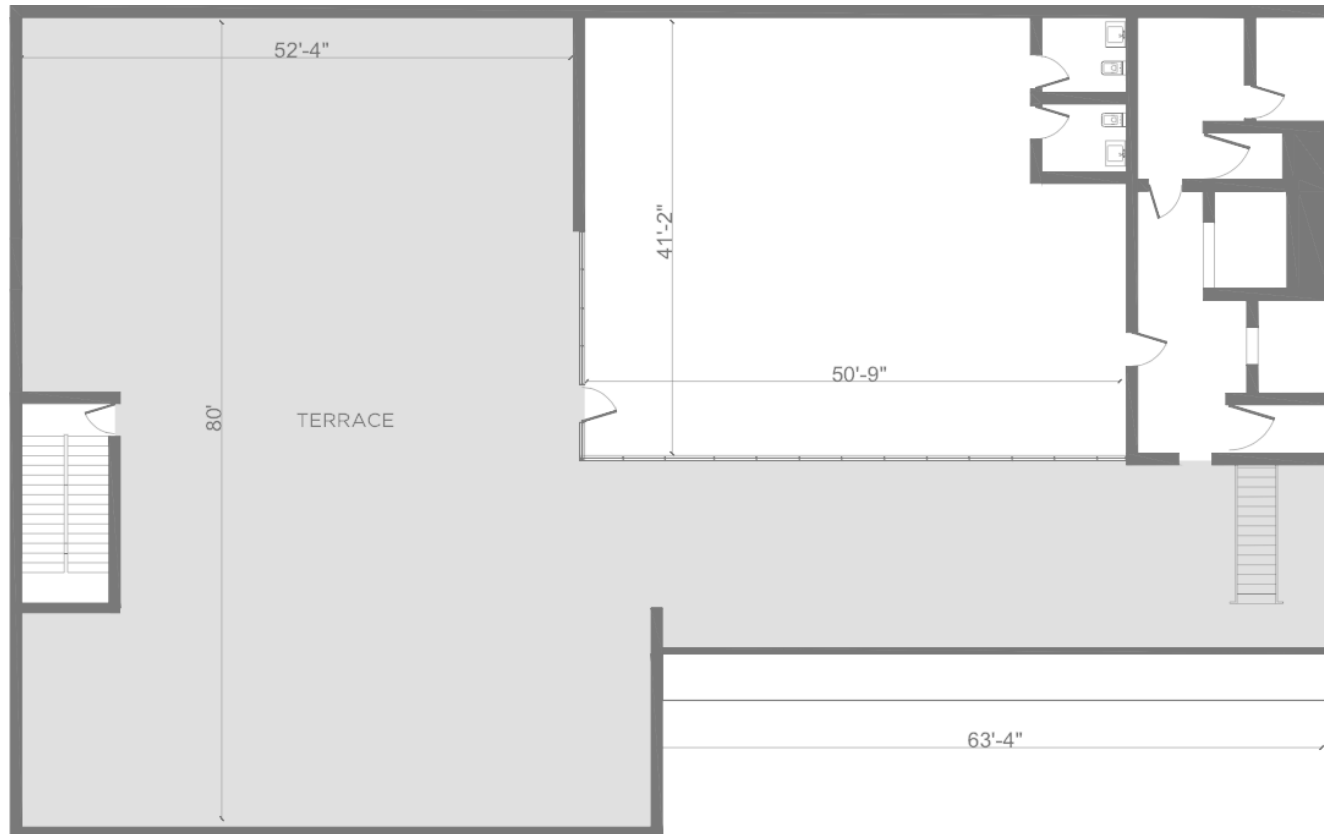


- Use-group 6B
- 3,500 SF - 11,460 SF + 762 SF
Private Outdoor Terrace (Divisible)
- 20.5 FT Ceiling Height
- Wide Column Free Space
- Sliding Floor To Ceiling Windows
- Open To All Commercial Uses

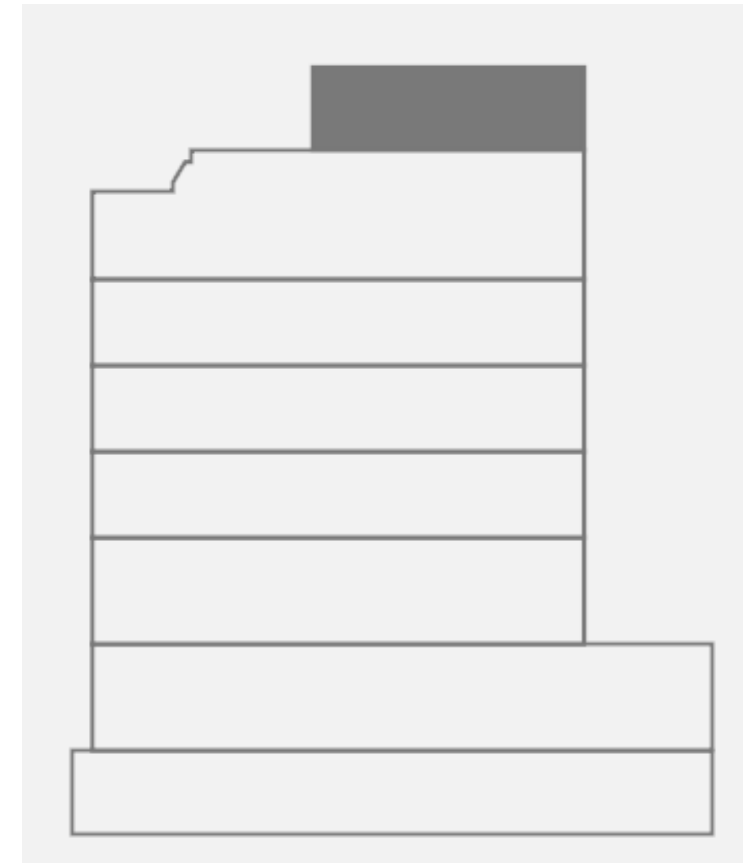


FLOORPLANS

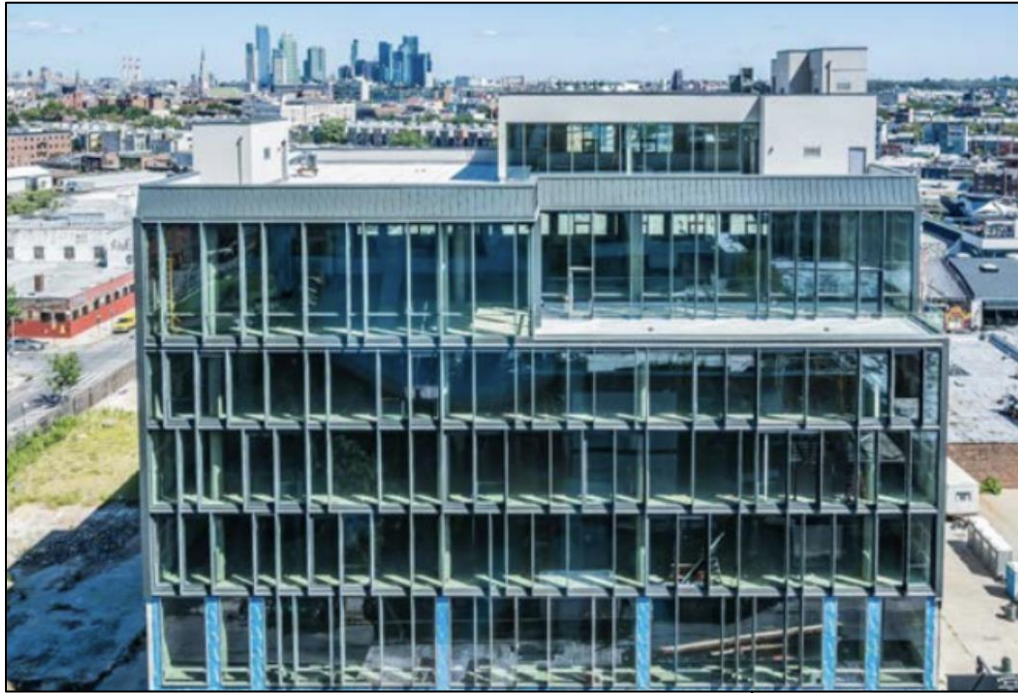
7TH FLOOR



- Use-group 6B
- 9,470 SF Including Private Rooftop
- 13 FT Ceiling Height
- Private Outdoor Terrace
- Wide Column Spacing
- Sliding Floor To Ceiling Windows
- Can Be Combined With Floor Below
- Open To All Uses



THE NEIGHBORHOOD



NEIGHBORHOOD DEMOGRAPHICS

121,583

POPULATION
WITHIN 1-MILE
RADIUS

36 YEARS

AVERAGE
POPULATION
AGE

33.12%

POPULATION
GROWTH
SINCE 2010

4,069

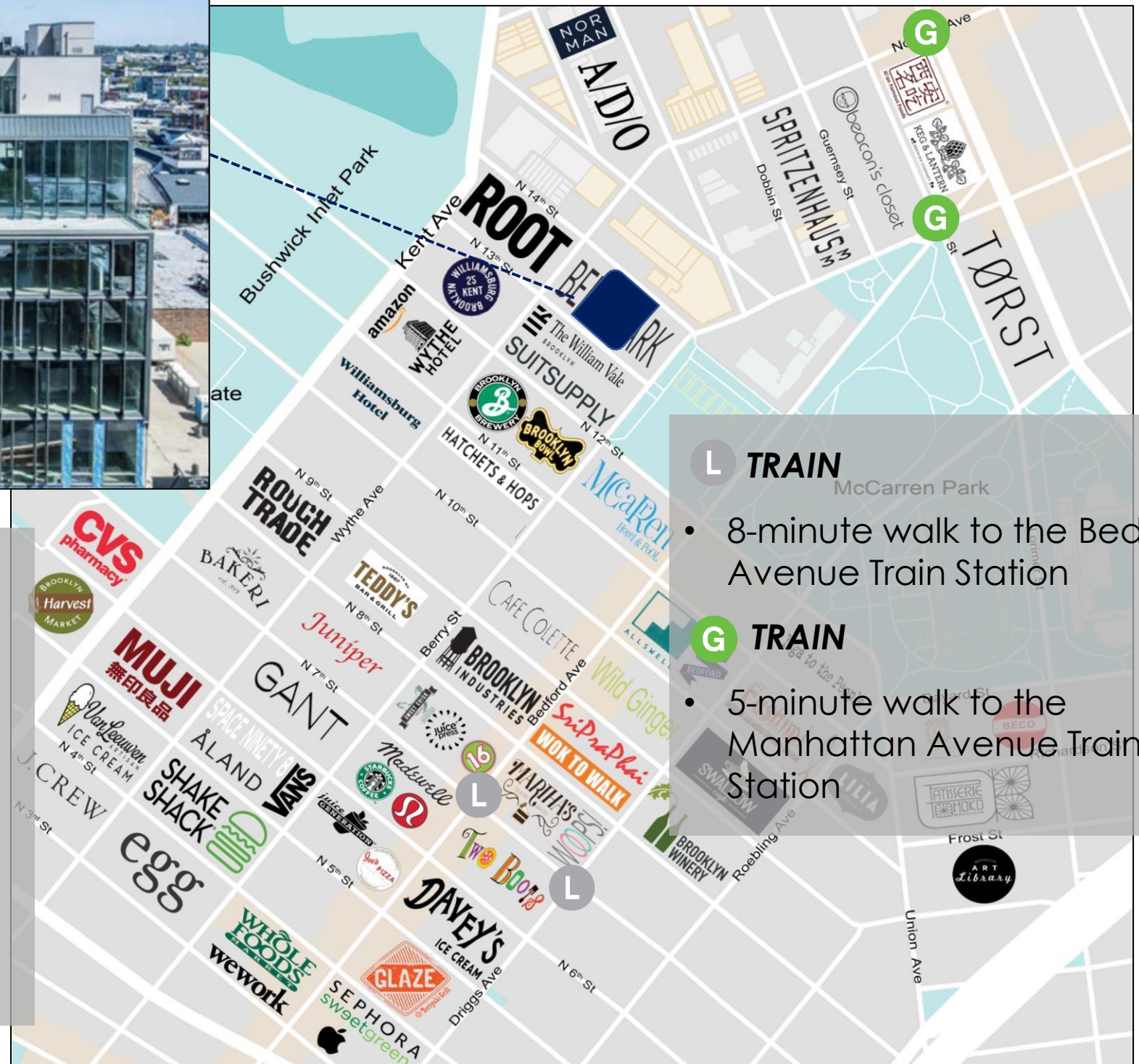
TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS

\$117,483

AVERAGE HH
WITHIN 1-MILE
RADIUS

\$1.4 BN

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS



L TRAIN

- 8-minute walk to the Bedford Avenue Train Station

G TRAIN

- 5-minute walk to the Manhattan Avenue Train Station

CONTACT

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