

# 168 Banker Street

Greenpoint

Prime New Development Opportunity



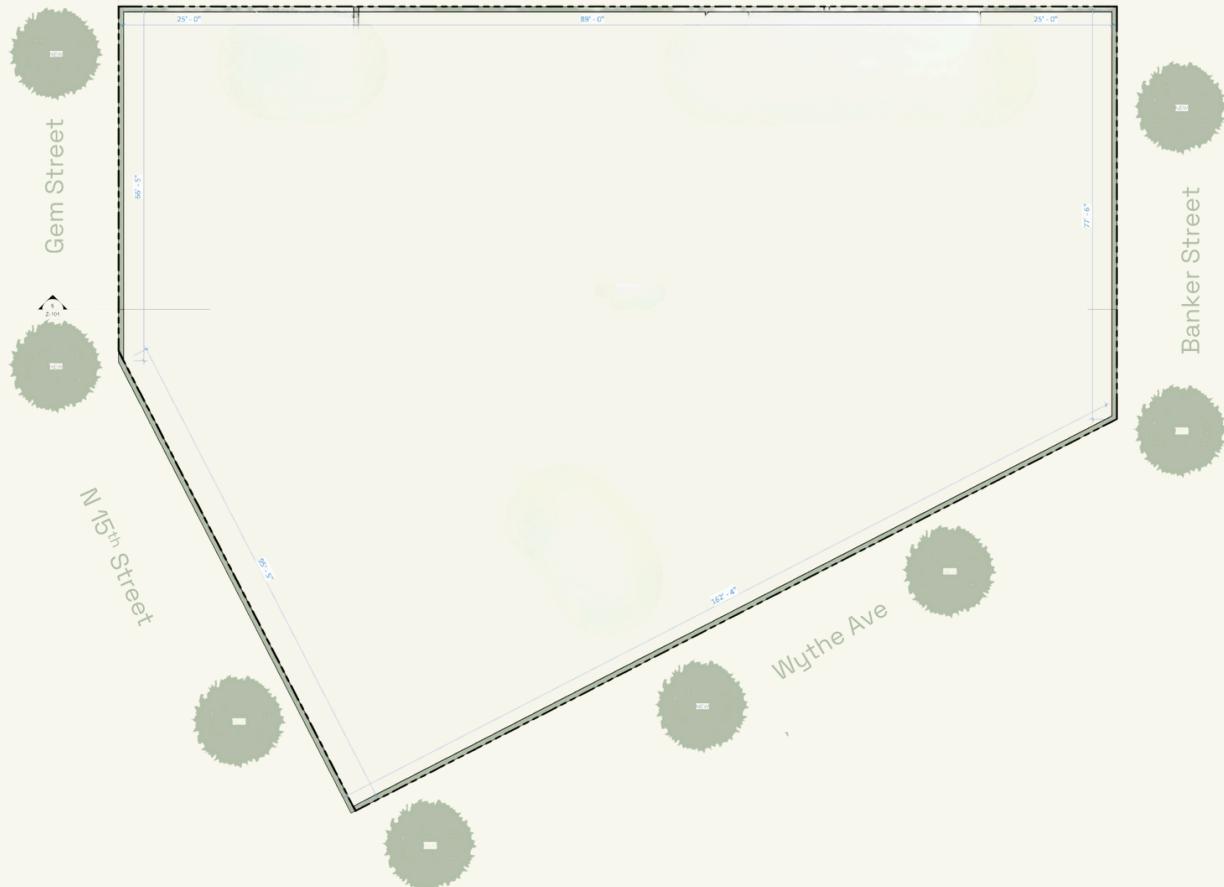
Situated in the heart of Greenpoint, 168 Banker Street is a brand-new four-story commercial development offering over 86,000 SF of flexible space ideal for flagship retail, creative office, or experiential concepts. Directly across from Brooklyn Brewery's future headquarters at 1 Wythe Avenue, this location sits at the center of one of Brooklyn's most exciting emerging districts.

Each floor spans approximately 21,699 SF with ceiling heights ranging from 18 to 20 feet. The building also features a 10,000+ SF private roof deck with panoramic views of the East River, Williamsburg Bridge, and Manhattan skyline.

With open layouts, oversized windows, and a striking modern-industrial design, 168 Banker offers the visibility, flexibility, and character today's brands seek. The neighborhood is rapidly evolving, anchored by Brooklyn Brewery's 41,000 SF facility, Acme Smoked Fish's new 18,000 SF offices, and the recently signed Skyway Trampoline Park at 29 Wythe Avenue. A short walk to the Nassau Avenue G train and steps from McCarren and Bushwick Inlet Parks, the building combines excellent access with unmatched neighborhood energy.

Available Summer 2026, 168 Banker Street is an ideal opportunity for tenants looking to be part of Greenpoint's next chapter.

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**Total Square Footage** 86,000 SF

**Ground Floor - 4<sup>th</sup> Floor** 21,699 SF

**Exclusive Roof Deck** 10,000 SF

**Ceiling Height - Ground Floor** 20 FT

**Ceiling Height - Second Floor** 20 FT

**Ceiling Height - Third Floor** 18 FT

**Ceiling Height - Fourth Floor** 18 FT

**Market Concessions** Ownership open to build out

**Architectural Highlights** Open layouts, ample light, and strong street presence

**Completion** Summer 2026

**Strong Co-tenancy** Brooklyn Brewery, Acme Smoked Fish, & Skyway Trampoline Park

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V 168 Bunker Street

Food & Beverage Transportation Grocery Entertainment Health & Wellness Education

### Neighborhood Description:

- Prime Greenpoint Location – Situated near the Brooklyn waterfront in a fast-evolving commercial corridor.
- Major Developments Nearby – Directly across from Brooklyn Brewery's new 41,000 SF HQ and Acme Smoked Fish's 18,000 SF offices.
- Entertainment Momentum – Skyway Trampoline Park's new 30,000 SF facility adds family and lifestyle traffic to the area.
- Parks & Recreation – Just steps from Bushwick Inlet Park and a short walk to McCarren Park.
- Transit Connectivity – 5-minute walk to the Nassau Ave G train and close to Citi Bike stations for easy access across Brooklyn and Manhattan.

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