

28 WYTHE AVENUE

WILLIAMSBURG, BROOKLYN



COMMERCIAL SPACE
FOR LEASE

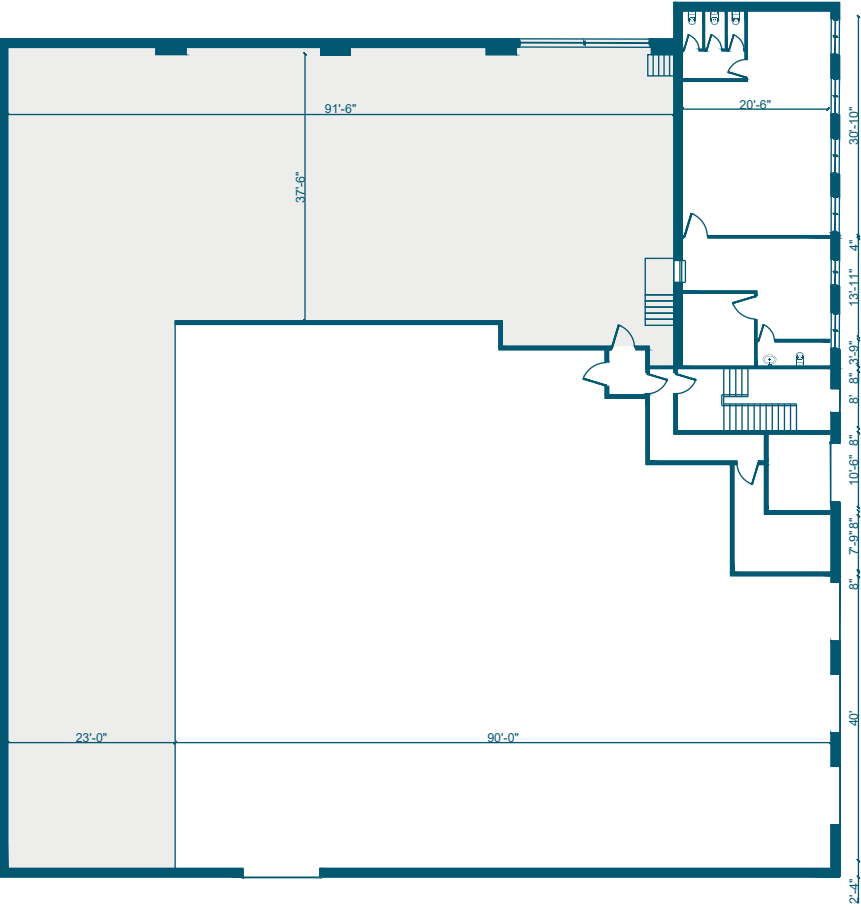
SPACE HIGHLIGHTS

LOCATION	SPACE	CEILING HEIGHT	FRONTAGE
Wythe Avenue, Between North 15th & North 14th Street	First Floor 7,513 SF Second Floor 17,808 SF Rooftop 13,000 SF	First Floor 15 FT Second Floor 14 FT	113 FT x 113 FT
DIMENSIONS	ZONING	OCCUPANCY	ASKING RENT
113 FT x 113 FT	M1-2	Immediate	Upon Request

HIGHLIGHTS

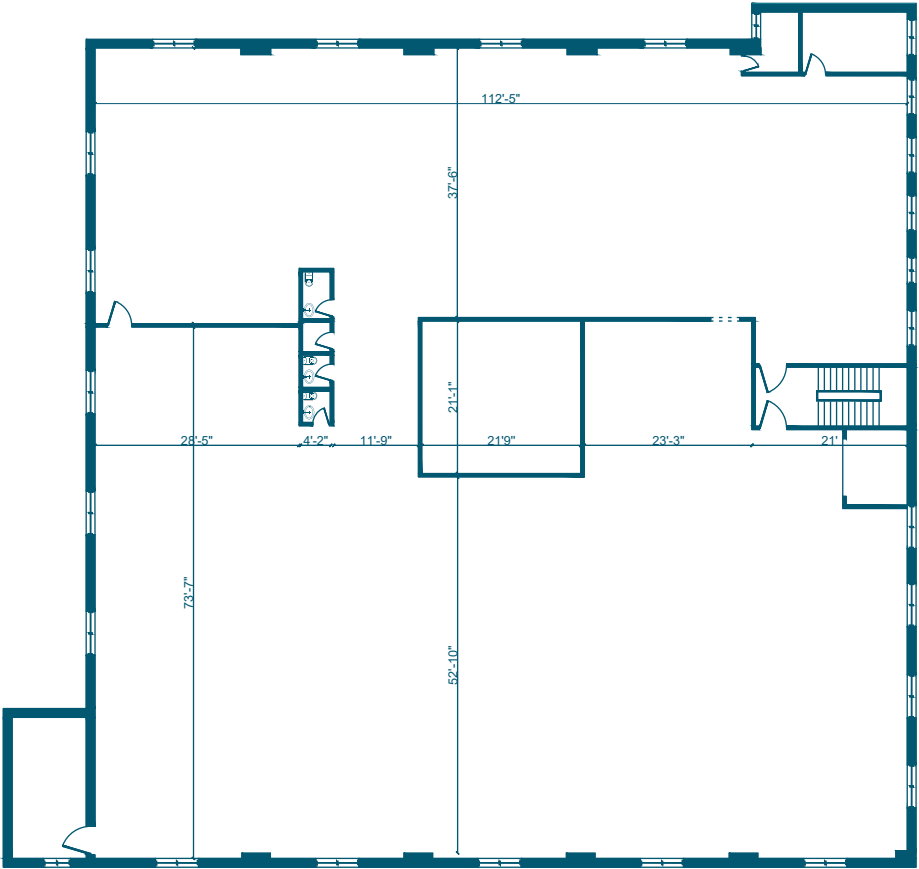
- Multi-Level Warehouse with 113 FT x 113 FT of Frontage & Manhattan Skyline Views
- Retail Space on First Floor, Office Space on Second Floor, Rooftop Opportunity for Food & Beverage
- Close proximity to East River Waterfront
- Adjacent to New Office, Hotel, and Retail Offerings in North Williamsburg

FLOORPLANS & DETAILS



FIRST FLOOR

Space	7,513 SF
CH	15 FT
Frontage	113 FT x 113 FT
Dimensions	113 FT x 113 FT



SECOND FLOOR / ROOFTOP

Space	17,808SF
CH	14 FT
Frontage	113 FT x 113 FT
Dimensions	113 FT x 113 FT

WILLIAMSBURG BROOKLYN

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EXISTING CONDITION



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28 WYTHE AVENUE

EXISTING CONDITION



NEIGHBORHOOD DEMOGRAPHICS



106,981

POPULATION
WITHIN 1-MILE
RADIUS



36 Years

AVERAGE
POPULATION
AGE



21.49%

POPULATION
GROWTH
SINCE 2010



\$108,276

AVERAGE HHI
WITHIN 1-MILE
RADIUS



4,221

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.2 bn

TOTAL EXPENDITURE
WITHIN 1-MILE
RADIUS

WILLIAMSBURG BROOKLYN

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NEIGHBORHOOD NEW DEVELOPMENTS



WILLIAMSBURG BROOKLYN

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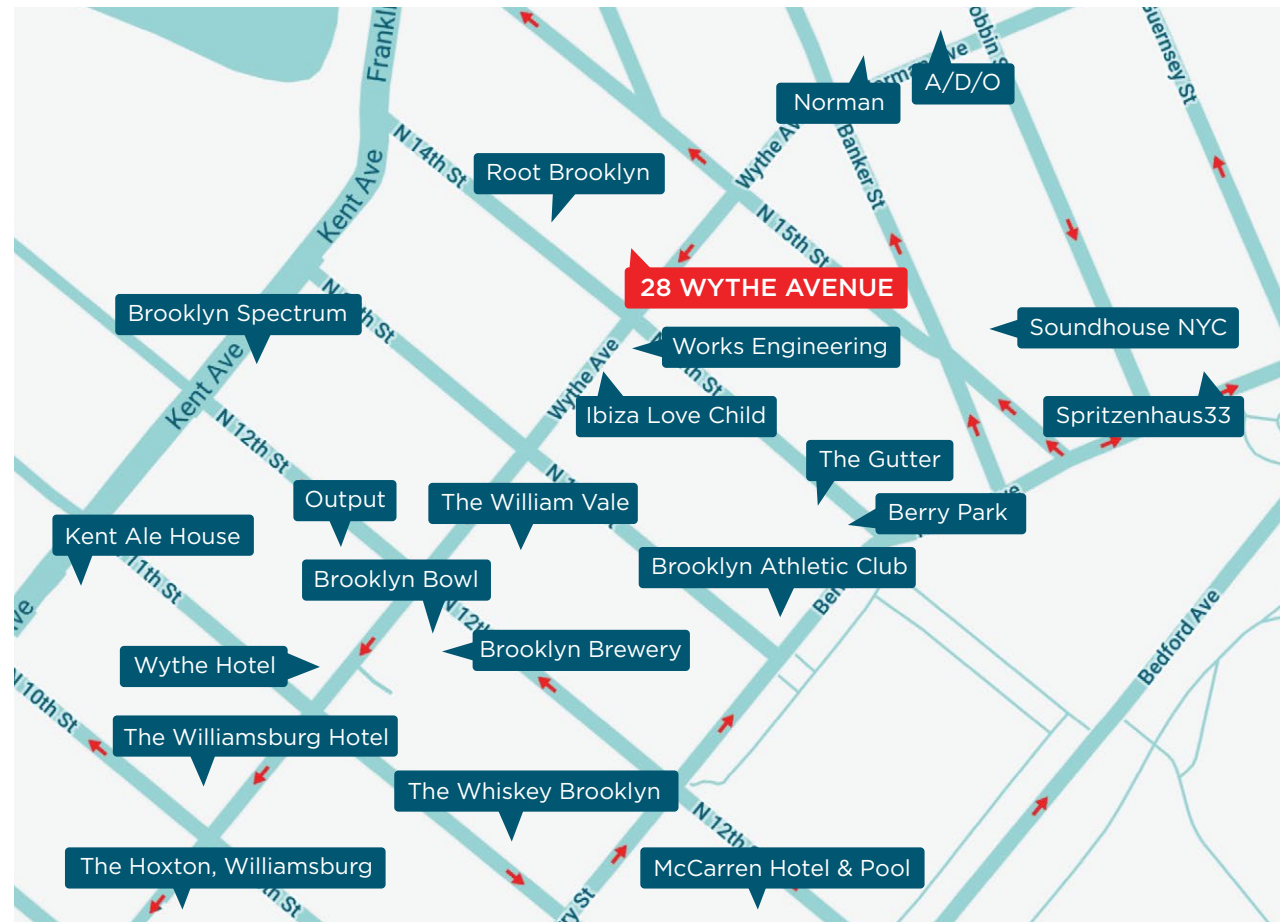
NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Root Brooklyn
Berry park
Norman
The William Vale
Brooklyn Bowl
Brooklyn Brewery
Wythe Hotel
The Williamsburg Hotel
The Hoxton, Williamsburg
McCarren Hotel & Pool
The Whiskey Brooklyn
Kent Ale House
Works Engineering
Ibiza Love Child
Soundhouse NYC
The Gutter
Output
Brooklyn Athletic Club
A/D/O
Brooklyn Spectrum
Spritzenhaus33

TRANSPORTATION

5 Min Walk at Nassau Avenue
11 Min Walk at Bedford Avenue
13 Min Walk at North 6th Street, East River Ferry



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