

COMPASS COMMERCIAL

297 North 7th Street



WILLIAMSBURG NORTHSIDE SCHOOLS

Brooklyn, NY, 11211
Fully furnished
school for lease

—
In the heart
of Williamsburg

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WILLIAMSBURG NORTHSIDE SCHOOL
297 NORTH 7TH STREET, BROOKLYN NY



297 North 7th Street

The Polsinelli-Graff Team is pleased to present 297 North 7th Street, a rare opportunity to lease a fully fixtured and furnished school in the heart of Williamsburg. Located less than three blocks from the Bedford Avenue L train and a five-minute walk to the Metropolitan Avenue G train, this prime location provides seamless access to Union Square, the East Village, Alphabet City, Williamsburg, Greenpoint, Bed-Stuy, and beyond.

Built in 2015 as a school for a school, this ±40,000 SF, nine-story property is ready for a new operator to serve the community. The building features 21 classrooms, a full gymnasium, a cafeteria, dedicated art and science rooms, multiple outdoor terraces, a teacher's lounge, and a comprehensive inventory of essential materials—allowing for immediate use. Every space has been thoughtfully designed to meet the needs of educators and students alike, ensuring a turnkey transition for its next occupant.

Property Highlights

Location: North Williamsburg, Brooklyn
(between Meeker Ave & Havemeyer St)

Accessibility: Steps from the Bedford Ave
L train station and B24 bus line

Lot Dimensions: 58' x 100'

Zoning: M1-2/R6 (Use Group 3)

Stories: 9

Built: 2015

**Furniture Fixtures
and Equipment Included:** \$750,000

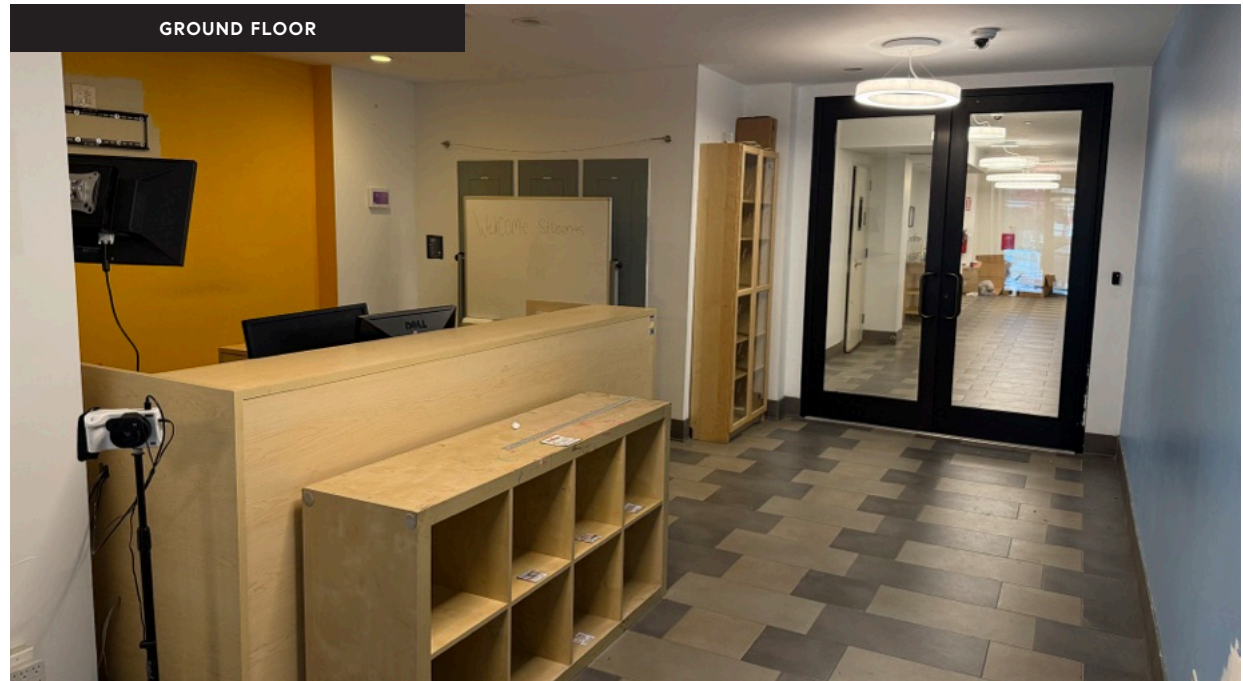
Property Taxes (2024): \$68,770

Current Status: Vacant

School District: 14

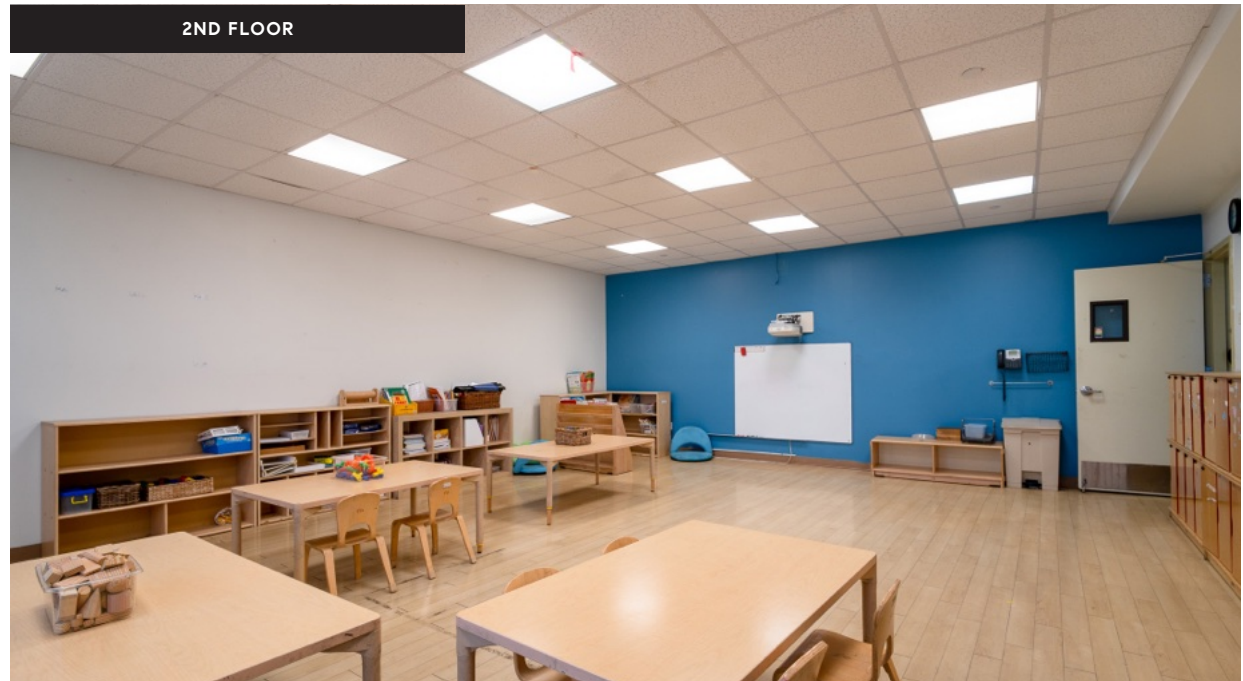
Ground Floor

- Check in and security desk
- Two elevators and egress

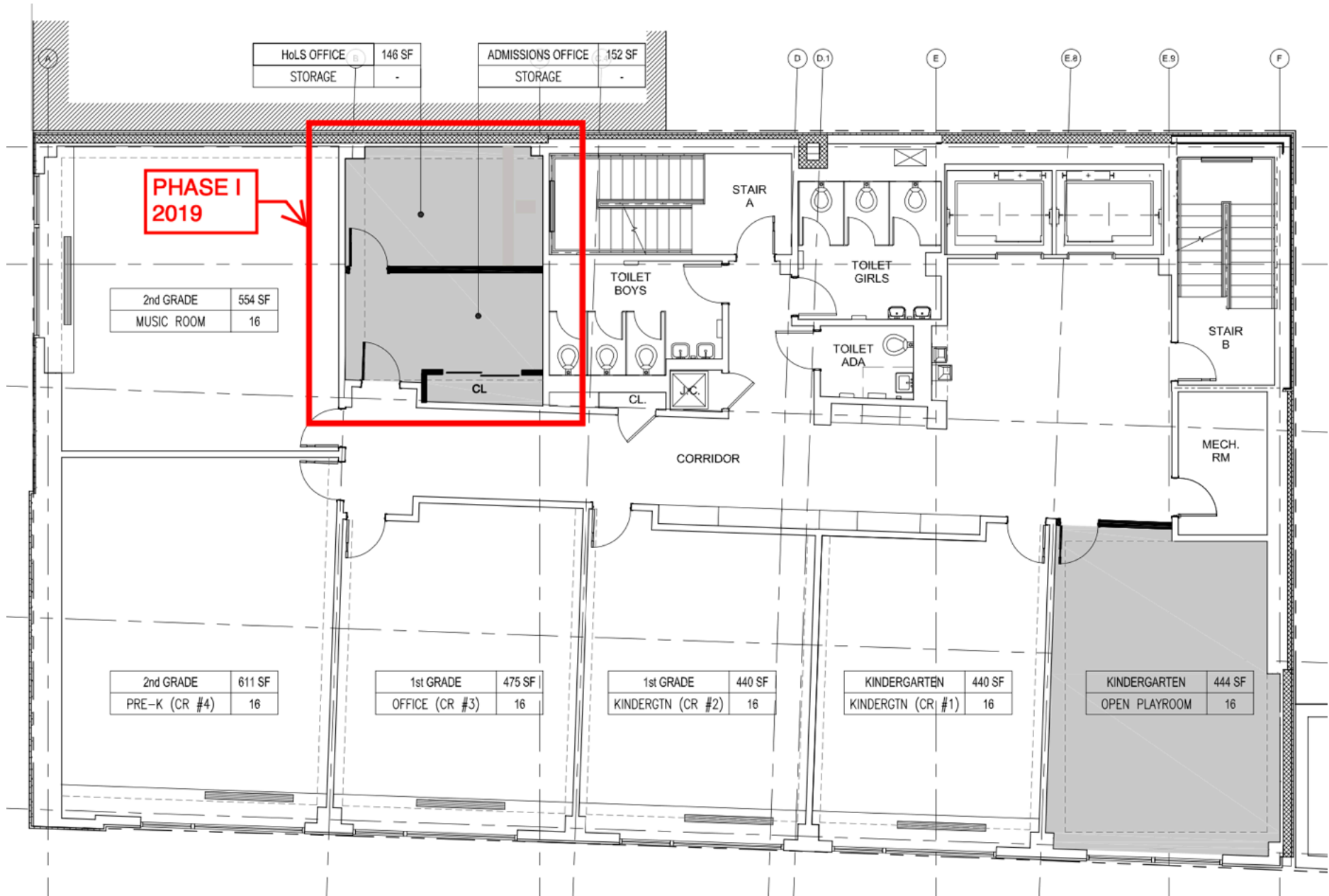


2nd Floor

- 1 admissions office
- Two kindergarten classrooms
- Two 1st grade classrooms
- Two 2nd grade classrooms
- 1 ADA bathroom
- 1 girls bathroom and 1 boys bathroom

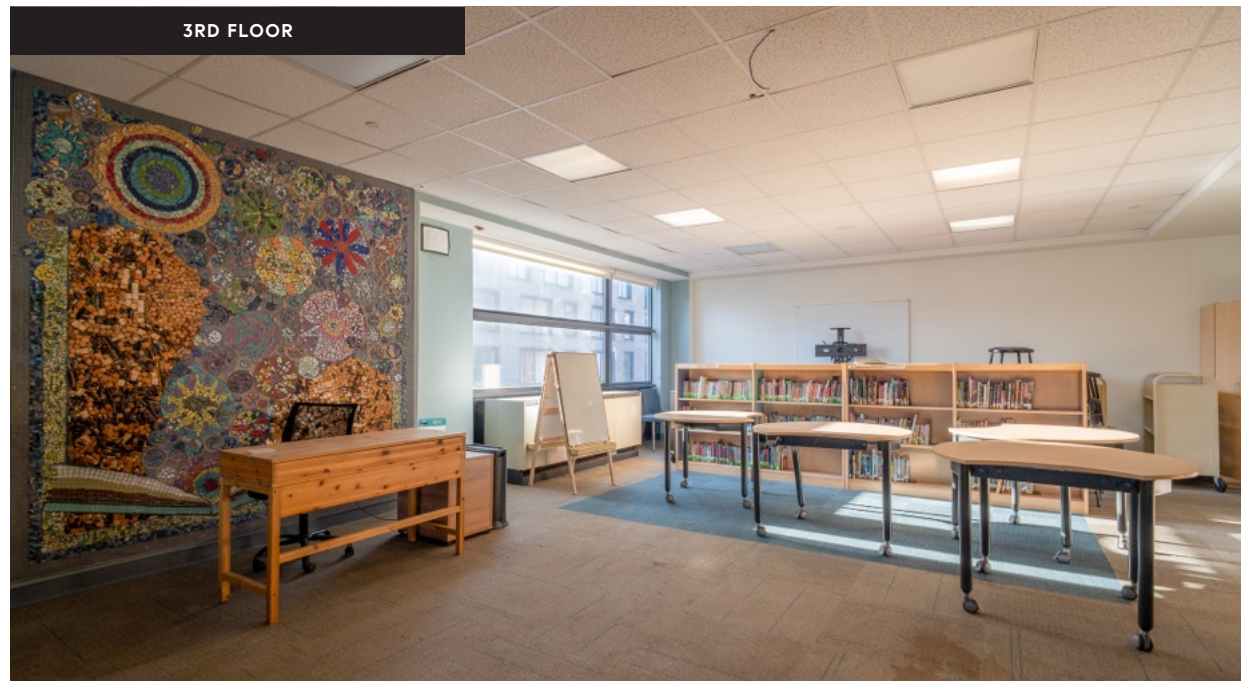
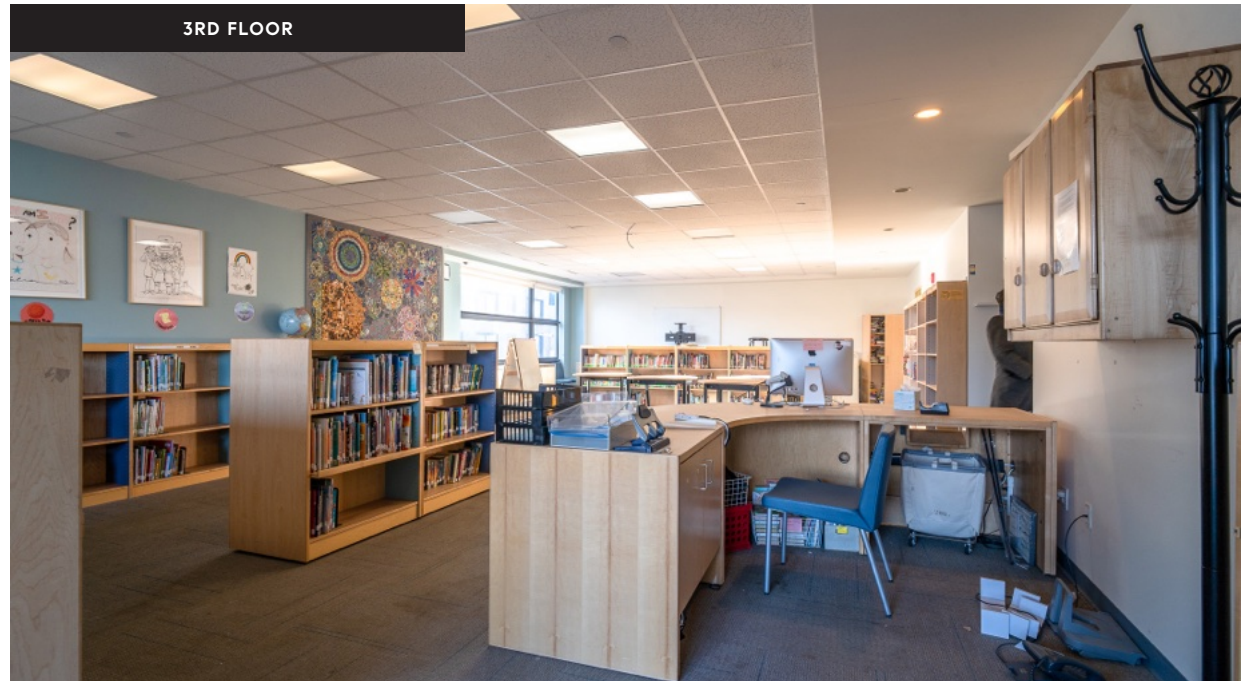


2ND FLOOR

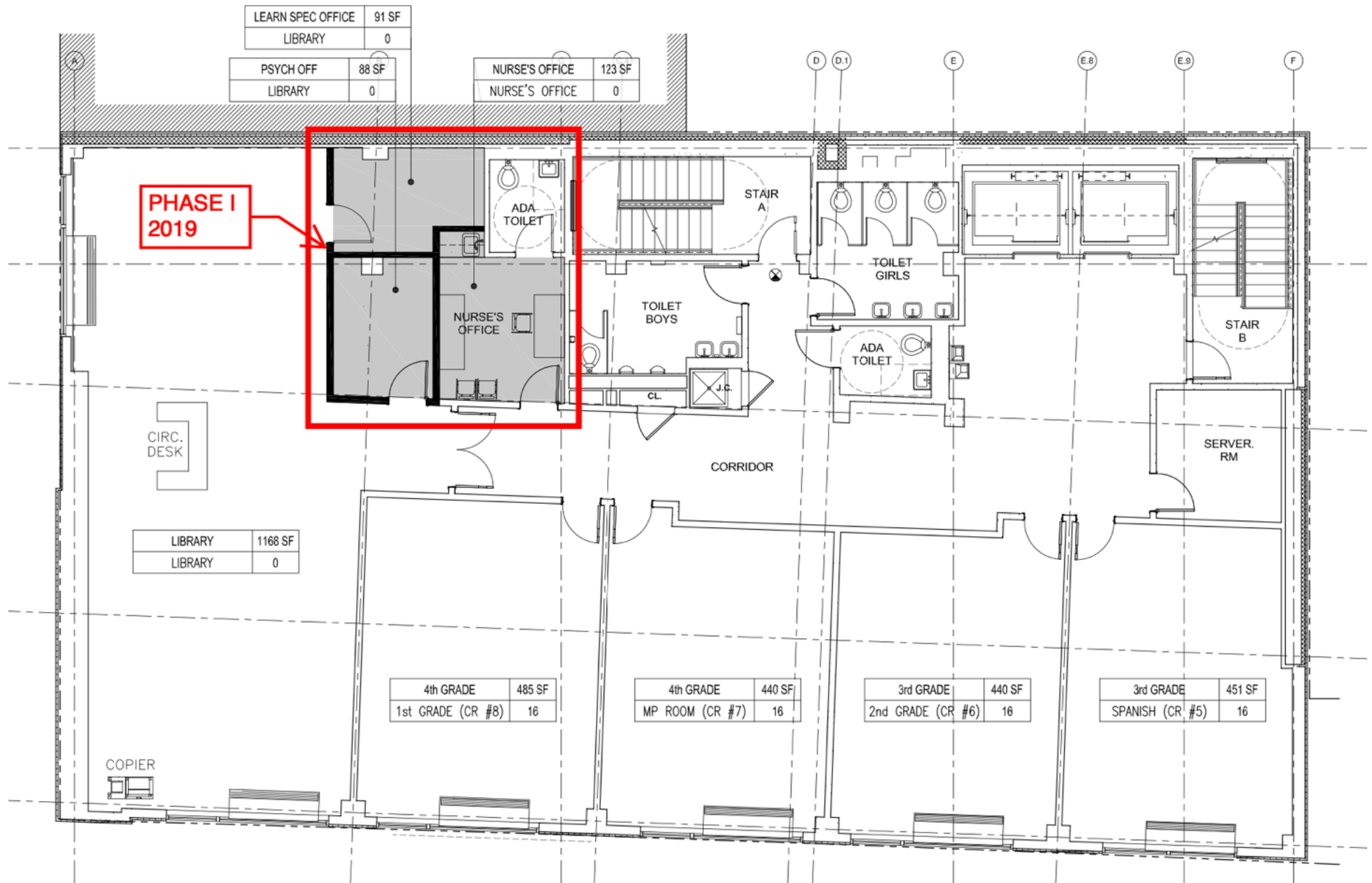


3rd Floor

- Fully fixtured library
- Nurses office with ADA bathroom
- Two 3rd grade classrooms
- Two 4th grade classrooms
- 1 ADA bathroom
- 1 girls bathroom
and 1 boys bathroom

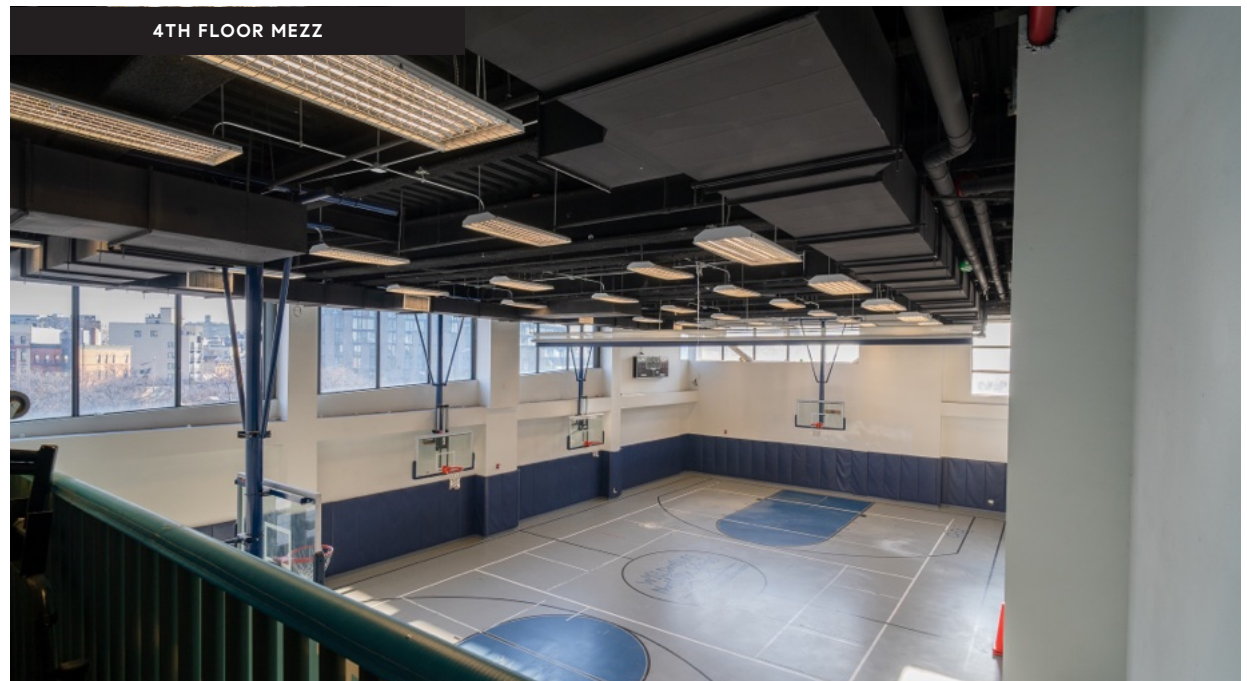


3RD FLOOR

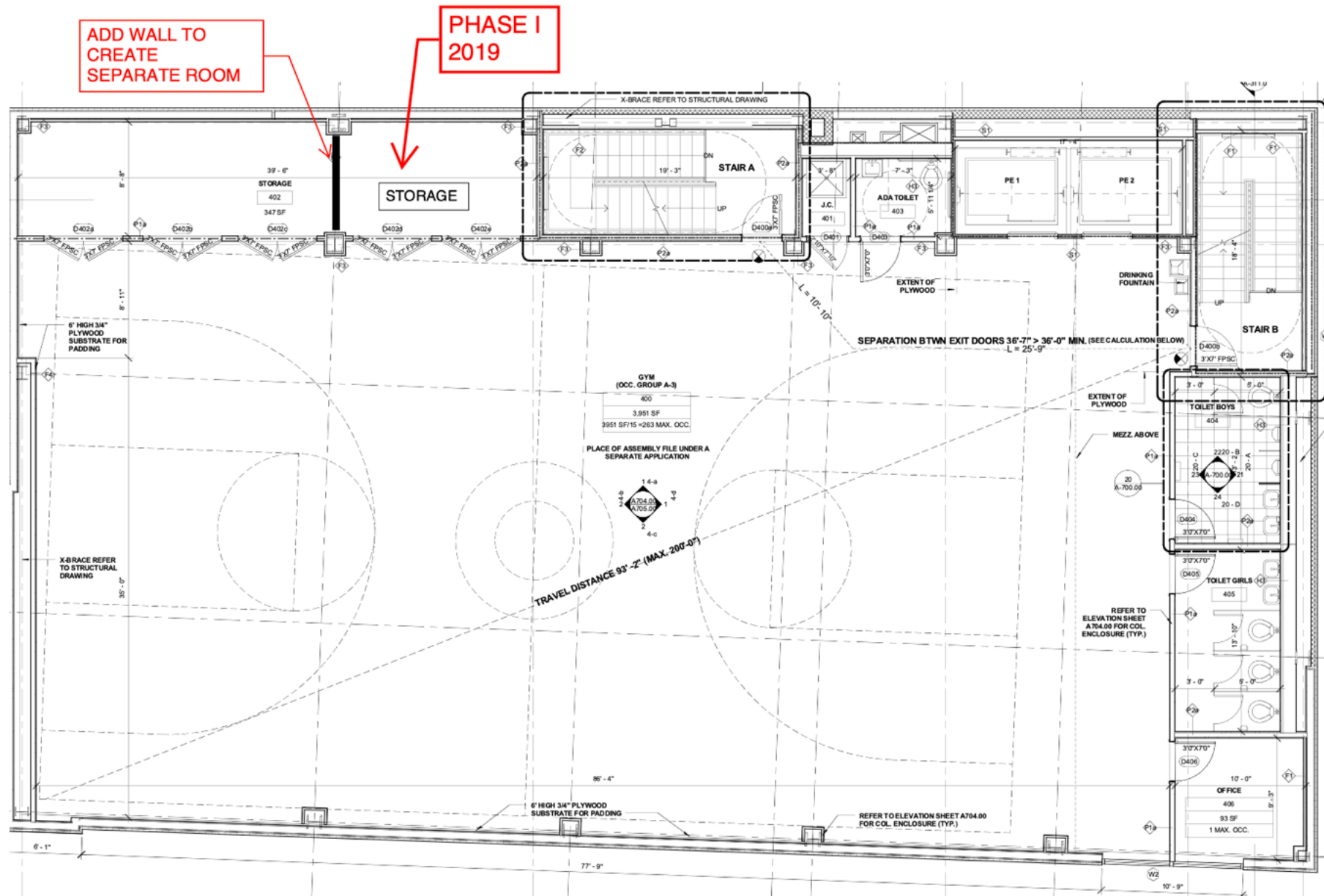


4th Floor

- Gymnasium with 23 FT ceilings
- Regulation size basketball court
- Two 8ft basketball rims for smaller students
- Coaches office
- 700 SF of storage
- ADA bathroom
- 1 girls and 1 boys bathroom

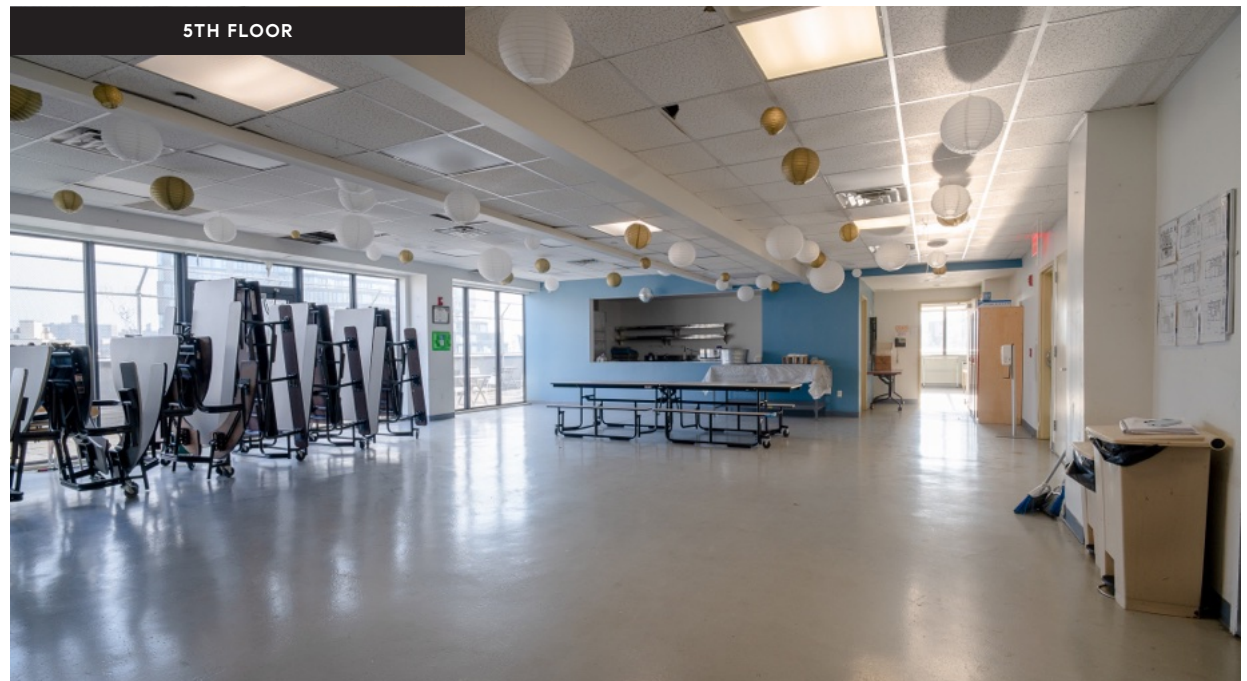
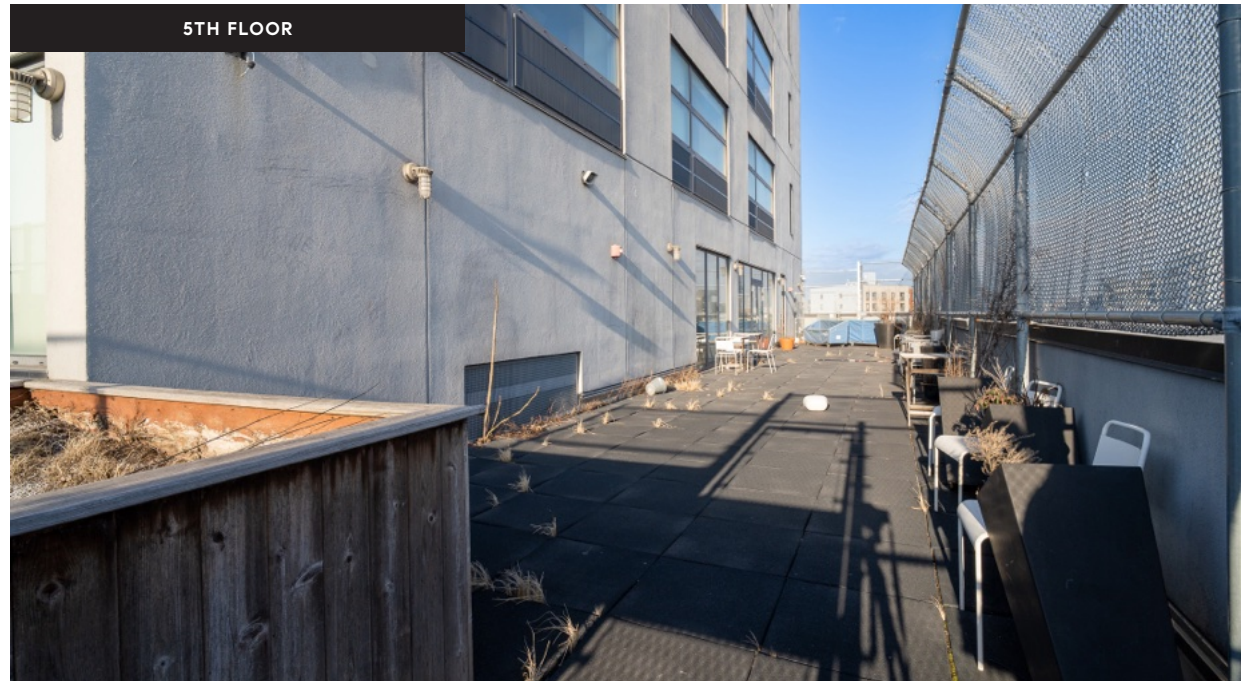


4TH FLOOR

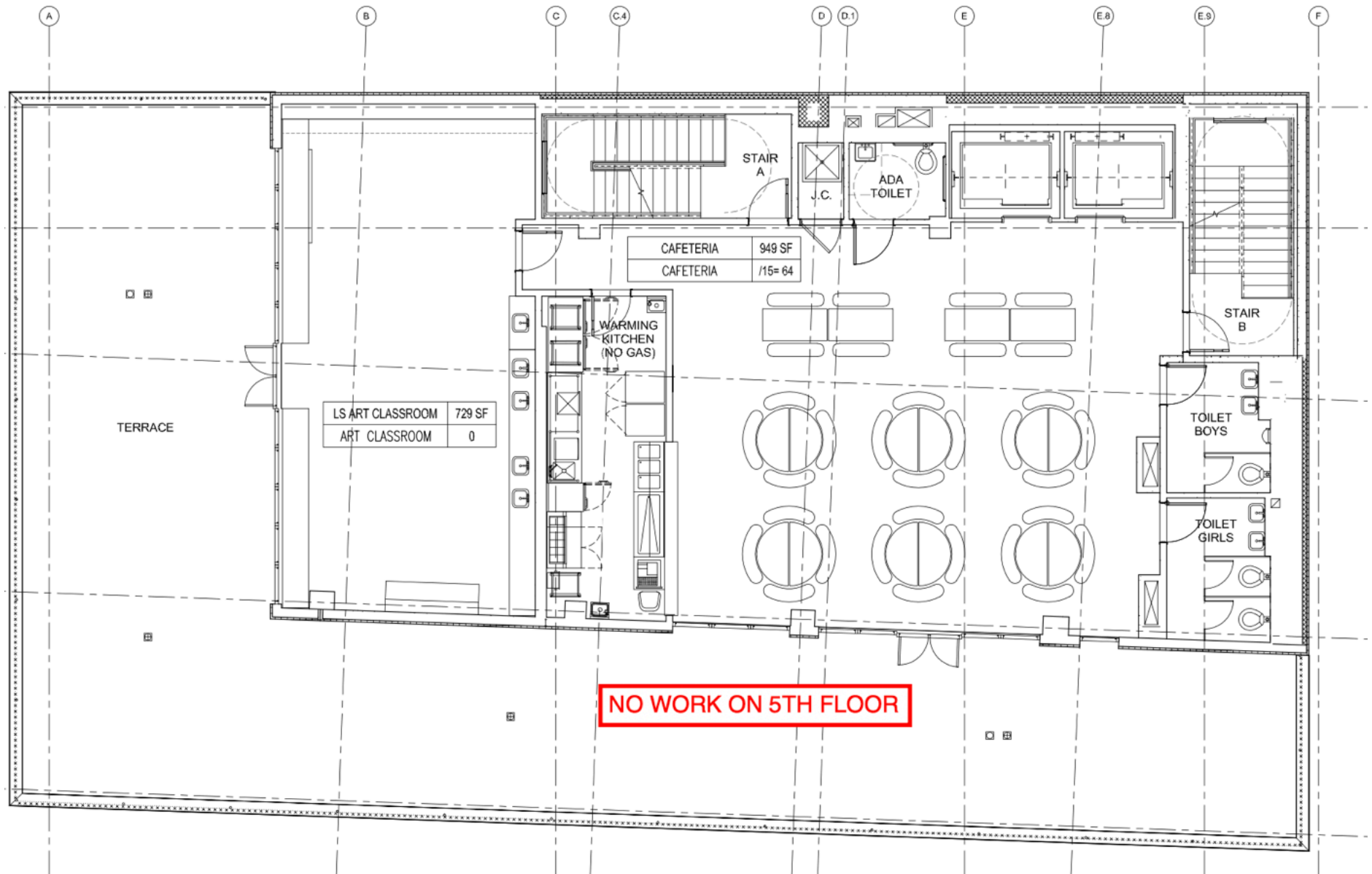


5th Floor

- Cafeteria - capacity for minimum 64 students
- 1 warming kitchen with refrigeration, sinks, and warming ovens
- 1 art classroom with 5 sinks
- Wrap around terrace with seating and herb garden



5TH FLOOR

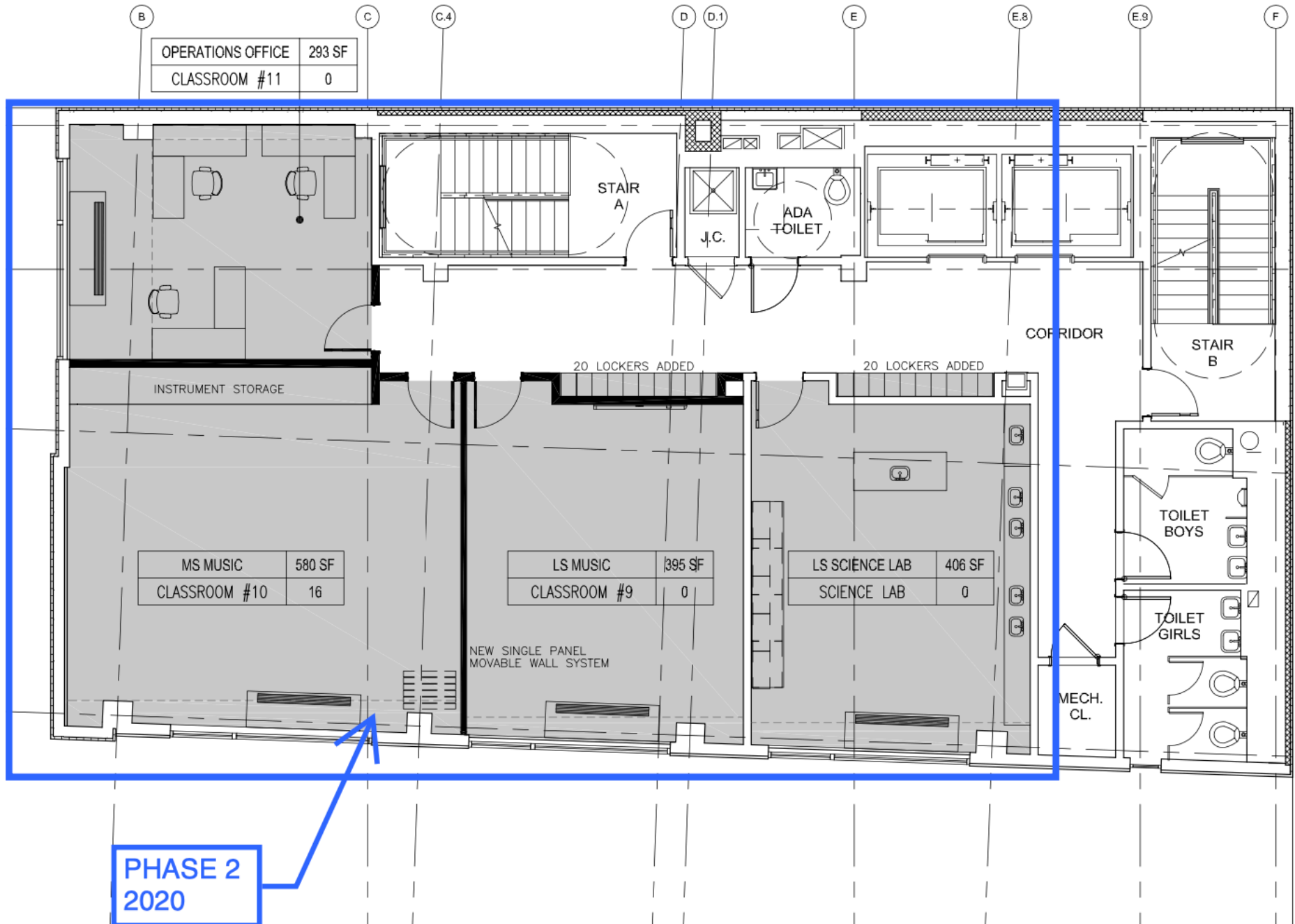


6th Floor

- 1 science lab
- 2 music rooms
- 1 administration office
- 40 lockers
- 1 ADA bathrooms
- 1 boys & 1 girls bathroom



6TH FLOOR

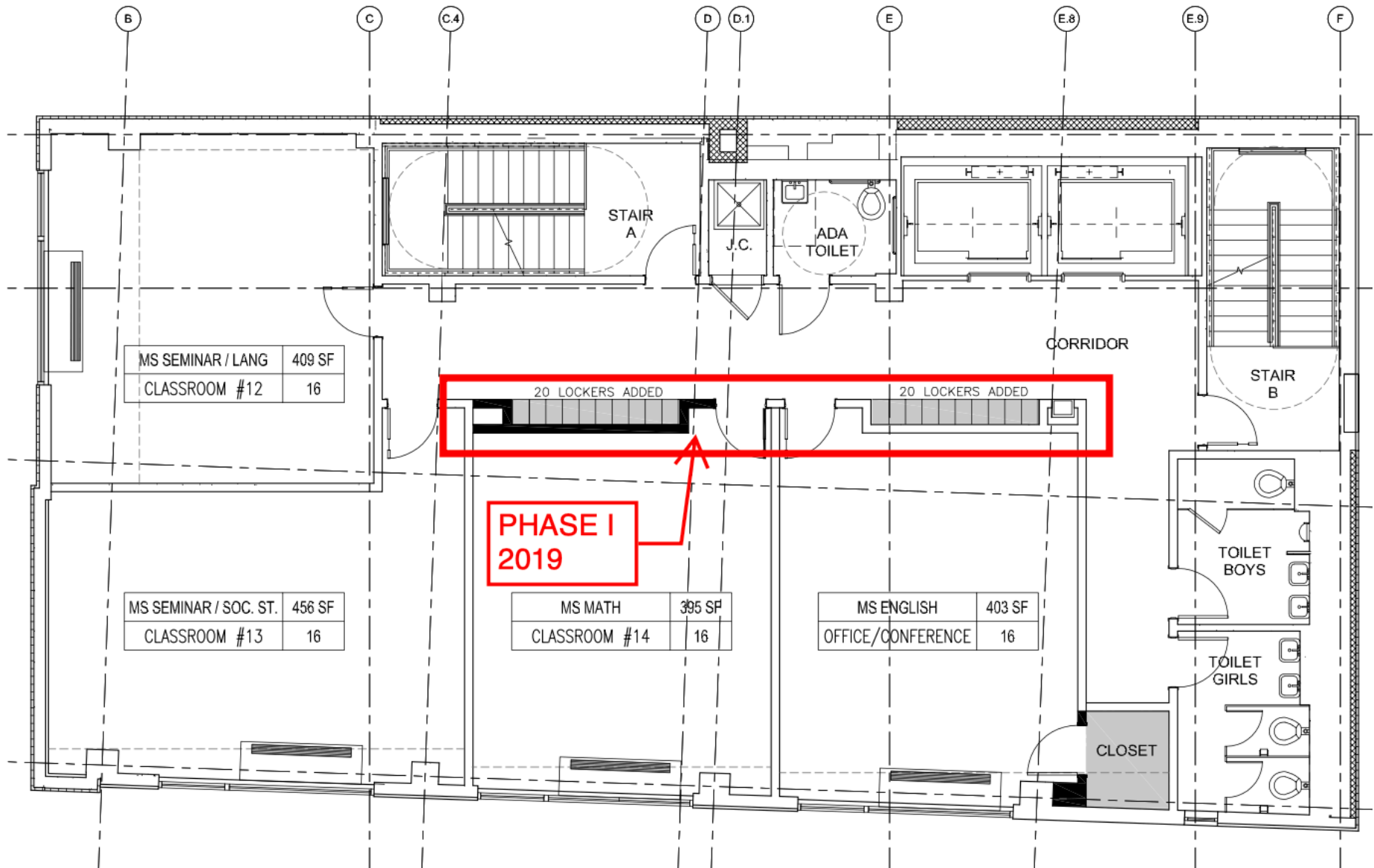


7th Floor

- 4 fully outfitted standard classrooms
- 40 lockers
- 1 ADA bathroom
- 1 boys and 1 girls bathroom

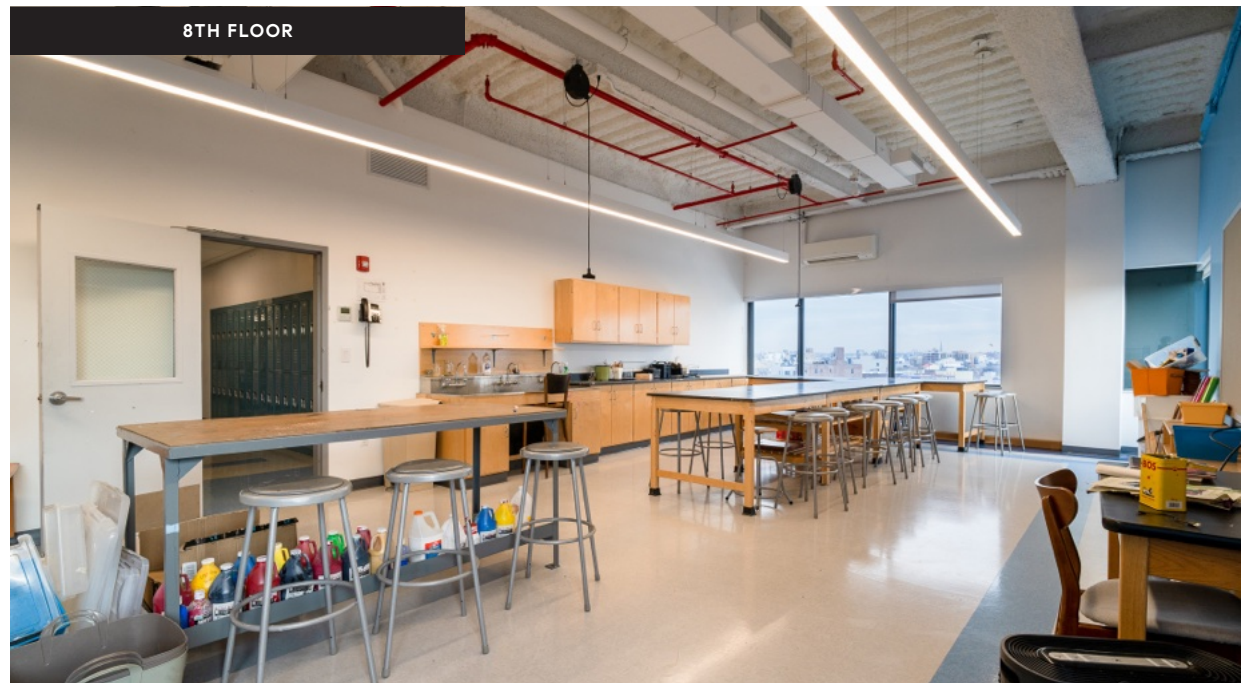
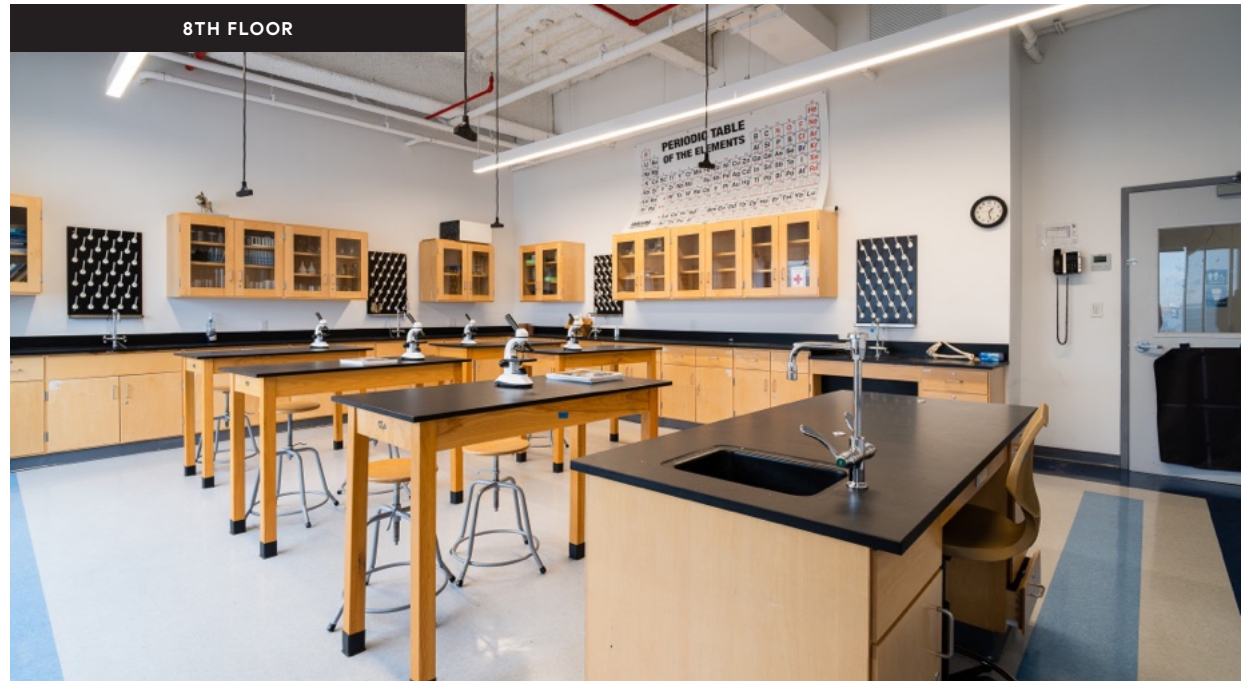


7TH FLOOR

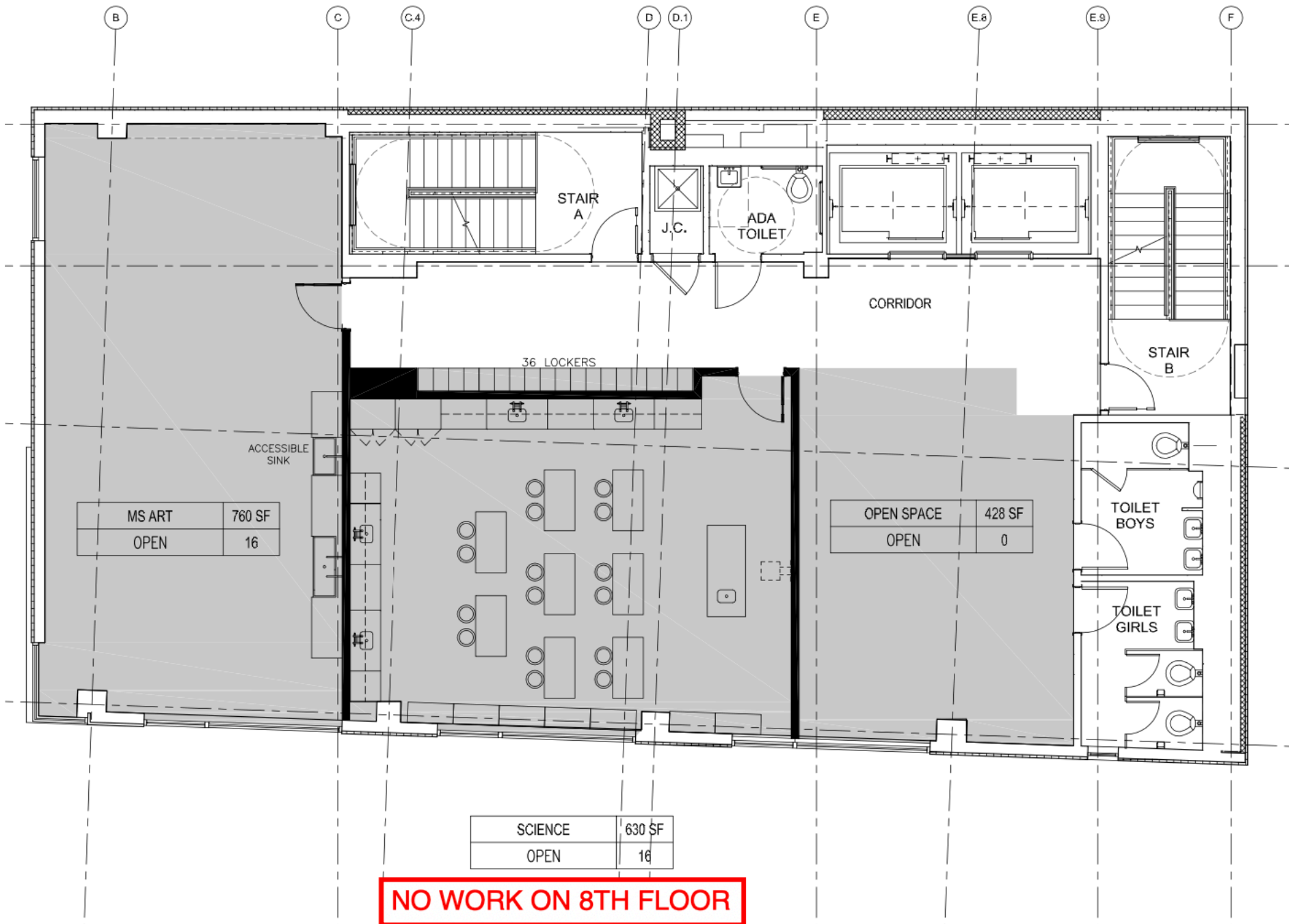


8th Floor

- 1 science room
- 1 art room
- 500 SF communal space
- 1 ADA bathroom
- 1 boys and 1 girls bathroom



8TH FLOOR



- Teachers lounge
- 3 office
- Bullpen seating for 4
- Conference room
- Eat in kitchen
- ADA bathroom
- 775 SF outdoor terrace

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FOR MORE INFORMATION PLEASE CONTACT

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POLSINELLI-GRAFF TEAM

All Things Commercial