

113 BROADWAY

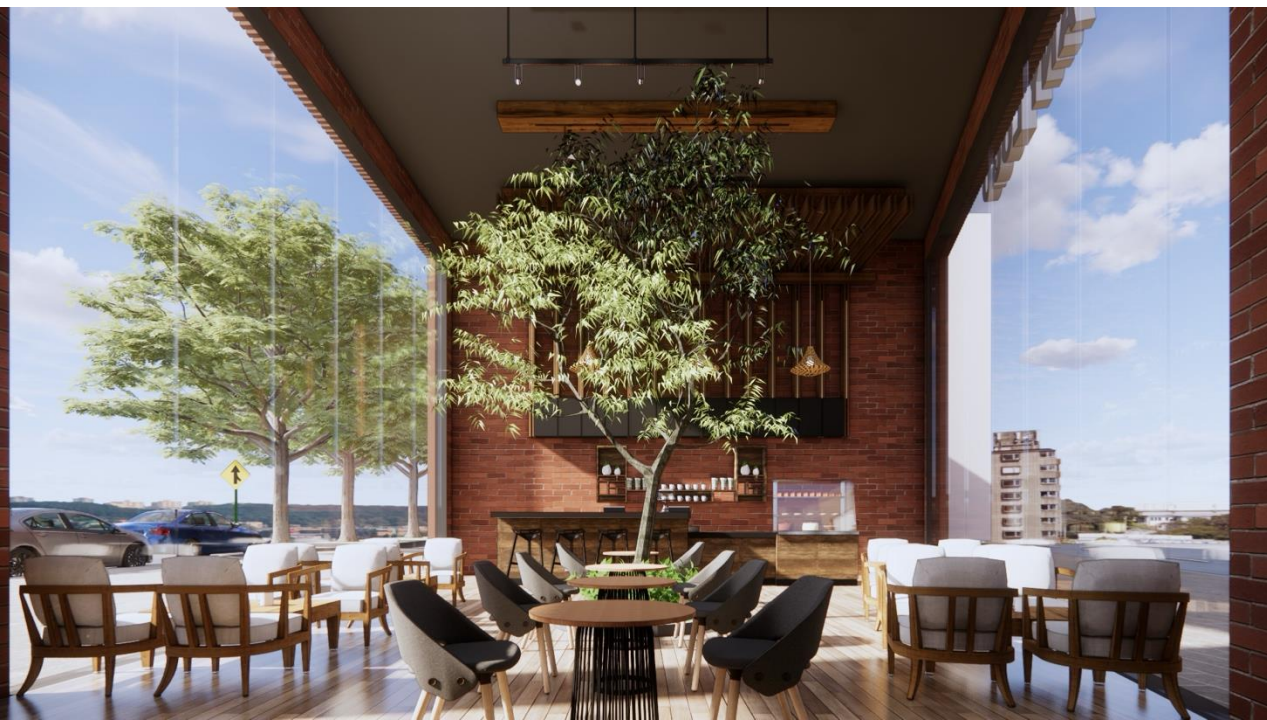


OVERVIEW

Broadway and Bedford Avenue is the nexus of retail-centric South Williamsburg – and famously home to Peter Luger. Over the years, this pocket took an identity of its own and became a restaurant and nightlife destination in the neighborhood. There are four Michelin star restaurants concentrated in a four-block radius of 113 Broadway.

Most recently, The Moxy hotel one block away, became the seventh addition to a rolodex of hotels in the neighborhood drawing visitors from around the world.

The neighborhood has been rapidly evolving with 4,000 new residential units built in the last 5 years only three blocks away at the domino sugar project.

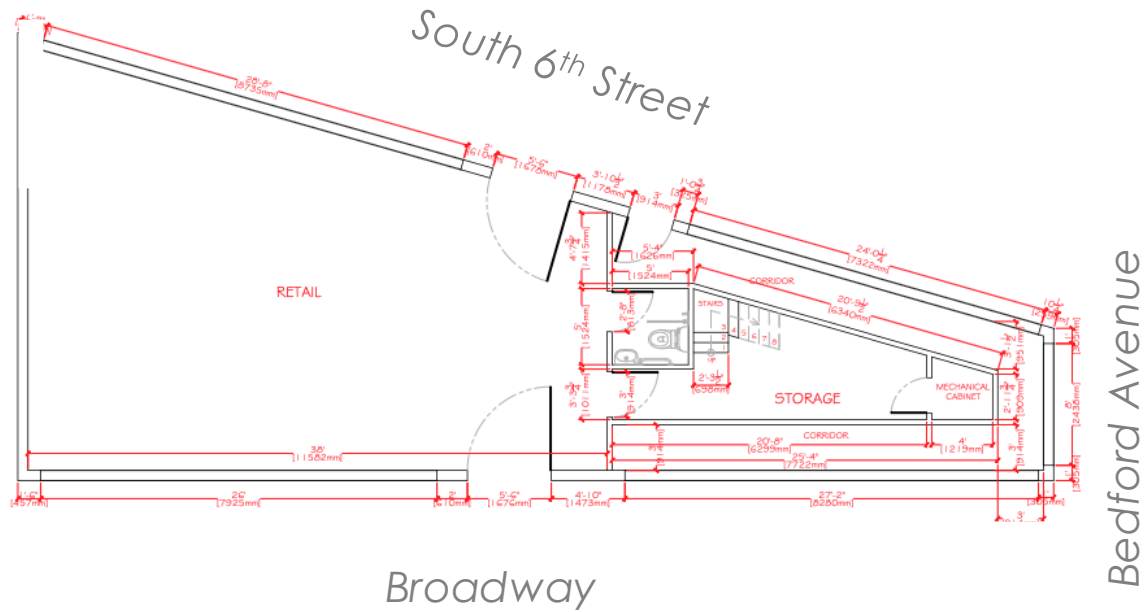


- Built To Suit Corner building with one-of-a-kind retail and branding opportunity in Williamsburg.
- 150 ft wraparound frontage provides strong exposure to highly-trafficked Bedford Avenue and Broadway.
- 20' tall Ceiling Heights with brand new glass floor to ceiling window façade.
- Neighbors include Peter Luger Steak House, Marlow & Daughters, Meadowsweet, Baby's All Right, Bembe, Motorino Pizzeria, Barano, Patrizia's of Williamsburg, Diner, Davidoff of Geneva, and Bottleneck
- Steps from the Marcy Avenue M J Z with 4,171,666 riders annually

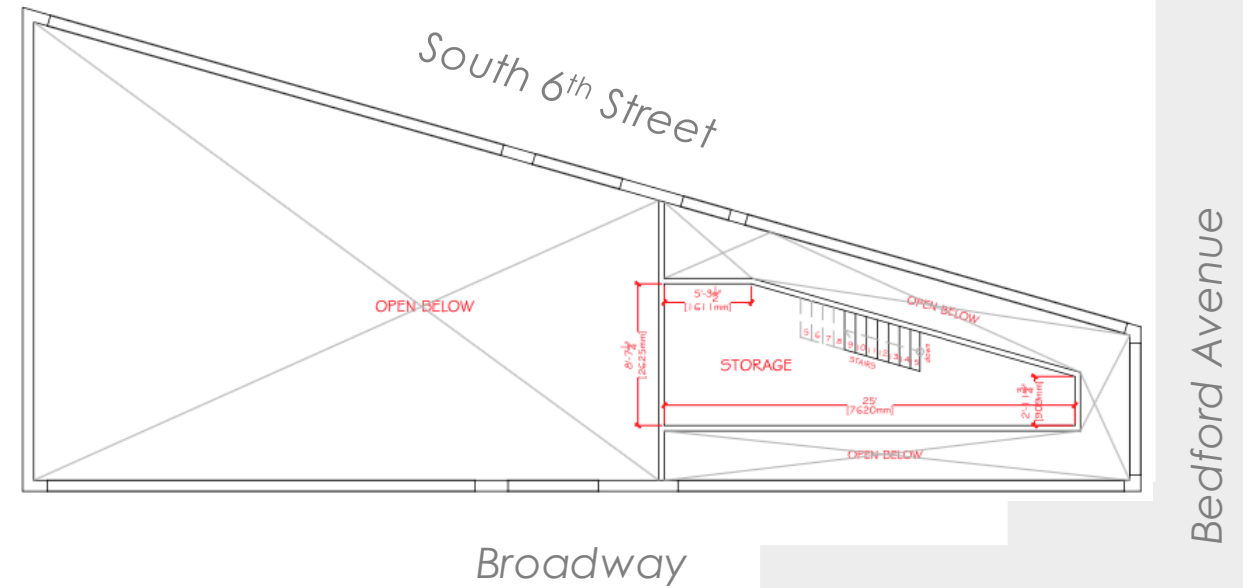
HIGHLIGHTS

Floorplans

Ground Floor



Second Floor Mezzanine



FEATURES

- Delivered fully built to suit
- Ground Floor consists of **1,040 SF**
- The Mezzanine consists of **180 SF**

- Features **150 FT** of wraparound frontage
- **20'** tall Ceiling Heights
- Ample wrap around outdoor space with additional open plaza space for customers.

Neighborhood



113
Broadway


• New development

- **480 Kent Avenue:** New 850 luxury apartment and condo development.
- **420 Kent Avenue:** New 877 luxury apartment development.
- **One Domino Square:** 160 Condominiums and 400 Rental Apartments.
- **325 Kent Avenue:** New 525 luxury apartment development.
- **The Refinery at Domino:** 460,000 RSF Office, 38,000 SF Equinox, 18,000 SF Retail
- **1 South 1st Street:** 140,000 RSF Office and 320 Rental Apartments.



Retail Map





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