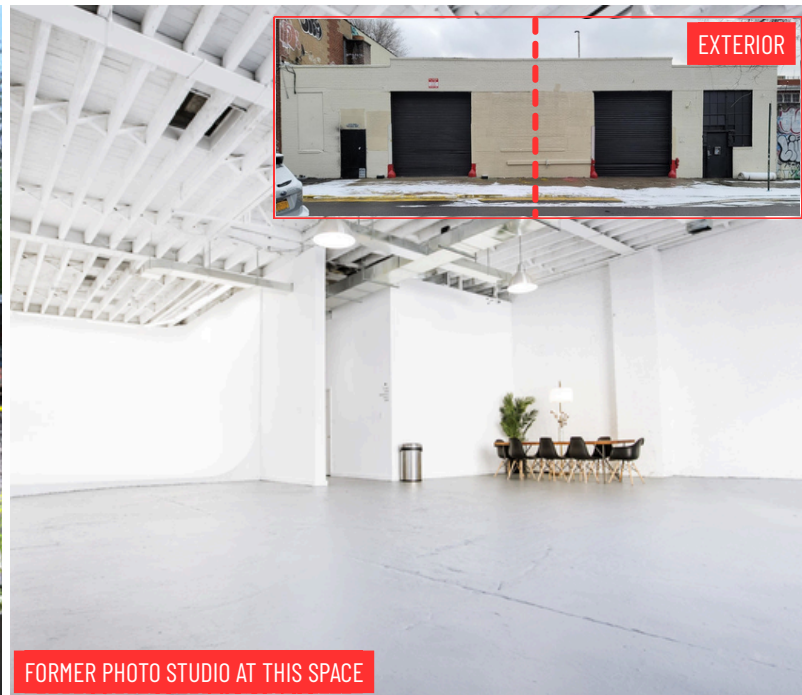


FOR LEASE

272 - 280 SEIGEL STREET, E. WILLIAMSBURG, NY 11206

**3,000 SF - 10,750 SF | NEWLY RENOVATED
MOVE-IN READY FLEX SPACE IN PRIME EAST WILLIAMSBURG
WITH ADJACENT 4,750 SF 2ND GEN RESTAURANT**



NEIGHBORHOOD
EAST WILLIAMSBURG, BK

CONDITION
EXCELLENT CONDITION

STATUS
AVAILABLE IMMEDIATELY

GREAT SPACE FOR: FOOD & BEV, CREATIVE STUDIOS, EVENT SPACE

ATTENTION ALL RESTAURANTEURS, CREATIVES & VISIONARIES

This is the space you have been searching for. Get in on the ground floor of an ever-developing hip retail area in the East Williamsburg/Bushwick border.

Steps from the L Train, you'll find not one but *two distinct, flexible spaces*—ready to lease separately or in combination. This is your chance to anchor in an area pulsing with energy, culture, and constant growth.

SPACE 1 - FULLY BUILT 2ND GEN RESTAURANT

- SIZE ± 4,750 - 6,000 SF
- GATED GLASS DOOR STOREFRONT
- PREP AND WASHING AREA
- CAN BE COMBINED WITH WAREHOUSE ON SEIGEL ST

SPACE 2 - WHITE-BOXED FLEXIBLE SPACE

- SIZE ± 3,000- 6,750 SF
- WHITE BOXED READY FOR CUSTOMIZATION
- HIGH CEILINGS, SKY LIGHTS
- CAN BE COMBINED WITH RESTAURANT
- USE: CREATIVE STUDIOS, CAFES, BREWERY, EVENTS SPACE, RETAIL

CONTACT AGENT

EITAN HAKAMI
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ehakami@greiner-maltz.com

GREINER-MALTZ
REAL ESTATE
"CREATING OPPORTUNITIES TOGETHER"

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | GREINERMALTZ.COM

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SPACE 1: 4,750 SF - EXPANDABLE UP TO 10,750 SF

SPACE 2: 3,000 - 6,750 SF - EXPANDABLE UP TO 10,750 SF

THE CULINARY DREAM SPACE

A fully built 2nd-generation restaurant, complete with high-capacity kitchen infrastructure, venting, and modern restroom facilities. Adaptable for full-service dining, ghost kitchens, food halls, or commissaries. Restaurant is adjacent to iconic Roberta's Pizzeria and enjoys the foot traffic due to visibility and proximity. Whether you're scaling your brand or introducing something bold and new — this is your ready-to-go culinary canvas.

THE CORNER RETAIL / CREATIVE HUB

Located at the corner of Seigel & White Street, this beautifully lit space offers 15' ceilings, full HVAC, exposed brick charm, and floor-to-ceiling windows that flood the room with natural light. Ideal for retail storefronts, creative studios, showrooms, galleries, or community concepts. Join the future of hybrid, experience-led commerce in a location that commands attention.

THE TWO SPACES CAN BE LEASED SEPARATE, TOGETHER, OR IN ANY COMBINATION.

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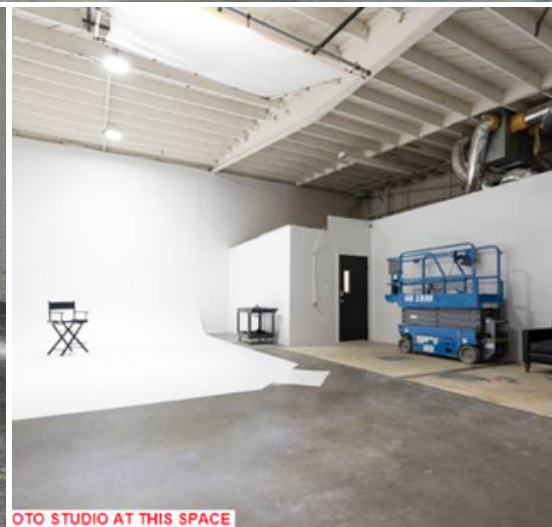
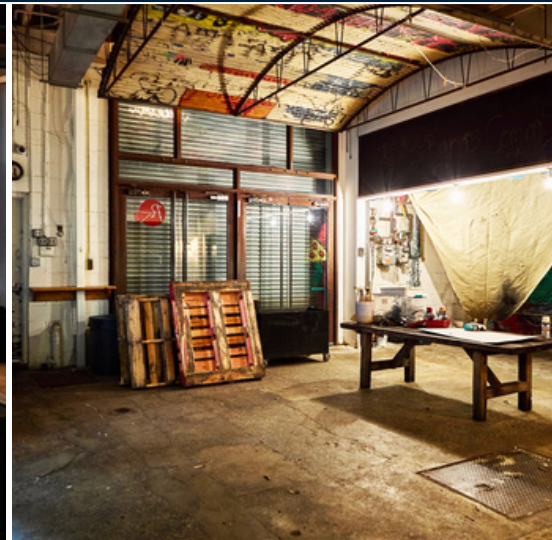
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OTO STUDIO AT THIS SPACE

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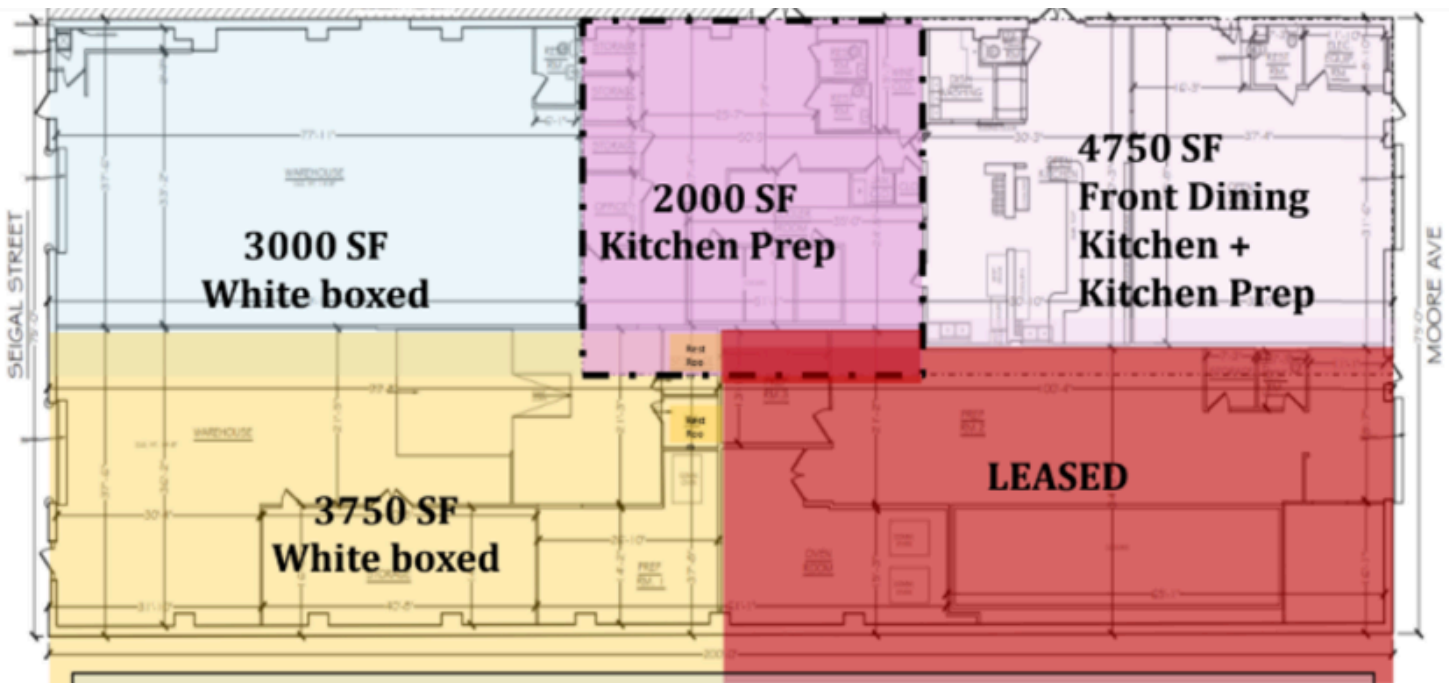
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272-280 SEIGEL STREET FLOOR PLAN



Option 1 - 3000 SF White Boxed , expandable by 2000 SF (Kitchen Prep Area)

Option 2 - 3750 SF White Boxed , expandable by 2000 SF (Kitchen Prep Area)

Option 3 - 6750 SF White Boxed , expandable by 2000 SF (Kitchen Prep Area)

Option 4 - 4750 SF Complete Kitchen, Dining, and Kitchen Prep area

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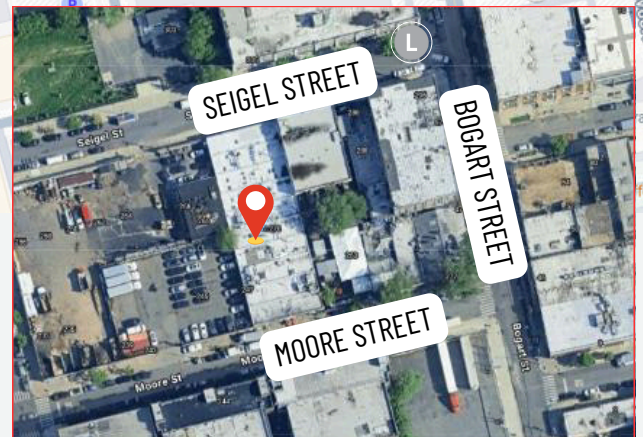
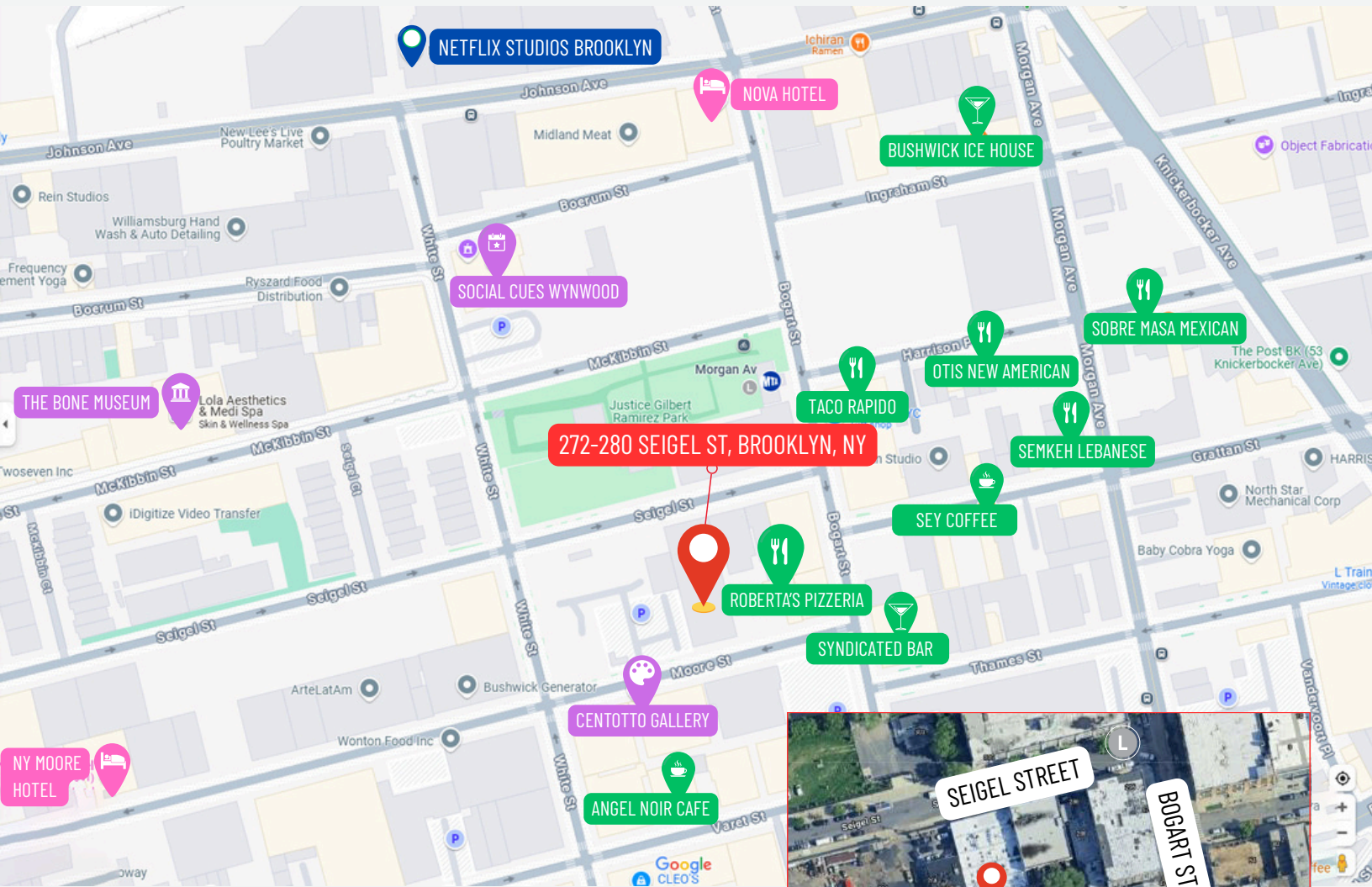
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ACCESSIBILITY:

Commuting is effortless with the Morgan Avenue L-Train station just a 2-minute walk away, offering a quick 15-minute ride into Manhattan. The location also provides easy access to major highways, making it a strategic hub for both logistics and lifestyle.



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