

The
WILLIAMSBURG
PORTFOLIO
• N. 6TH ST •





CONTENTS

ABOUT WILLIAMSBURG

AREA RETAILERS

WILLIAMSBURG RETAIL/TRANSIT MAPS

FULL BLOCK RENDERINGS

81-83 N 6TH STREET

85-87 N 6TH STREET

89 N 6TH STREET

91 N 6TH STREET

81-91 MASTER EGRESS PLANS

113 N 6TH STREET

LEASING TEAM

WILLIAMSBURG PORTFOLIO

ABOUT



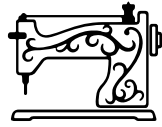
Thanks to a younger demographic seeking hip and trendy urban living, Williamsburg has become one of the most popular areas in Brooklyn and an increasingly strong tourist destination. Successful restaurants, chic bars, and innovative local and national retail brands line the main corridors such as Bedford Avenue, N. 6th, N. 7th, N. 3rd, Kent, Wythe and much more. Industrial lofts have been converted into apartments and luxury condos, reshaping Williamsburg from what was once an afterthought to a first rate retail destination. Brooklyn, especially Williamsburg, is transforming to a necessary location for credit worthy tenants looking to tap into hip and cool 'new' New York.

Williamsburg has become a sought after alternative to Manhattan living. It is comprised of both new and renovated apartments and townhomes, situated just 10 minutes from Union Square by subway, with beautiful views of the Manhattan skyline. The Bedford Avenue Subway stop, located at the corner of Bedford and North 7th Street, is serviced by the L Train and sees an average weekday ridership of 27,224 people daily. The L Train is the most efficient and commonly used form of transportation to and from the city, although other options exist, including ferries, busses and vehicular transportation.

Most of the new development, both residential and office, is occurring west of Bedford along the river. Thus, the flow of the dense pedestrian traffic off the subway is westbound toward the river using North 6th and North 7th Streets as a corridor. North 6th Street is emerging as the epicenter of retail in Williamsburg and has attracted retailers such as, Space 98 (Urban Outfitters), Madewell, American Apparel, Kit & Ace (coming soon), Le Labo (coming soon) and Gant.

AREA RETAILERS

CURRENT & COMING SOON NEIGHBORING TENANTS



SCOTCH & SODA
AMSTERDAM COUTURE

J. CREW



URBAN OUTFITTERS | SPACE NINETY 8



LE LABO[®]
GRASSE - NEW YORK

maje

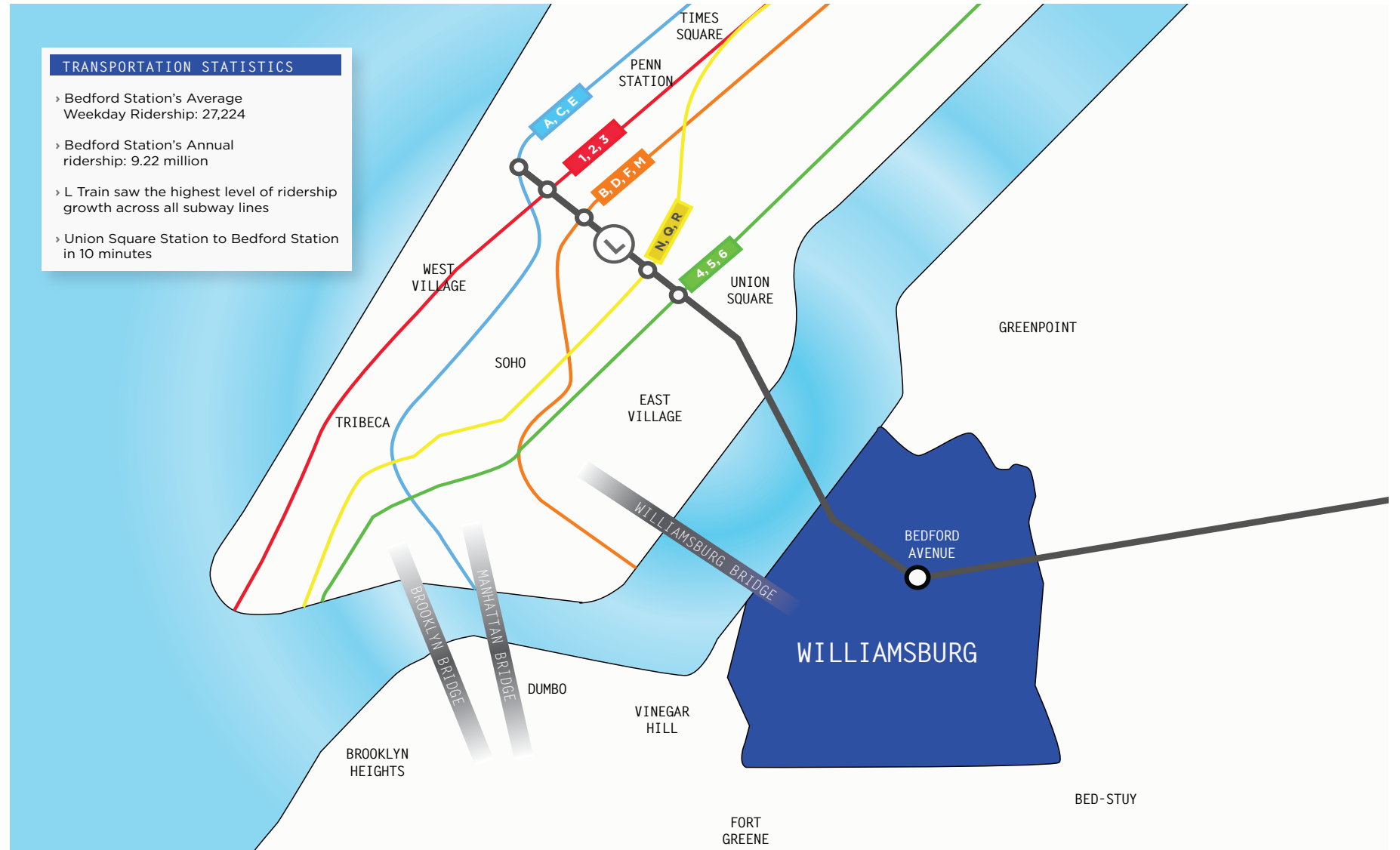
s a n d r o



KIT  ACE *Madswell*

WILLIAMSBURG TRANSIT MAP

SUBWAY ACCESS



WILLIAMSBURG RETAIL MAP

AREA RETAIL



WILLIAMSBURG RETAIL MAP

STREETSCAPE



<p>KENT AVENUE</p> <p>RESIDENTIAL DEVELOPMENT SITE</p> <p>RESIDENTIAL SHIZEN DEVELOPMENT SITE</p> <p>SANDRO MAJE</p> <p>DEVELOPMENT SITE</p>	<p>KENT AVENUE</p> <p>MODERN SPACE SWEATLEAF CITI WINDOWS FRESH KILLS CADET MEG LOOVE LABLE MUSIC HALL OF WILLIAMSBURG CUBANA SOCIAL BLACK BEAR BAR NATIONAL SAWDUST MUSIC VENU</p> <p>N 6TH STREET</p>
<p>WYTHE AVENUE</p> <p>HOUSE OF SMALL WONDER 81-83 N 6TH STREET 85-87 N 6TH STREET 89 N 6TH STREET 91 N 6TH STREET</p> <p>TO BE KIT & ACE ROJO QUALITY MEATS SWEETWATER ZABLOZKI BERK LOMBARDO PACKING A AND G MERCH 113 N 6TH STREET GANT</p>	<p>WYTHE AVENUE</p> <p>WILLIAMSBURG DENTAL MIKEYS HOOK UP UO-SPACE 98 AMERICAN APPAREL THIS AND THAT NARCISSE GO YOGA SEA TO BE LE LABO FLAGSHIP</p> <p>N 6TH STREET</p>
<p>BERRY STREET</p> <p>TO BE RITUALS TOBY'S ESTATE MADEWELL COCORO THE PHONEWORKS AND CO. SURF BAR RESIDENTIAL NORTHSIDE REALTOR BIBLIO NY MUFFINS</p>	<p>BERRY STREET</p> <p>RETAIL DEVELOPMENT SITE</p> <p>TINY EMPIRE DIVA NAILS NYC TRANSIT SYSTEM SHOE MARKET BROOKLYN FOX</p> <p>N 6TH STREET</p>
<p>BEDFORD AVENUE</p>	<p>BEDFORD AVENUE</p>

FULL BLOCK RENDERINGS

EXISTING & PROPOSED

EXISTING FULL BLOCK



PROPOSED FULL BLOCK





81-83

N 6TH STREET

81-83 N 6TH STREET

PROPOSED BUILDING IMAGE



81-83 N 6TH STREET

85-87 N 6TH STREET

81-83 N 6TH STREET

SECOND	3,000 SF
GROUND	3,000 SF
<u>CELLAR</u>	<u>1,485 SF</u>
TOTAL	7,485 SF

POSSESSION Q4 2016

FRONTAGE 40 FT

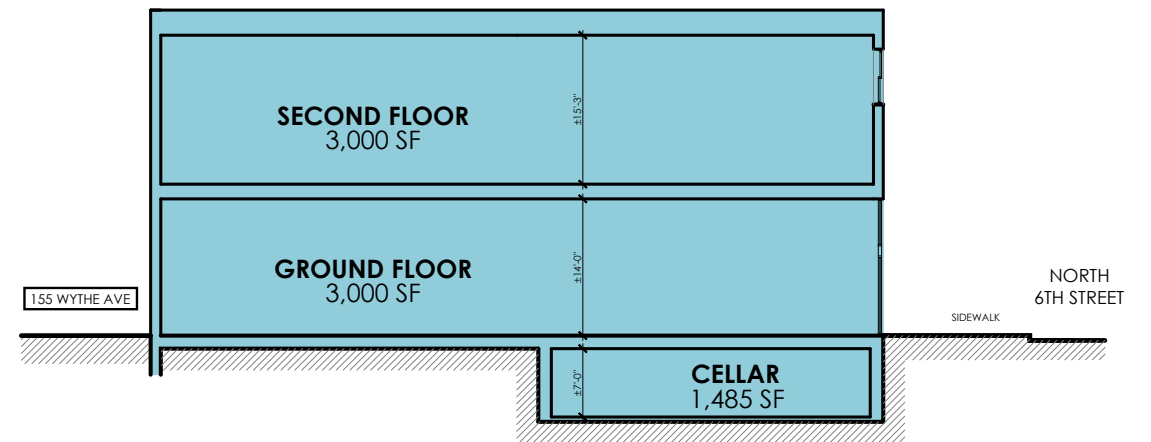
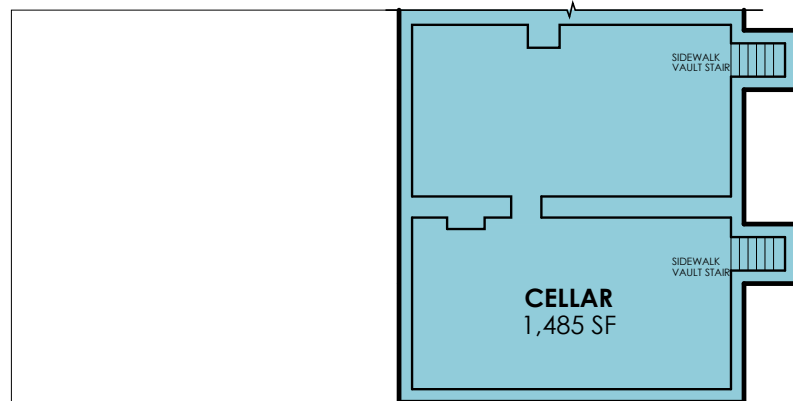
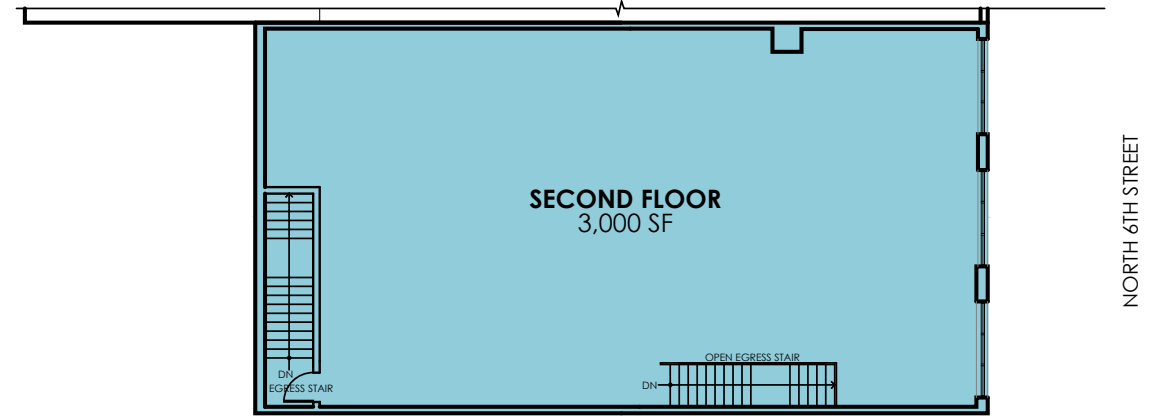
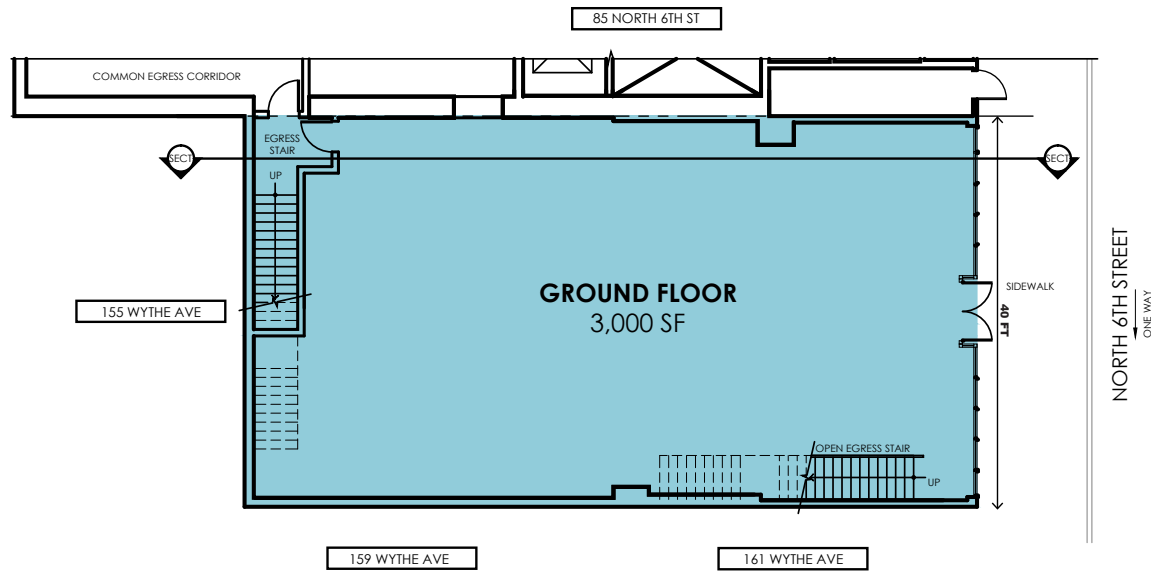
CEILING HEIGHT 14' GROUND | 15' SECOND | 7' CELLAR

COMMENTS

- SINGLE USER FLAGSHIP POSITION ON NORTH 6TH STREET
- MULTIPLE CONFIGURATIONS POSSIBLE - SPACE IS DIVISIBLE
- COMPLETE BUILDING RENOVATION UNDER WAY
- BRAND NEW STOREFRONT AND FACADE
- ACROSS FROM URBAN OUTFITTERS' SPACE NINETY 8 AND AMERICAN APPAREL

81-83 N 6TH STREET

FLOOR PLANS



81-83 N 6TH STREET

EXISTING BUILDING IMAGE



81 N 6TH STREET

83 N 6TH STREET

85-87 N 6TH STREET



85-87

N 6TH STREET

85-87 N 6TH STREET

PROPOSED BUILDING IMAGE



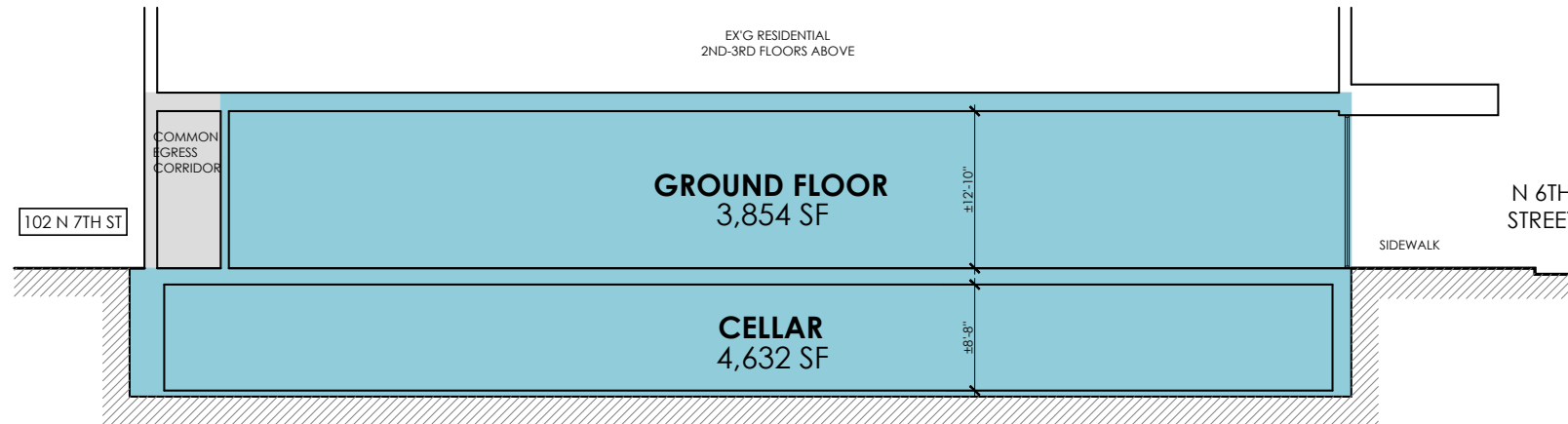
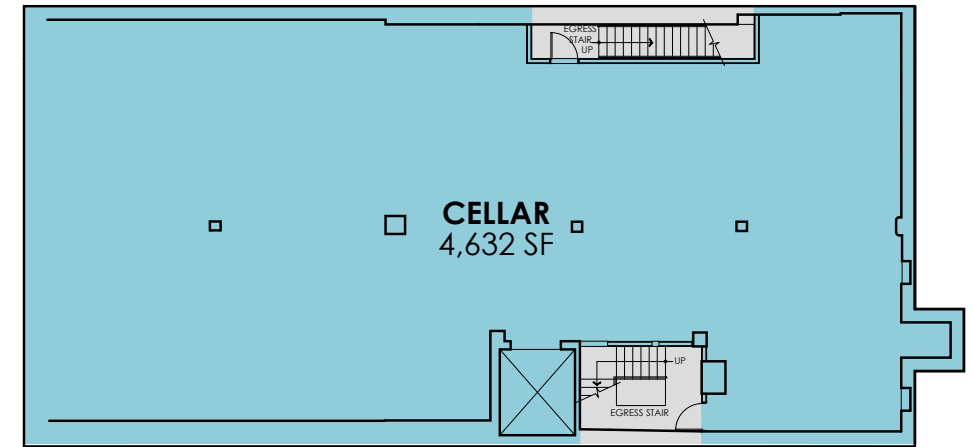
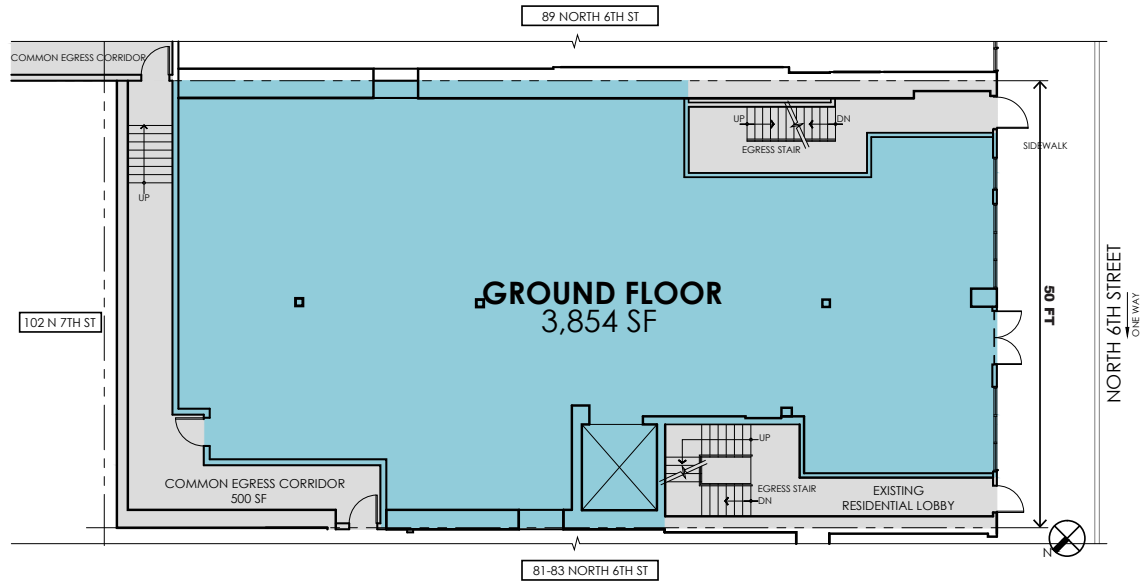
81-83 N 6TH STREET

85-87 N 6TH STREET

89 N 6TH STREET

85-87 N 6TH STREET

FLOOR PLANS



85-87 N 6TH STREET

EXISTING BUILDING IMAGE



81 N 6TH STREET

83 N 6TH STREET

85-87 N 6TH STREET

89 N 6TH STREET



89

N 6TH STREET

89 N 6TH STREET

PROPOSED BUILDING IMAGE



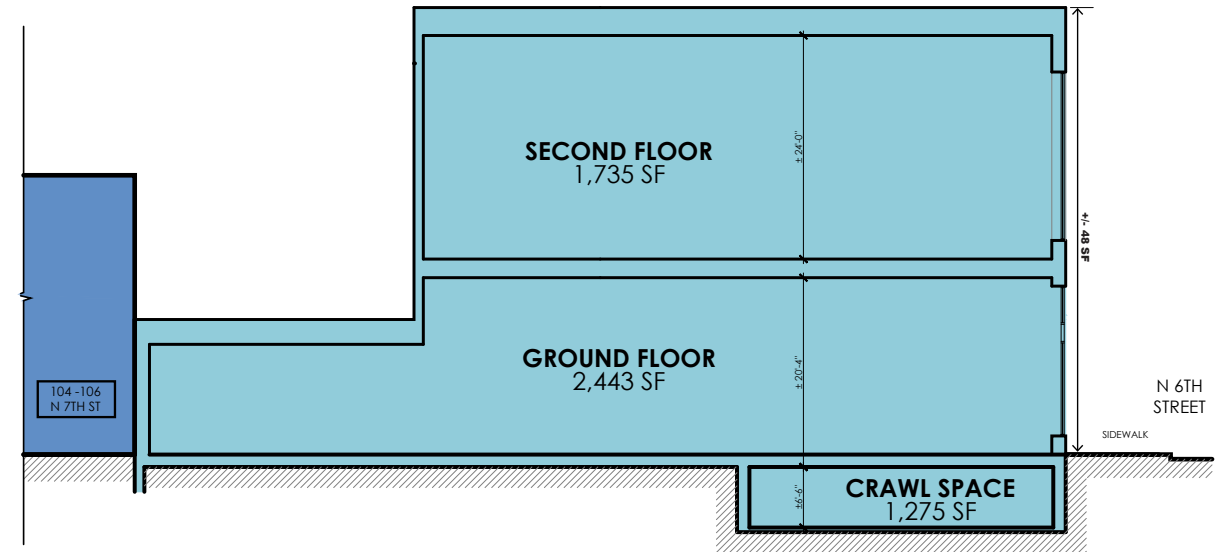
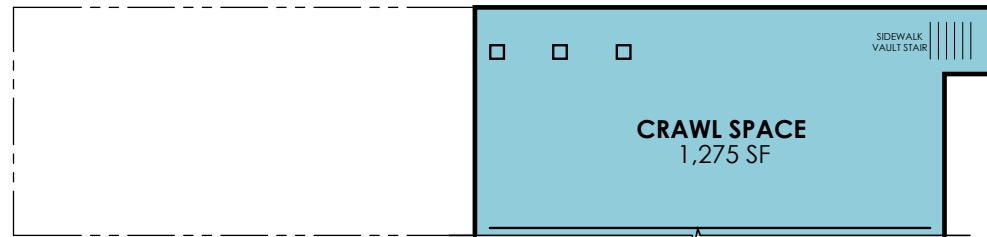
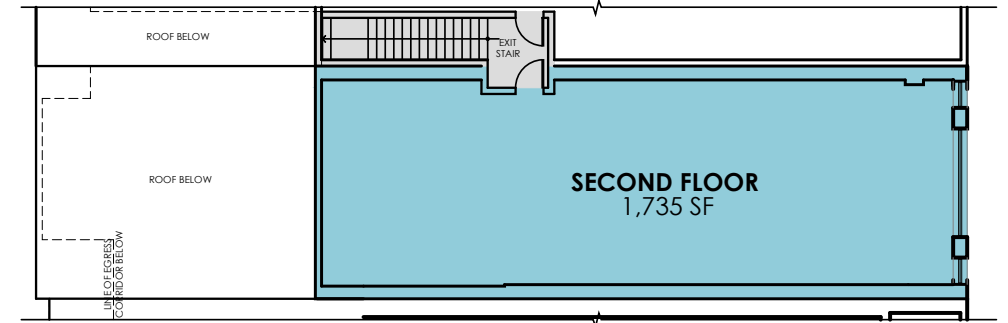
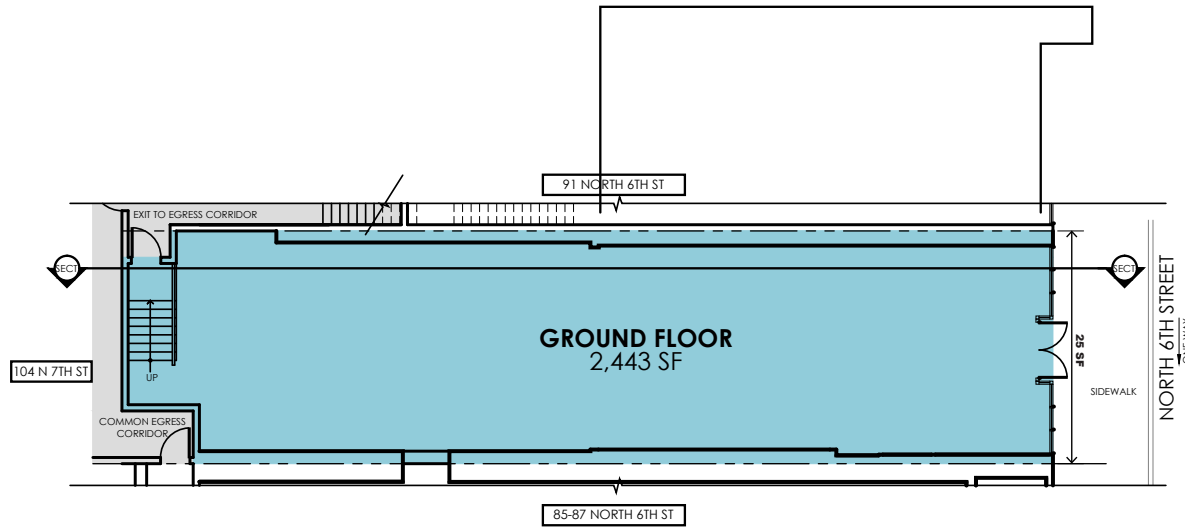
85-87 N 6TH STREET

89 N 6TH STREET

91 N 6TH STREET

89 N 6TH STREET

FLOOR PLANS



89 N 6TH STREET

EXISTING BUILDING IMAGE



85-87 N 6TH STREET

89 N 6TH STREET

91 N 6TH STREET



91

N 6TH STREET

91 N 6TH STREET

PROPOSED BUILDING IMAGE



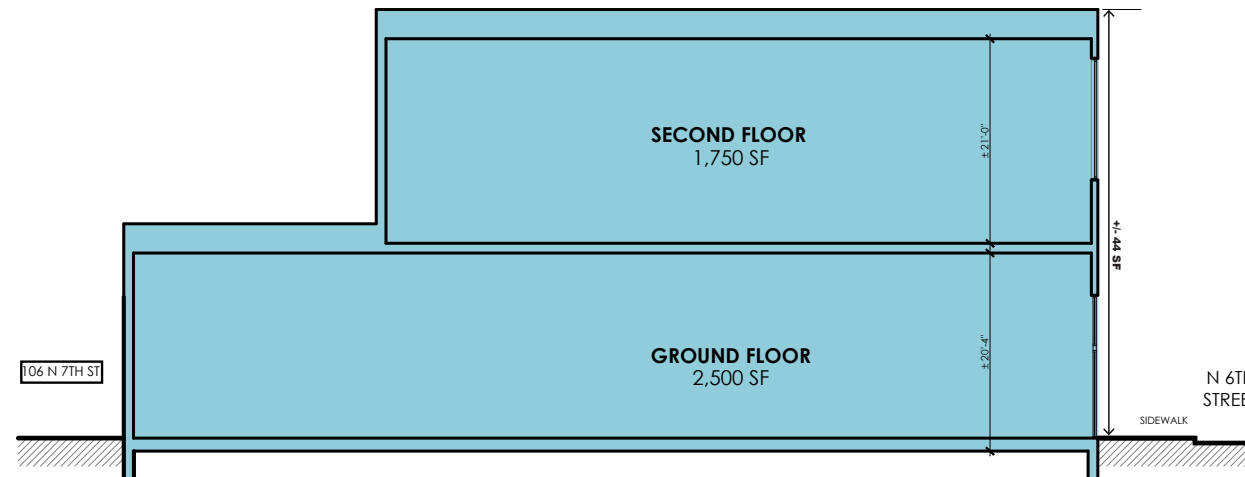
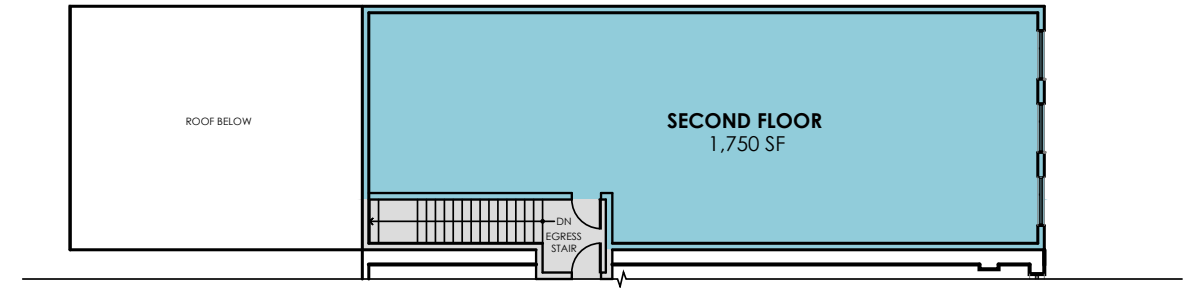
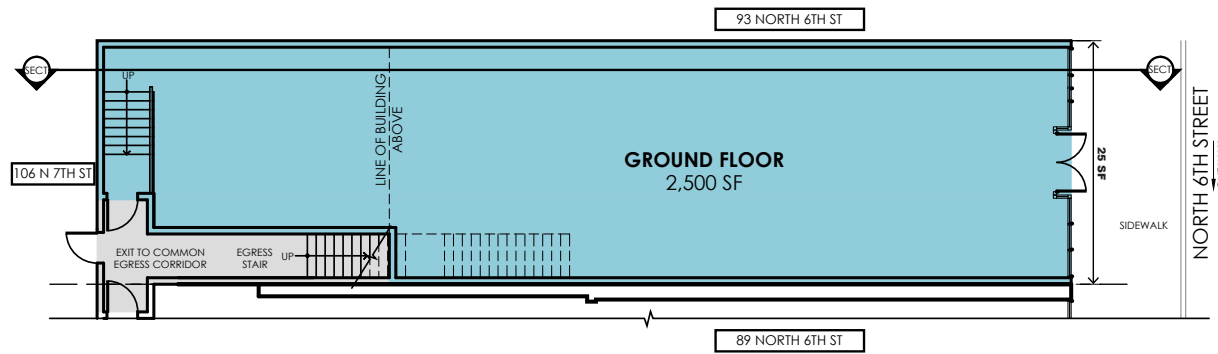
89 N 6TH STREET

91 N 6TH STREET

93 N 6TH STREET

91 N 6TH STREET

FLOOR PLANS



91 N 6TH STREET

EXISTING SITE IMAGE



89 N 6TH STREET

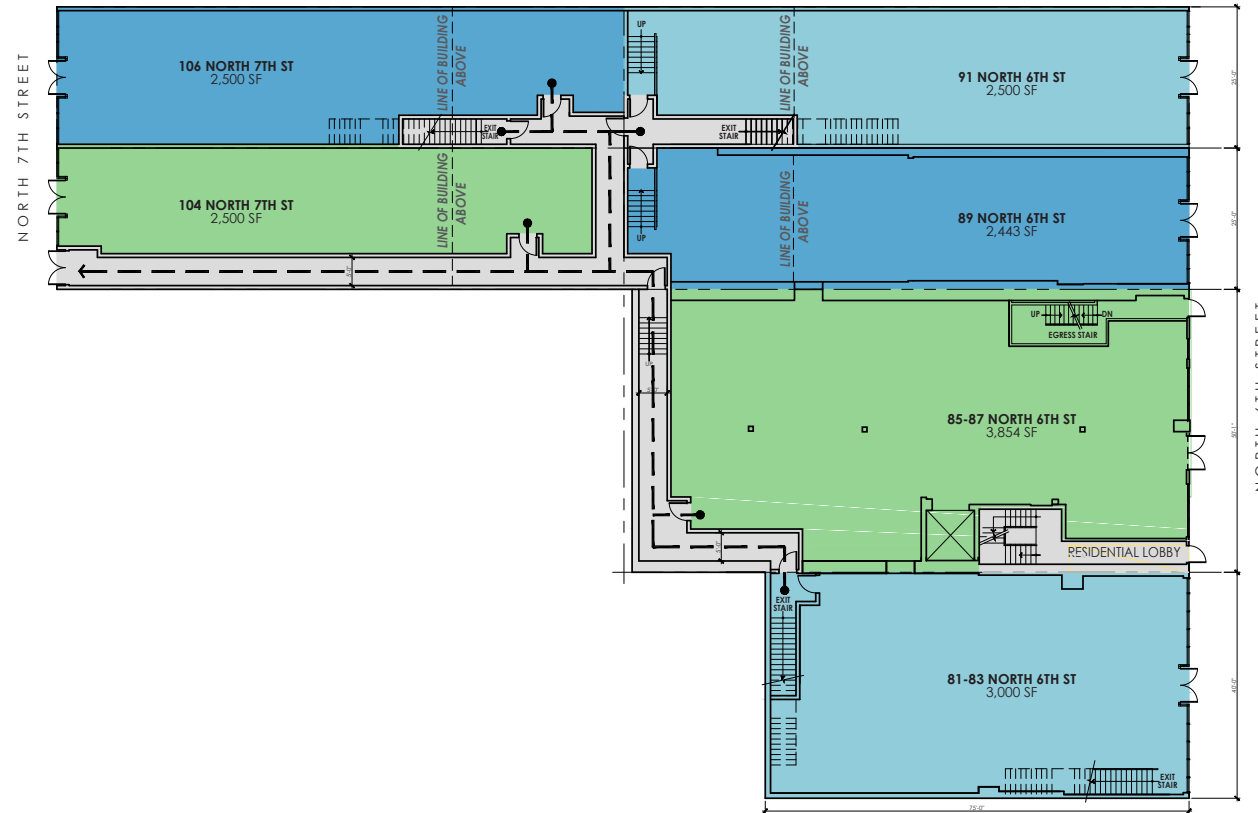
91 N 6TH STREET

93 N 6TH STREET

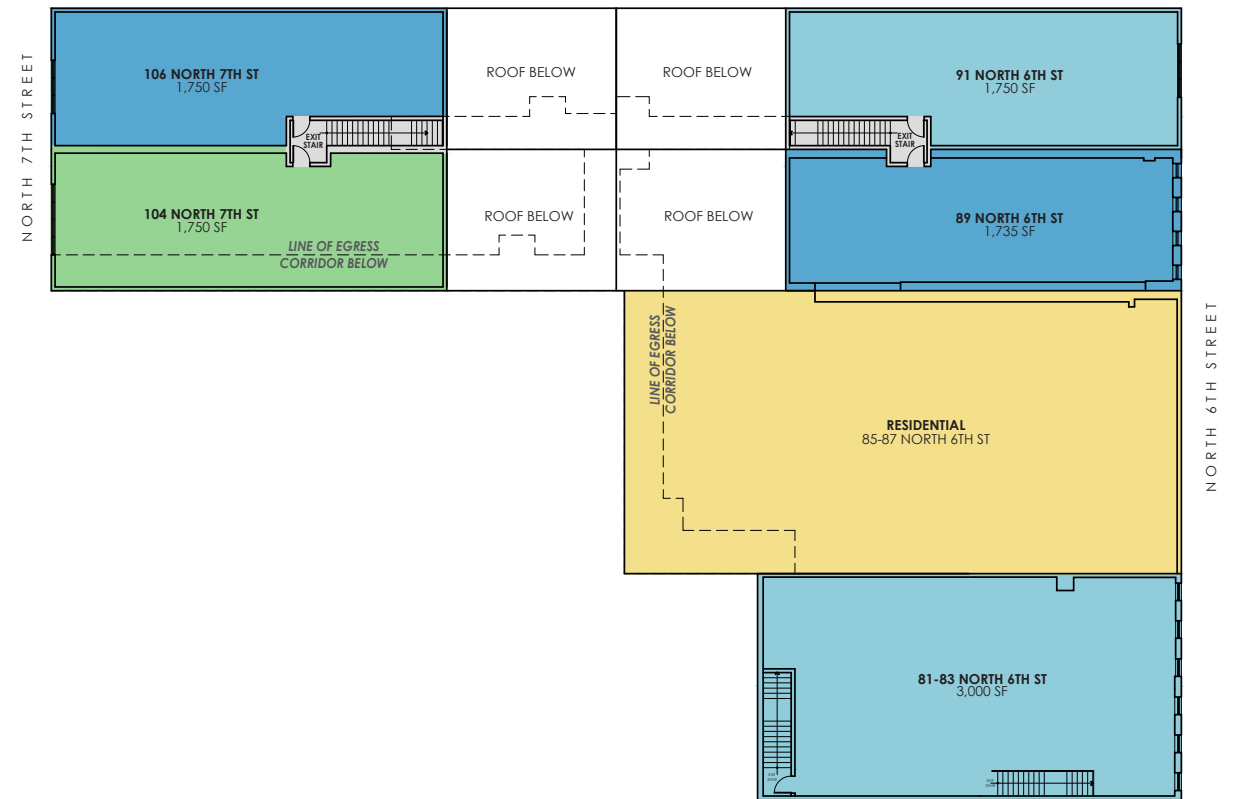
81-91 N 6TH STREET

MASTER EGRESS PLANS

GROUND FLOOR



SECOND FLOOR





113

N 6TH STREET

113 N 6TH STREET

PROPOSED BUILDING IMAGE



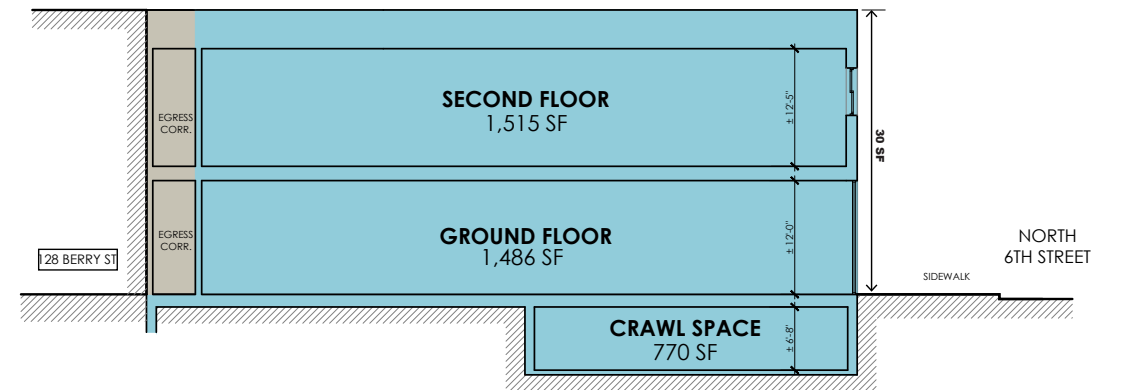
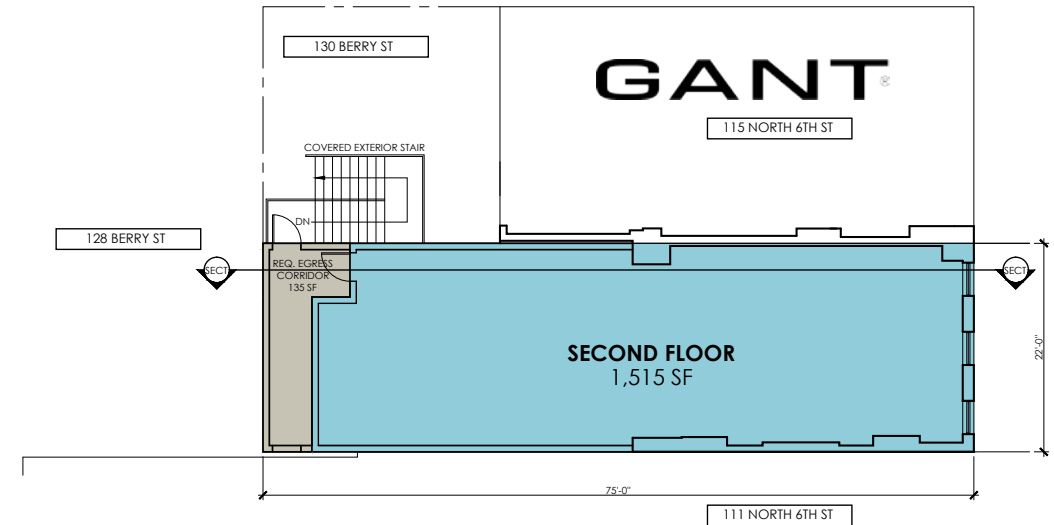
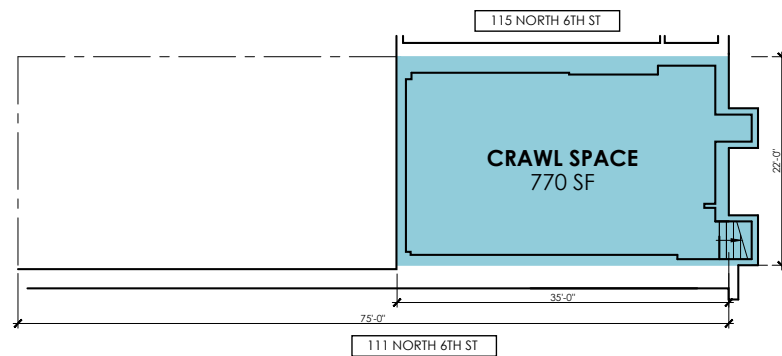
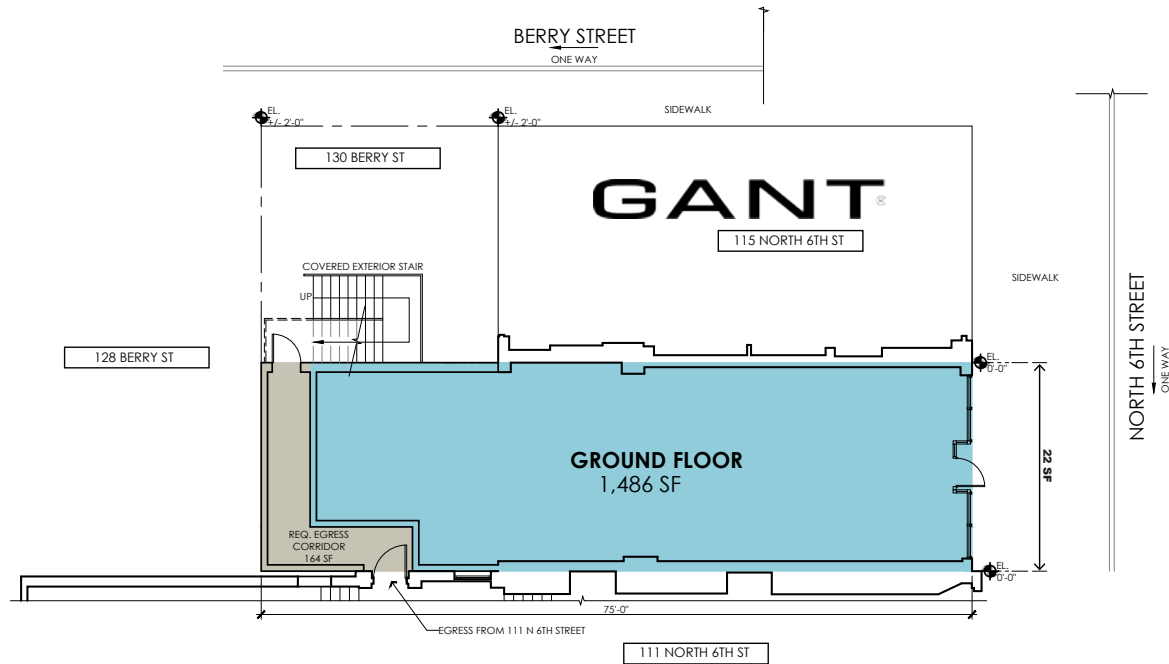
111 N 6TH STREET (A&G MERCH)

113 N 6TH STREET

115 N 6TH STREET (GANT)

113 N 6TH STREET

FLOOR PLANS



113 N 6TH STREET

EXISTING BUILDING IMAGE



111 N 6TH STREET (A&G MERCH)

113 N 6TH STREET

115 N 6TH STREET (GANT)

LEASING TEAM

CONTACT INFO



CHRISTOPHER SCHWART

Director

212 841 5019

chris.schwart@cushwake.com



STEVEN SOUTENDIJK

Executive Director

212 713 6845

steven.soutendijk@cushwake.com



NICOLE MENDELSON

ASSOCIATE

212 841 7852

nicole.mendelson@cushwake.com



A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

