

RETAIL FOR LEASE

1 NASSAU AVENUE

WILLIAMSBURG/GREENPOINT, BROOKLYN

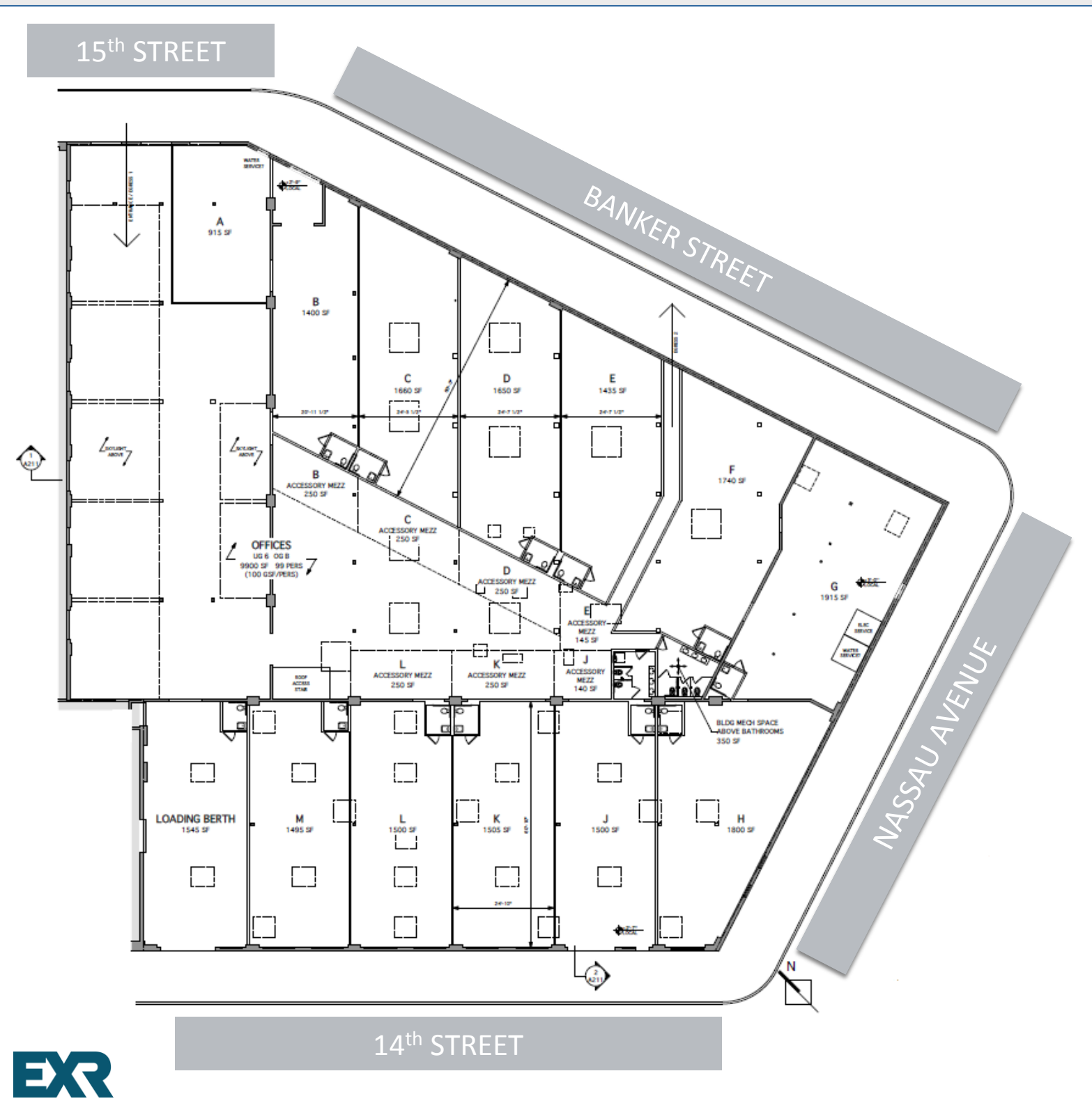
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SPACE 30,000 SF

FRONTAGE 450 FT

CEILING HEIGHT 17-27 FT



LOCATION

Corner of Nassau Ave, N 14th St, and Banker St

SPACE

Ground Level: 30,000 SF

ZONING

M1-1

SITE STATUS

New Conversion – Occupancy March 2018

PPSF

Upon Request

PROPERTY HIGHLIGHTS

- Newly converted retail/office flex building off highly trafficked intersection
- High visibility corner location with 450 FT of wraparound frontage
- Soaring ceiling heights to accommodate multiple uses
- Landlord can provide additional 20,000 SF lower level

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PROPERTY OVERVIEW

1 Nassau Avenue is one of the largest warehouse conversion projects in Greenpoint; a premier retail destination situated directly across from McCarren Park. 30,000 SF of ground commercial retail/office flex space and potentially 20,000 SF of commercial lower level makes this a unique and exciting opportunity. Commercial space has the ability to be divided, with wraparound frontage on Nassau Avenue, 14th Street & Banker Street.

Encapsulating half the block, the development will add a true retail presence on the border of Greenpoint and Williamsburg.

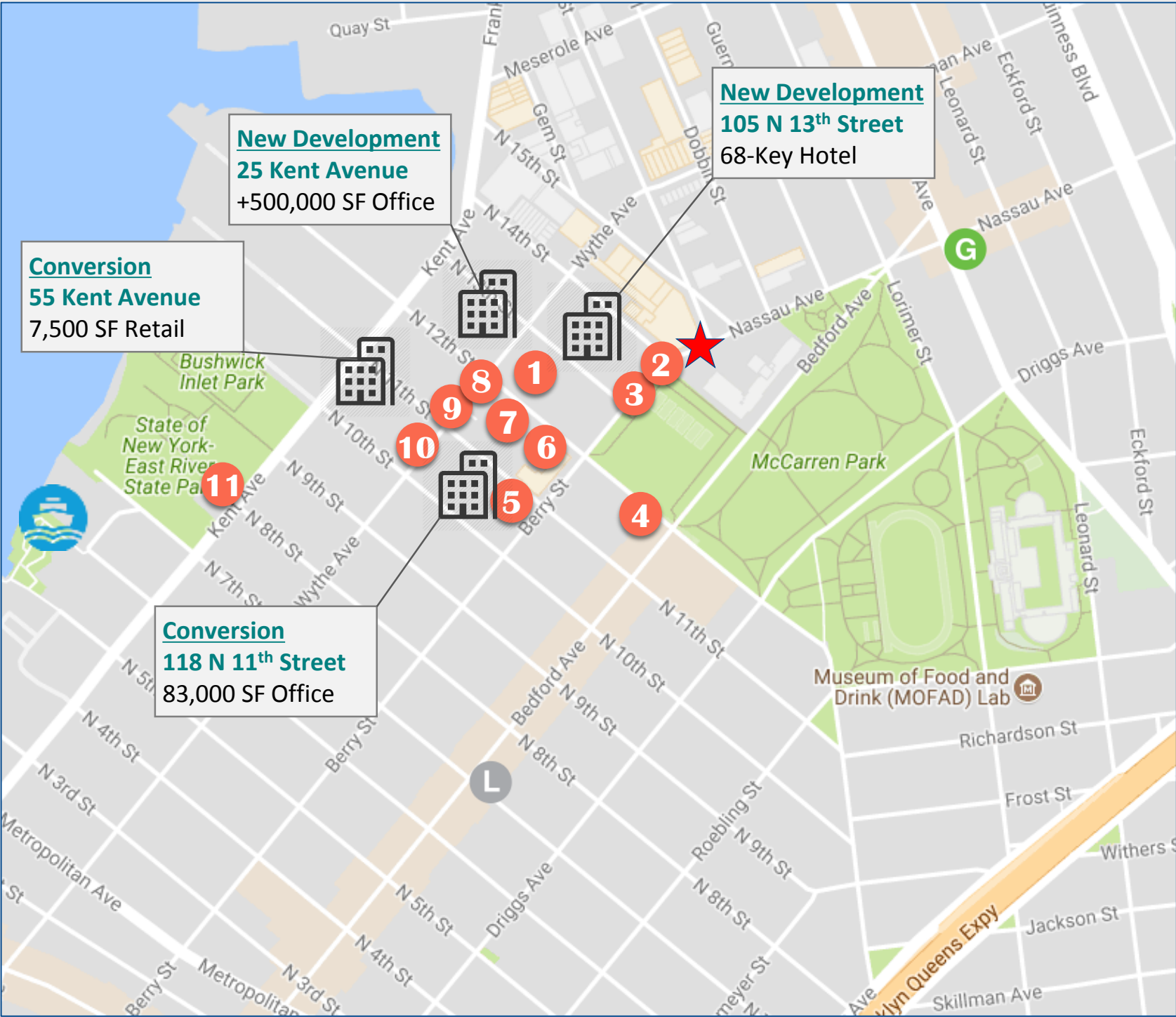
The Greenpoint/Williamsburg neighborhood delivers a desirable combination of youth, financial strength, and cultural prestige. A staple of Brooklyn, the neighborhood is a cultural hotbed spurring rapid office and residential growth.



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NEIGHBORHOOD MAP



NEIGHBORING TENANTS

- 1 William Vale Hotel (183 Keys)
- 2 Berry Park
- 3 Brooklyn Athletic Club
- 4 McCarren Hotel (64 Keys)
- 5 Adidas Creative Studio
- 6 Brooklyn Brewery
- 7 Brooklyn Bowl
- 8 Output
- 9 Wythe Hotel (70 Keys)
- 10 Williamsburg Hotel (150 Keys)
- 11 Smorgasburg

TRANSPORTATION

- G At Nassau Avenue – 1000 feet
- L At Bedford Avenue – 0.4 mile
- Ferry At North 6th Street – 0.5 mile

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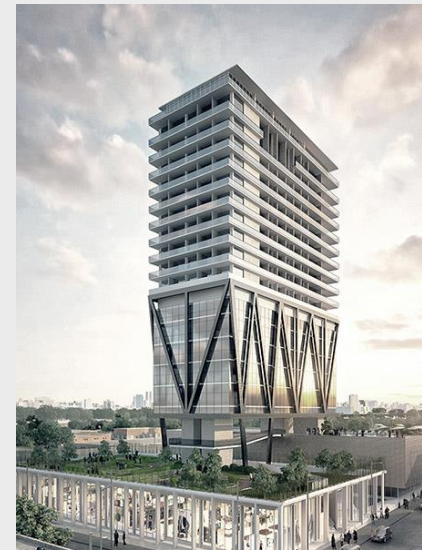
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INSIDE LOOK

The nexus of Williamsburg and Greenpoint has traditionally been an industrial area. Today, the explosive growth of Williamsburg is changing the landscape of this pocket creating a new destination for retail, office, and hospitality. Warehouses here provide larger floorplates that are rarely found on prime Bedford Avenue (Williamsburg) and bustling Manhattan Avenue (Greenpoint), opening unique opportunities to a wider scope of tenants.

DEMOGRAPHICS within 1 mile

- Estimate population is **104,504**
- Annual spending is **\$1,171,805**
- Average age of residents is **36**
- Average Household Income is **\$100,767**



A historical map of Brooklyn, New York, rendered in a dark blue monochrome style. The map shows the dense street grid of the borough, with labels for various areas like 'BROOKLYN', 'BROWN'S VILLAGE', and 'EMPIRE KEystone IMPROVEMENT CO.'. The East River is visible on the right side of the map.

Contact Us

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