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105 NORTH 13TH STREET

WILLIAMSBURG, BROOKLYN

EXR

OVERVIEW

THE PROPERTY

105 North 13 brings to the market over 78,000 SF of combined Retail, Light Manufacturing, Office and other Commercial opportunity. The building would be ideal for a flagship opportunity or could be divided to 10,000 SF per floor. 80 FT -125 FT Frontage, loading dock, multiple elevators, sliding floor to ceiling windows, ceiling heights of 20 FT are only some of the amazing details 105 North 13 has to offer.

Built with tomorrows business in mind, the building is able to host a multitude of uses. This is an amazing opportunity for a next gen company looking to flagship an entire building. The building has 2 elevators with the option of adding a 3rd freight or car elevator.



THE BUILDING

78,000 SF

LOCATION

105 N13th St, Brooklyn NY.
Between Berry St and Wythe St

CEILING HEIGHT

13.7 FT - 20.5 FT

FRONTAGE

80 FT - 125 FT

YEAR BUILT

2020

OCCUPANCY

Immediate

ASKING RENT

Retail - \$105 PSF

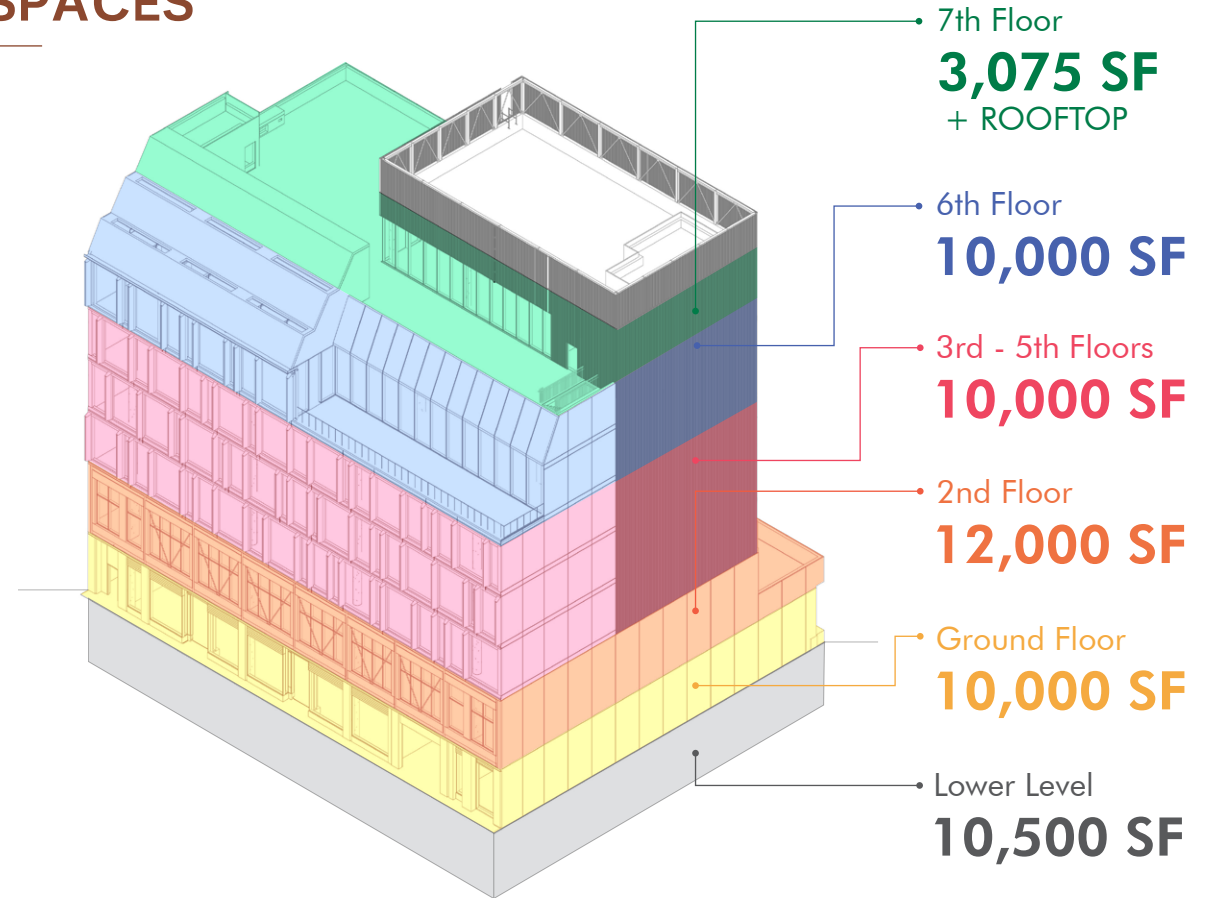
Office/Commercial - \$55-75 PSF

HIGHLIGHTS

- Flagship Building Opportunity
- Outdoor Spaces
- Prime North Williamsburg
- Sliding Windows
- Outdoor Spaces
- Loading + Multiple Elevators

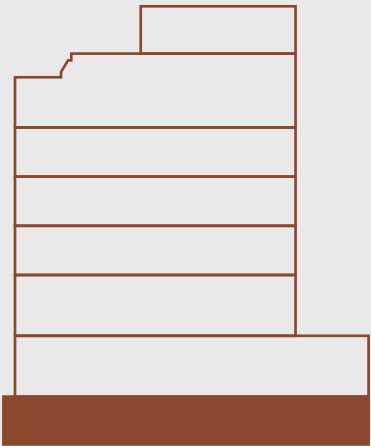
SUMMARY

SPACES



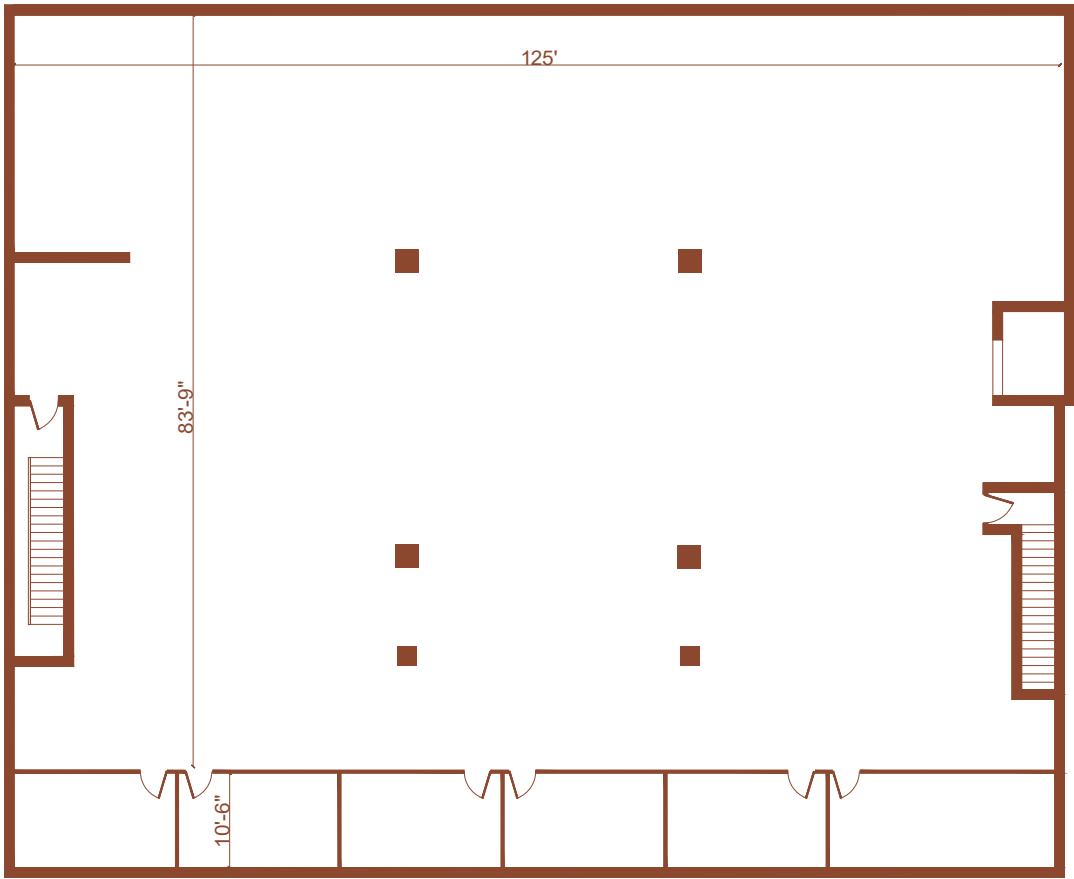
LOWER LEVEL

10,500 SF



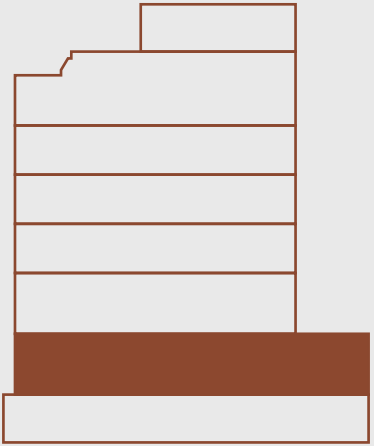
- Use-group 6C
- 10,000 SF
- 12 FT Ceiling Height
- Wide Column Spacing
- Possible Freight Elevator From Loading

FLOORPLANS & DETAILS



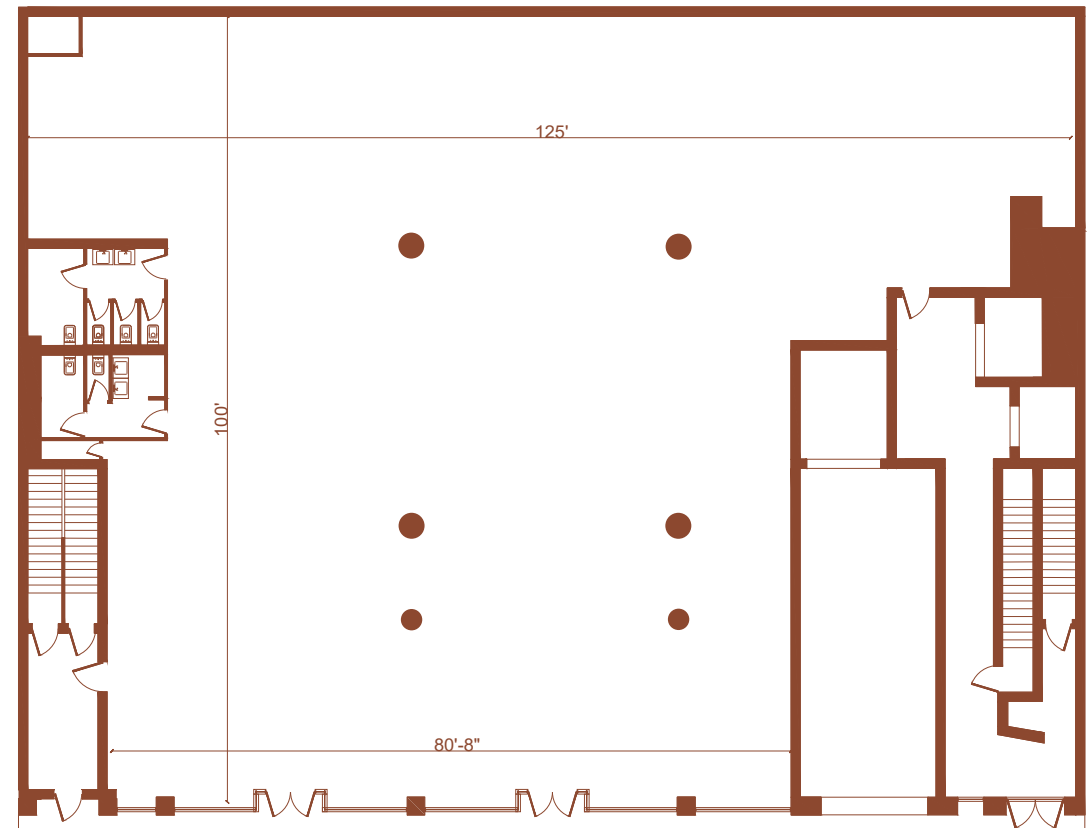
GROUND FLOOR - RETAIL

10,000 SF



- Usegroup 6C
- 10,000 SF
- 17.4 FT Ceiling Height
- Wide Column Spacing
- Floor to Ceiling Windows
- 3 Separate Doors
- 80 FT - 125 FT Frontage
- Option to Combine With Other Levels
- 3 Elevators

FLOORPLANS & DETAILS



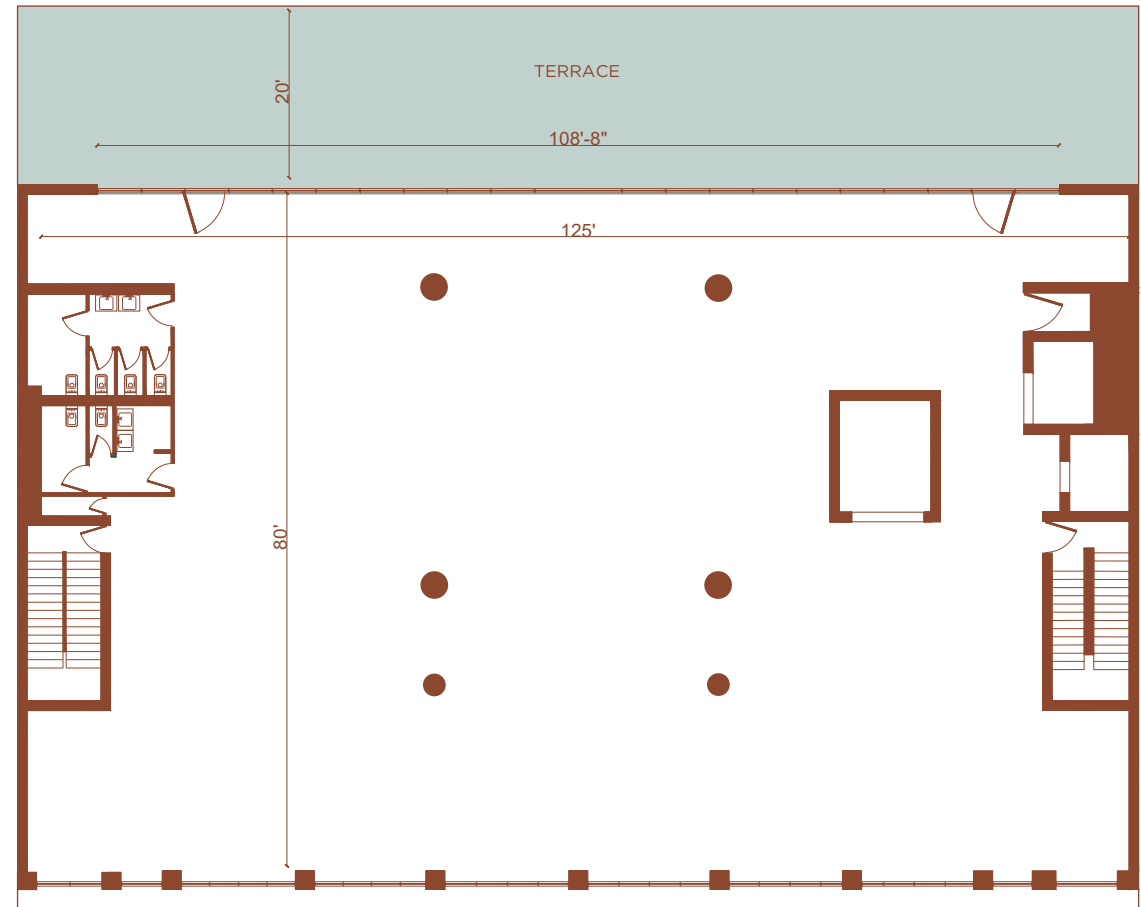
2ND FLOOR - LIGHT MANUFACTURING

12,000 SF



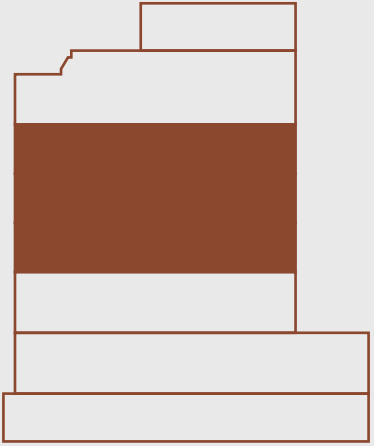
- Use-group 11A
- 10,000 SF
- 16 FT Ceiling Height
- 2,250 SF Outdoor Terrace
- Light Manufacturing
- Wide Column Spacing
- Floor to Ceiling Windows
- Great Ground Level Exposure
- Option to Combine With Retail Level

FLOORPLANS & DETAILS



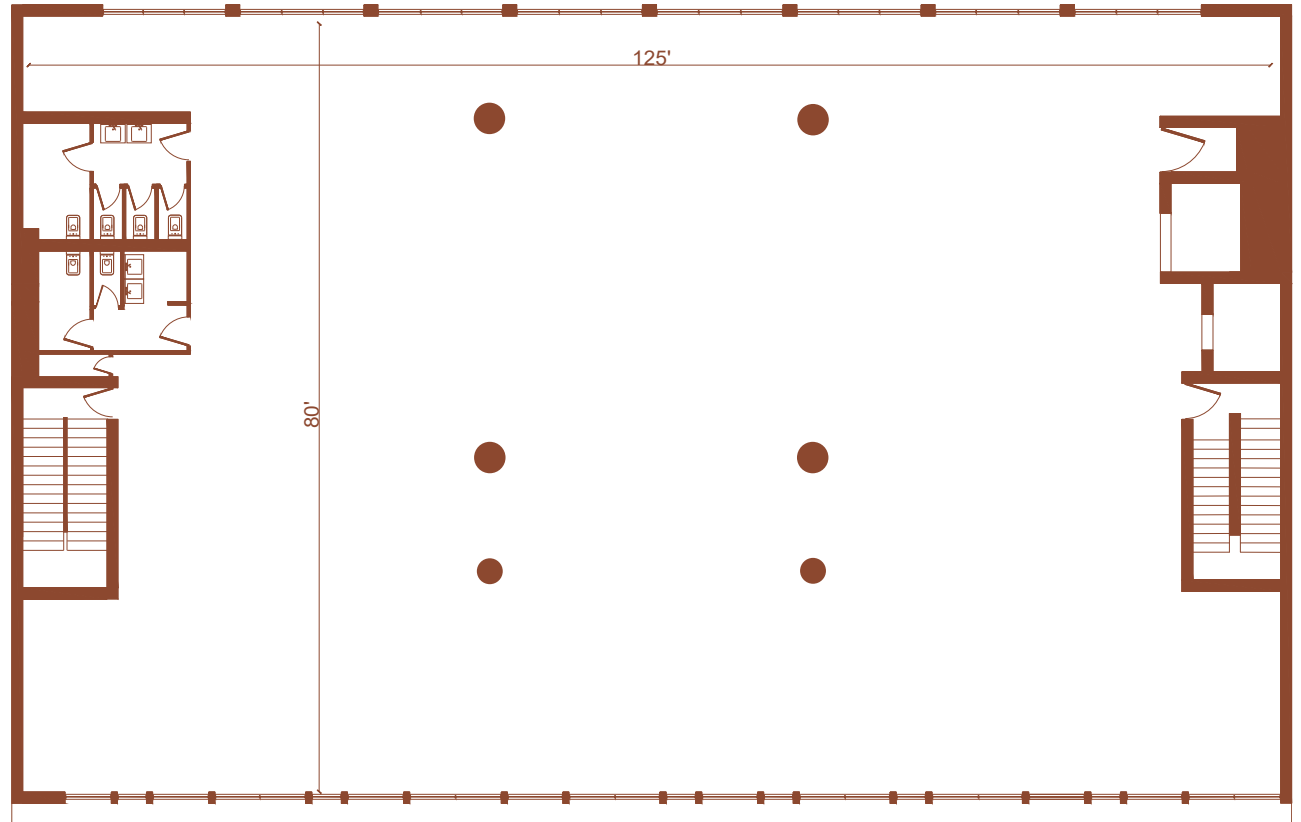
3RD - 5TH FLOORS

10,000 SF



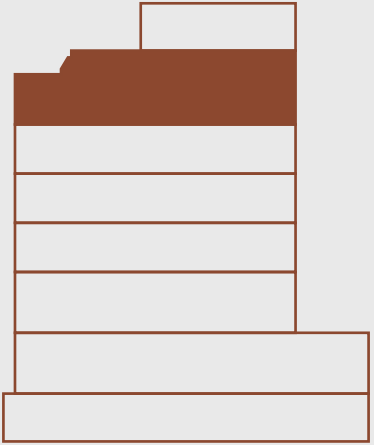
- Use-group 6B
- 10,000 SF
- 13.6 FT Ceiling Height
- Sliding Floor To Ceiling Windows
- Wide Column Spacing
- Floor To Ceiling Windows
- Windows Provide Max Air Flow
- Office / Commercial

FLOORPLANS & DETAILS



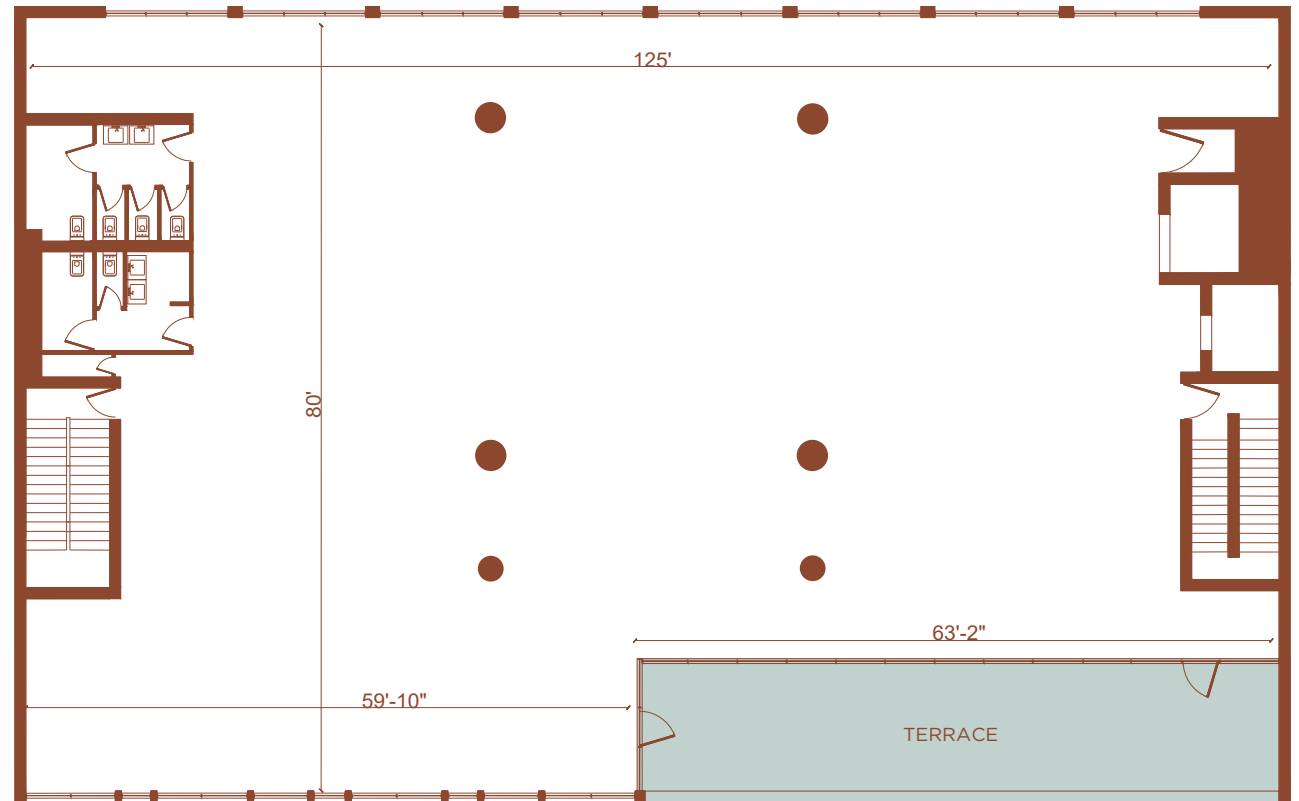
6TH FLOOR

10,000 SF



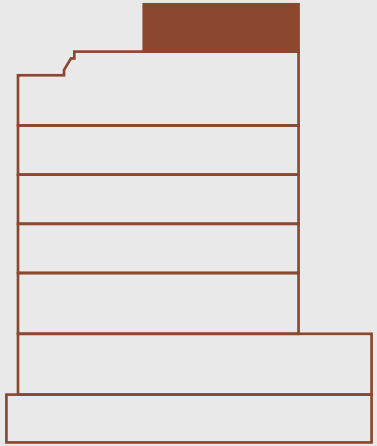
- Use-group 6B
- 10,000 SF
- 20.5 FT Ceiling Height
- Wide Column Spacing
- Private Terrace
- Floor To Ceiling Windows
- Windows Provide Max Air Flow
- Office / Commercial

FLOORPLANS & DETAILS



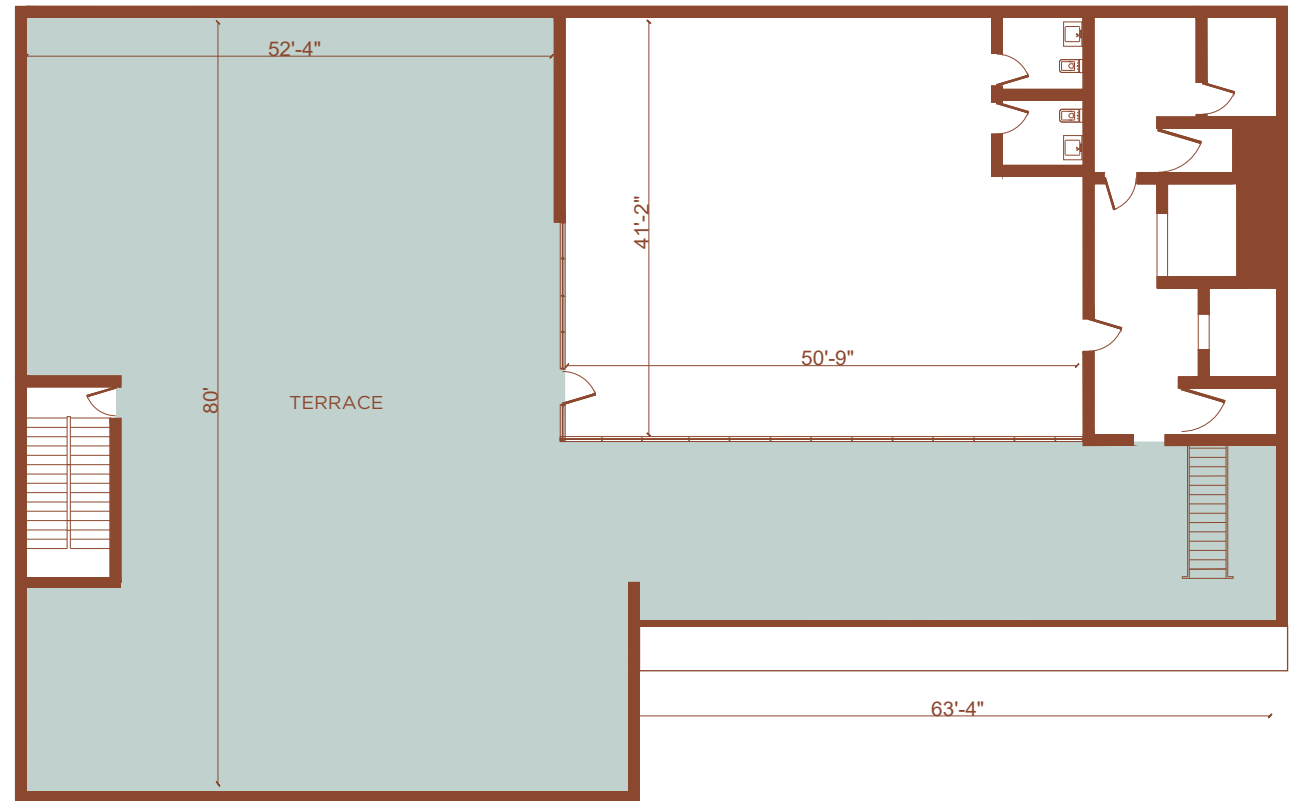
7TH FLOOR - ROOFTOP

3,075 SF + ENTIRE ROOFTOP



- Use-group 6B
- 3,075 SF + Rooftop
- 13 FT Ceiling Height
- Wide Column Spacing
- Floor To Ceiling Windows
- Windows Provide Max Air Flow
- Commercial / Rooftop

FLOORPLANS & DETAILS



GALLERY



NEIGHBORHOOD DEMOGRAPHICS

121,583

POPULATION
WITHIN 1-MILE
RADIUS

35.50 Yrs

AVERAGE
POPULATION
AGE

33.12%

POPULATION
GROWTH
SINCE 2010

4,069

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS

\$87,483

AVERAGE HHI
WITHIN 1-MILE
RADIUS

\$1.4 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS



NEIGHBORHOOD & TRANSPORTATION

TRANSPORTATION

- 9 Min Walk at Nassau Avenue (0.4 mi) G
- 11 Min Walk at Bedford Avenue (0.5 mi) L
- 16 Min Walk at Greenpoint Avenue (0.8 mi) G
- 17 Min Walk at Metropolitan Avenue (0.8 mi) G
- 18 Min Walk at Lorimer Street (0.9 mi) L

NEIGHBORHOOD TENANTS

- Leuca

The William Vale

Westlight

All-Wise Meadery

Brooklyn Brewery

The Whiskey Brooklyn

The Counting Room

McCarren Hotel & Pool

The Bar Method

North 11th Shoe Repair

Tacos Cholula

The Williamsburg Hotel

Kinfolk 94
- 29 Rooms

Brooklyn Athletic Club

Berry Park

The Gutter

The Boiler | Pierogi

Upcycles Brooklyn

Brooklyn Flea

Wythe Hotel

Colossal Media

Schimanski

Kent Ale House

Works Engineering

Dish Food & Events





CONTACT

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