



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Built-to-Suit Rooftop

18,000 SF

12 Berry Street • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Richard Babeck
☎ 718.437.6100 x119
Richard.B@TriStateCR.com



Location Overview

Located on the cusp of Williamsburg & Greenpoint in a major bar & restaurant hub between N 13th St & N 14th St near the Nassau Ave subway station. The building is steps from McCarren Park & surrounded by major indoor/outdoor activity venues.

Nearest Transit: G train at Nassau Ave, L train at Bedford Ave, and the B62 & B32 bus lines.

Nearby tenants include The William Vale, The Williamsburg Hotel, KITH, Brooklyn Bowl, Wins' Society Golf, VITAL Climbing Gym, The Gutter, Brooklyn Brewery, Spritzenhaus33, Forma Pasta Factory, Ray's, Westlight, Rule of Thirds, Superior Ingredients, and more!

Main Highlights

- ▶ Built to suit
- ▶ Open views of North Williamsburg & Greenpoint
- ▶ Co-tenancy with established indoor sports tenant, Padel Haus



22,000 SF

Total Building Size



21,267 SF

Lot Size



M1-1

Zoning

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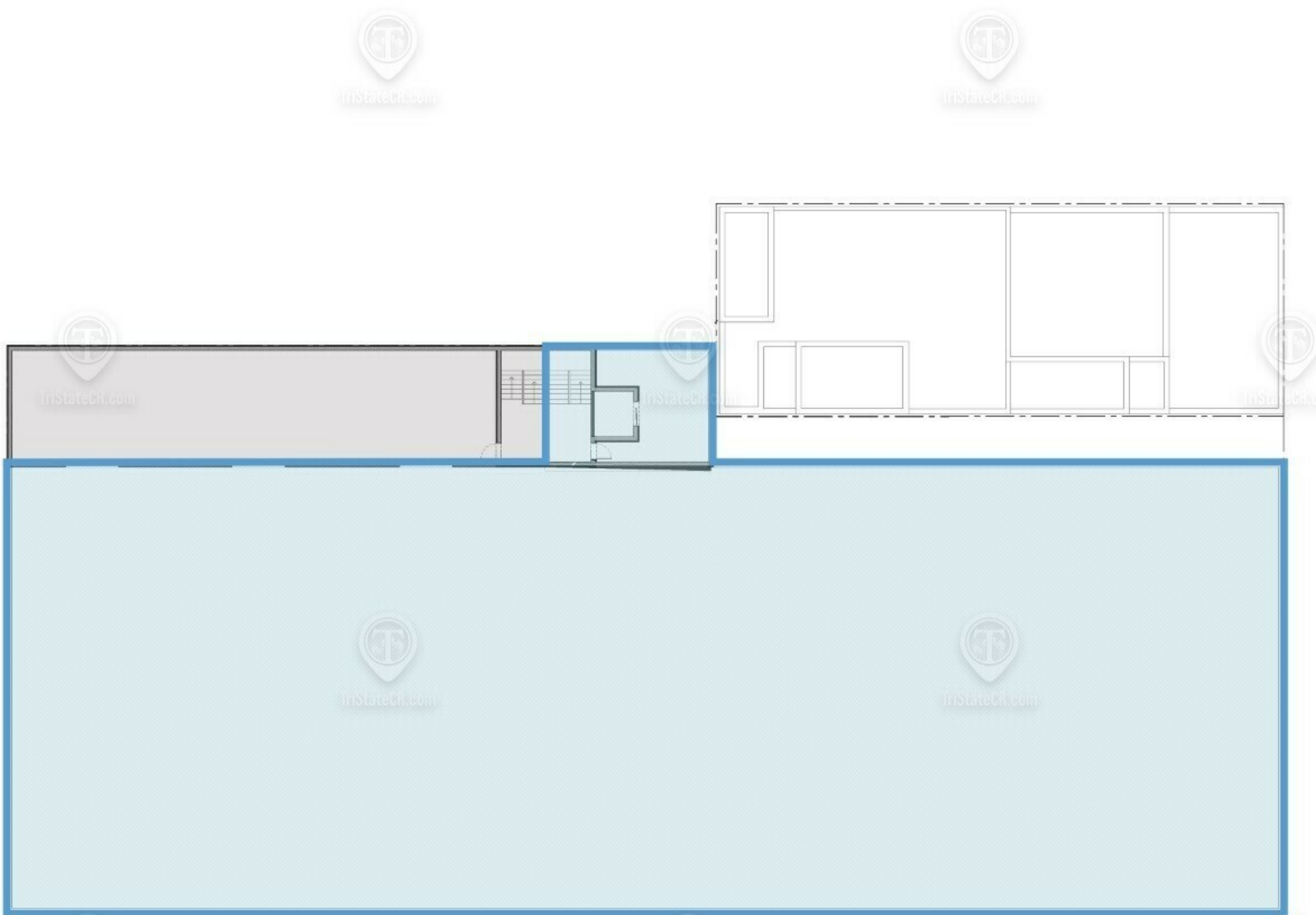
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Floor Plan - Rooftop

12 Berry Street, Brooklyn, NY 11249



BERRY STREET

12 BERRY STREET

ROOFTOP

TOTAL AVAILABLE SPACE: 18,000 SF

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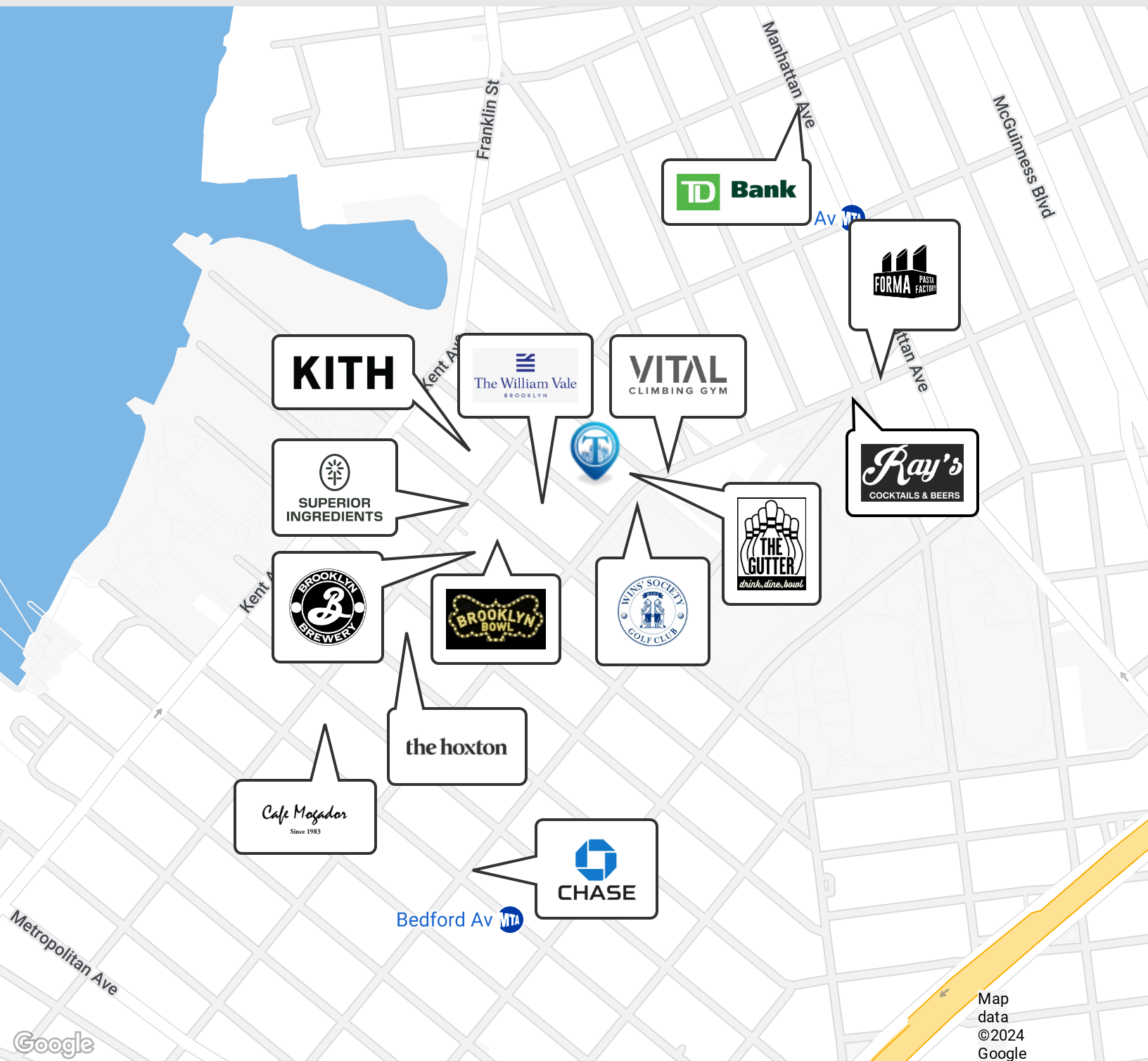
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Retailer Map

12 Berry Street, Brooklyn, NY 11249



Map
data
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Google

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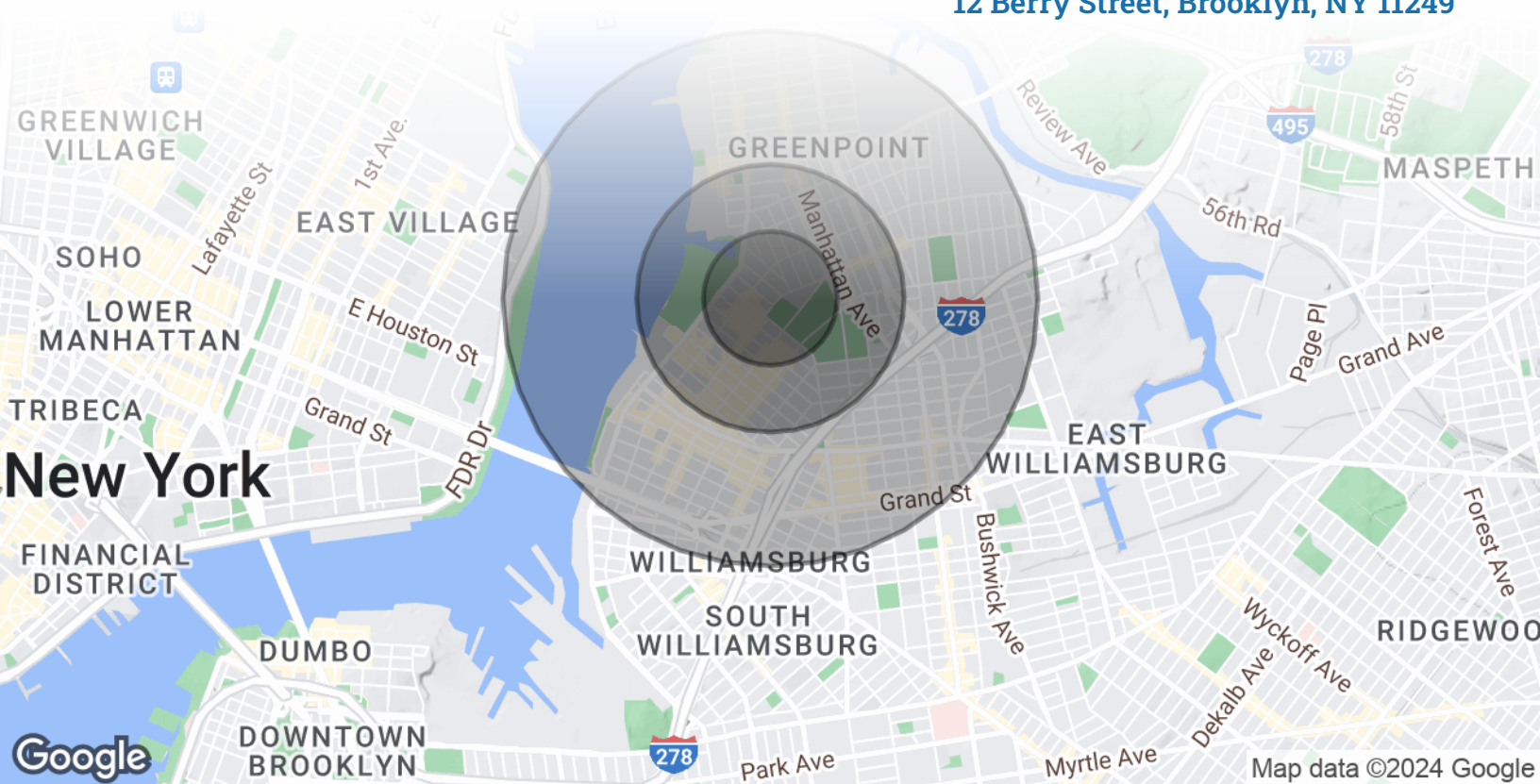
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Area Demographics

12 Berry Street, Brooklyn, NY 11249



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	5,063	27,255	102,353
Average Age	34.5	33.6	33.9
Average Age (Male)	34.7	34.2	33.9
Average Age (Female)	34.5	33.2	34.3



102,353

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	2,718	15,036	52,236
# of Persons per HH	1.9	1.8	2.0
Average HH Income	\$161,601	\$155,761	\$126,996
Average House Value	\$1,178,825	\$1,131,013	\$881,072



\$126,996

Avg Household Income

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