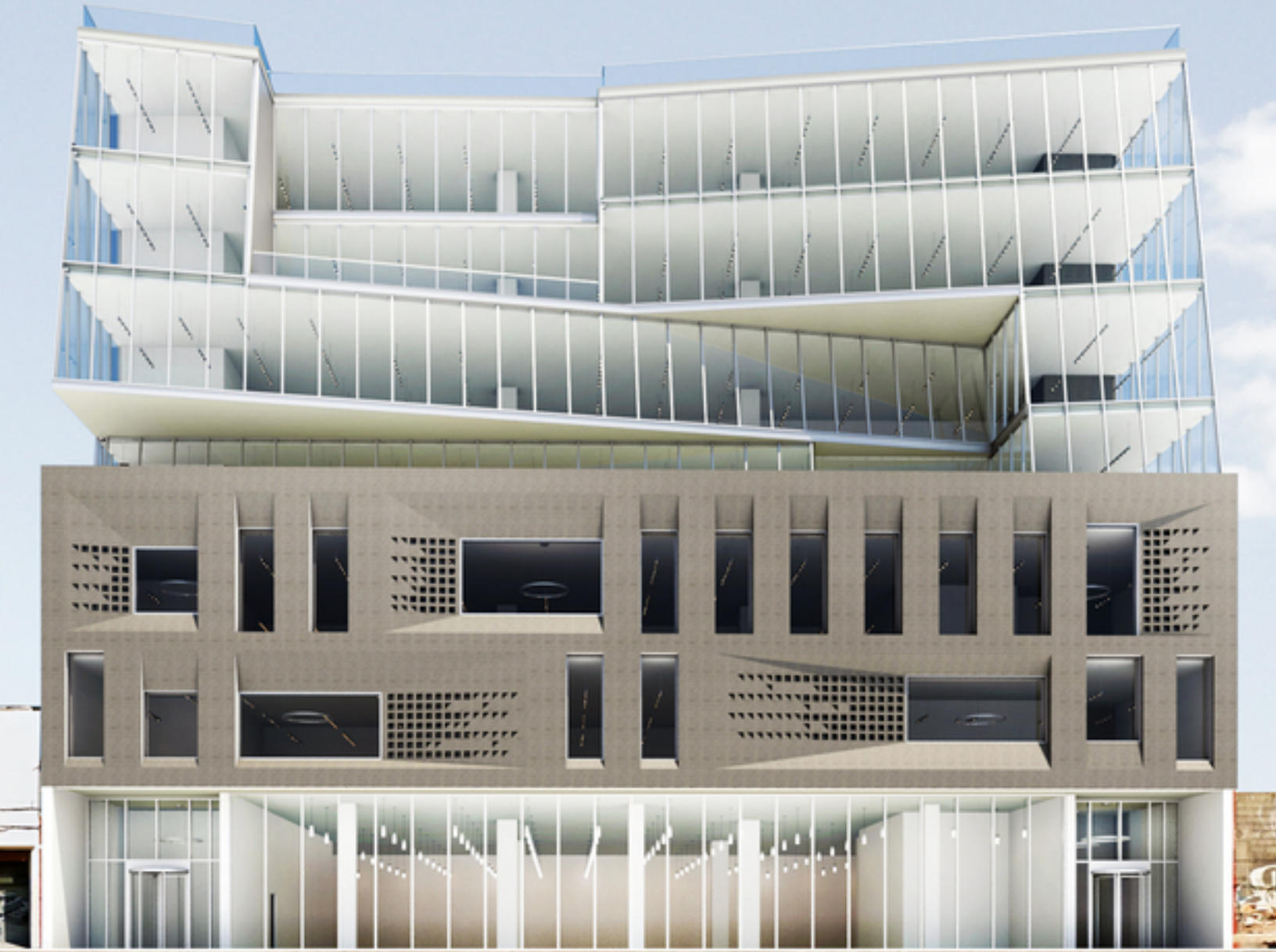




TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

ENTIRE BUILDING UP TO 82,500 SF



FOR LEASE | RETAIL / OFFICE SPACE
New Commercial Flagship in Williamsburg!

103 North 13th Street, Brooklyn, NY 11249

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com



New Commercial Flagship opportunity in Williamsburg! Up to 82,500 SF

103 North 13th Street, Brooklyn, NY 11249

Executive Summary



OFFERING SUMMARY

Available SF: 6,510 - 82,500 SF

Lease Rate: Upon Request

Lot Size: 12,500 SF

Year Built: 2018

Building Size: 82,500 SF

Renovated: 0

Zoning: M1-2, M1-1

Market: Williamsburg

PROPERTY OVERVIEW

Brand New Upcoming Commercial Building in Williamsburg!

Property Type: Retail

Sub Type: Office

Total Space Available: 82,500 SF

3 Retail Floors (125 sf x 25 sf)

4 Office Floors (125 sf x 25 sf)

Retail Lower Level (125 sf x 100 sf)

LOCATION OVERVIEW

Located in the thriving and business friendly neighborhood of Williamsburg, near the G train by Nassau Ave

Surrounded by dozens of local and national tenants such as:

- William Vale Hotel
- Brooklyn Expo Center
- Brooklyn Bowl
- The Williamsburg Hotel
- Spritzenhaus
- Kinfolk
- Output

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



Brand New Upcoming Commercial Building in Prime Williamsburg!

103 North 13th Street, Brooklyn, NY 11249

Location Maps



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



New Commercial Flagship opportunity in Williamsburg! Up to 82,500 SF

103 North 13th Street, Brooklyn, NY 11249

Tenants in the neighborhood.



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



New Commercial Flagship opportunity in Williamsburg! Up to 82,500 SF

103 North 13th Street, Brooklyn, NY 11249

Tenants in the neighborhood.



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

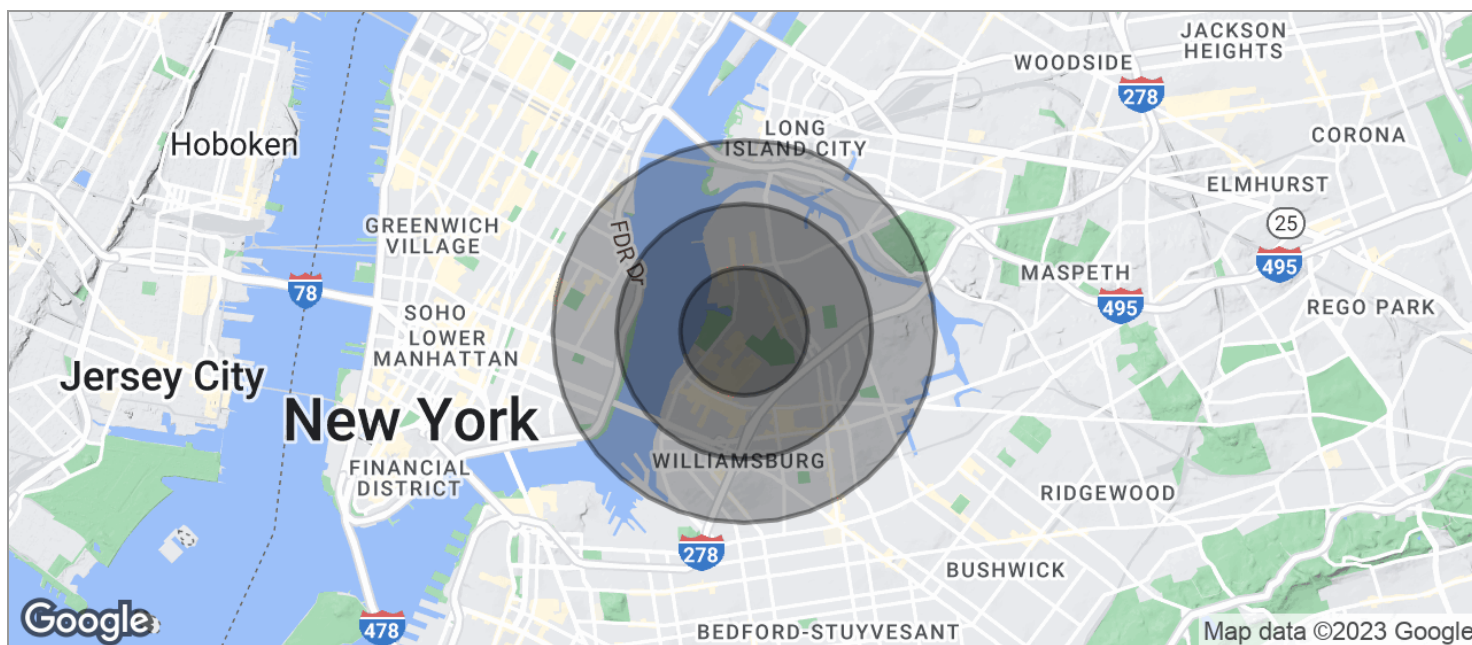
Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



Brand New Upcoming Commercial Building in Prime Williamsburg!

103 North 13th Street, Brooklyn, NY 11249

Demographics Map



| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 19,008 | 103,956 | 241,757 |
| MEDIAN AGE | 34.1 | 34.4 | 31.5 |
| MEDIAN AGE (MALE) | 33.8 | 33.8 | 30.1 |
| MEDIAN AGE (FEMALE) | 36.1 | 35.0 | 32.7 |
| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
| TOTAL HOUSEHOLDS | 9,282 | 47,341 | 96,828 |
| # OF PERSONS PER HH | 2.0 | 2.2 | 2.5 |
| AVERAGE HH INCOME | \$81,963 | \$74,633 | \$66,736 |
| AVERAGE HOUSE VALUE | \$797,067 | \$753,718 | \$711,404 |

* Demographic data derived from 2020 ACS - US Census

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



Brand New Upcoming Commercial Building in Prime Williamsburg!

103 North 13th Street, Brooklyn, NY 11249

Available Spaces

Lease Rate: UPON REQUEST

Total Space

Lease Type:

Lease Term:

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|----------------|---------------------|--------------|----------------|-----------|------------|---|
| Lower Level | Parking | UPON REQUEST | Modified Gross | 12,500 SF | Negotiable | Flexible space underground |
| Ground Floor | Street Retail | UPON REQUEST | Modified Gross | 12,500 SF | Negotiable | 125 FT street frontage, high ceiling, contemporary modern design |
| Second Floor | Light Manufacturing | UPON REQUEST | Modified Gross | 12,500 SF | Negotiable | Light Manufacturing. 125 ft street visibility, flexible space with steel and glass construction |
| Third Floor | Retail | UPON REQUEST | Modified Gross | 9,750 SF | Negotiable | open floor plan |
| Fourth Floor | Office | UPON REQUEST | Modified Gross | 9,750 SF | Negotiable | |
| Fifth Floor | Office | UPON REQUEST | Modified Gross | 7,600 SF | Negotiable | |
| Sixth Floor | Office | UPON REQUEST | Modified Gross | 6,510 SF | Negotiable | Office space with 375 SF balcony. |
| Seventh Floor | Office | UPON REQUEST | Modified Gross | 6,510 SF | Negotiable | |
| Eighth Floor | Office | UPON REQUEST | Modified Gross | 7,000 SF | Negotiable | |
| Whole Building | Commercial Building | UPON REQUEST | Modified Gross | 82,500 SF | Negotiable | |

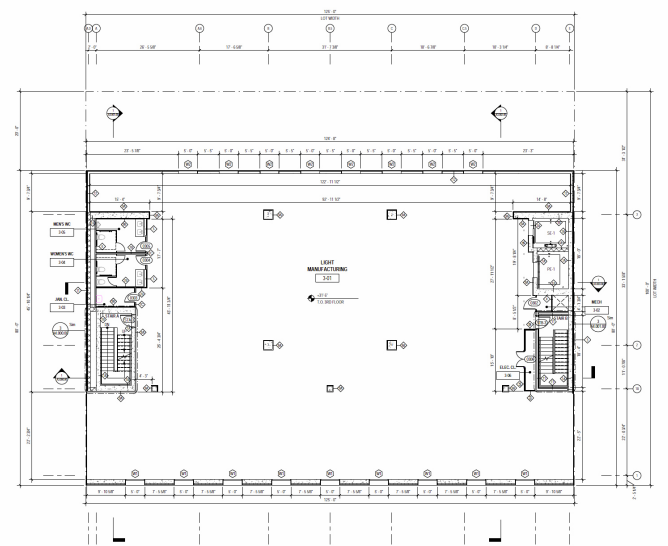
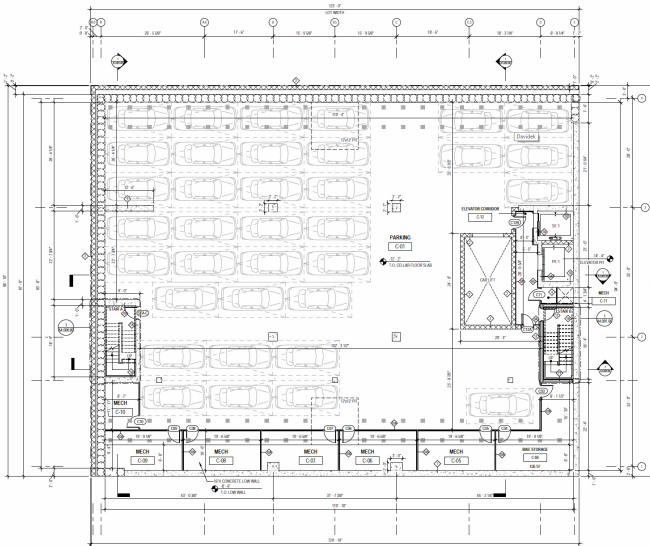
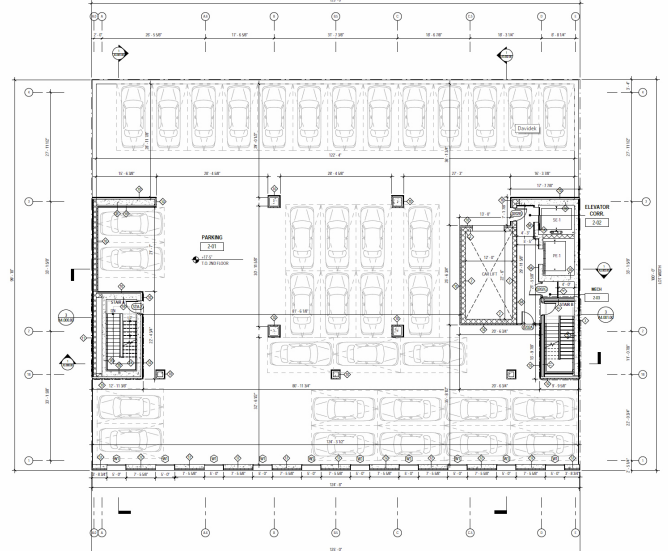
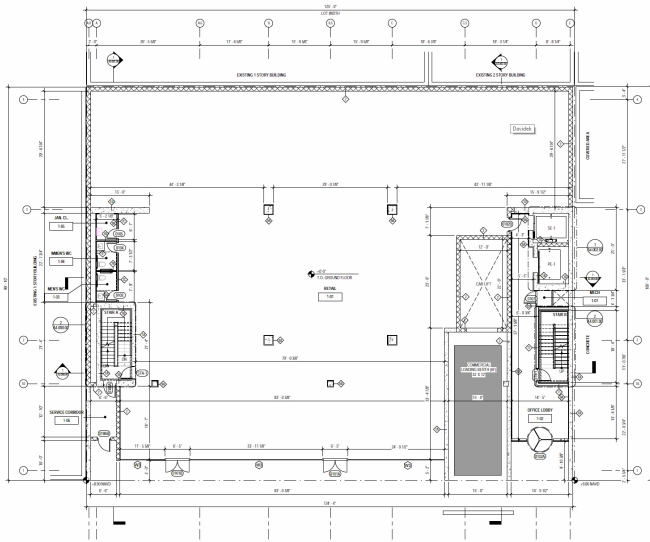
Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



New Commercial Flagship opportunity in Williamsburg! Up to 82,500 SF

103 North 13th Street, Brooklyn, NY 11249

Proposed Floor Plans - Subject to change



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

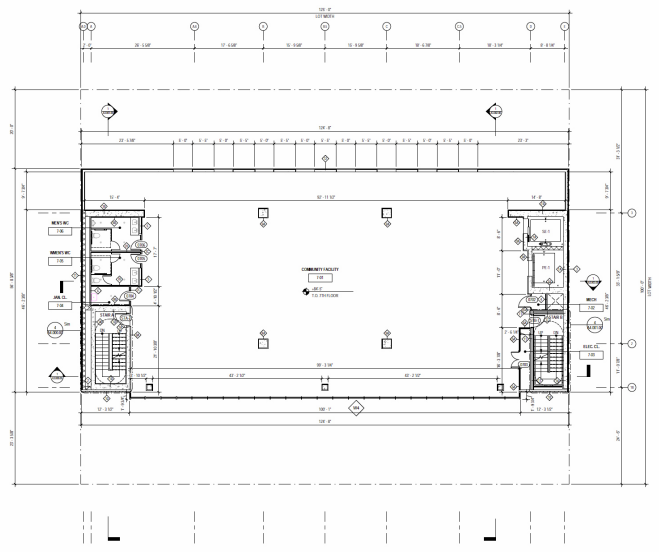
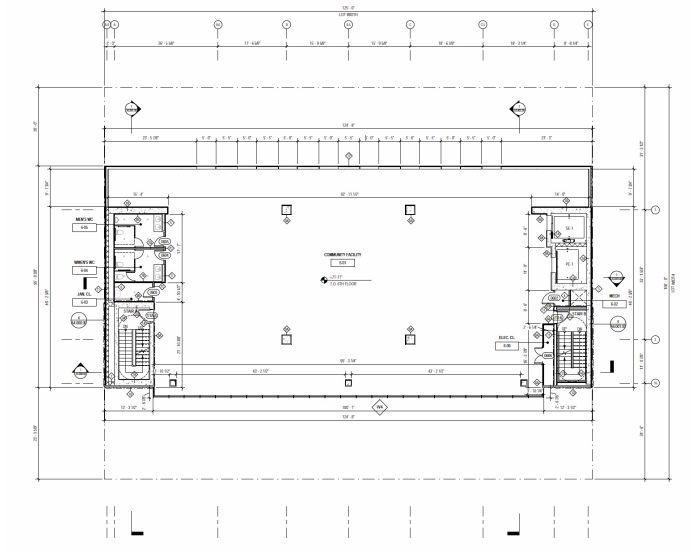
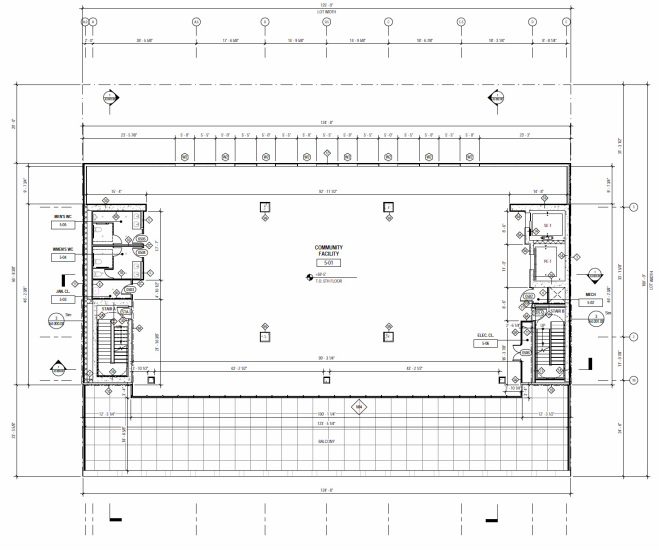
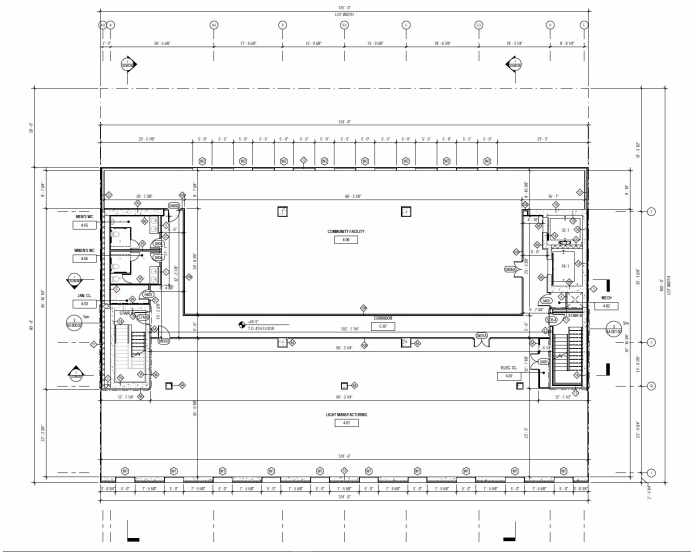
Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



New Commercial Flagship opportunity in Williamsburg! Up to 82,500 SF

103 North 13th Street, Brooklyn, NY 11249

Proposed Floor Plans - Subject to change



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

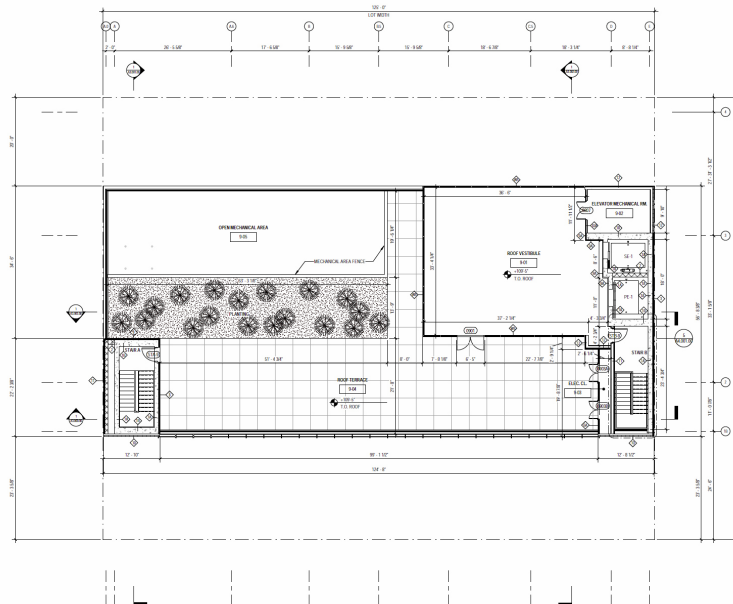
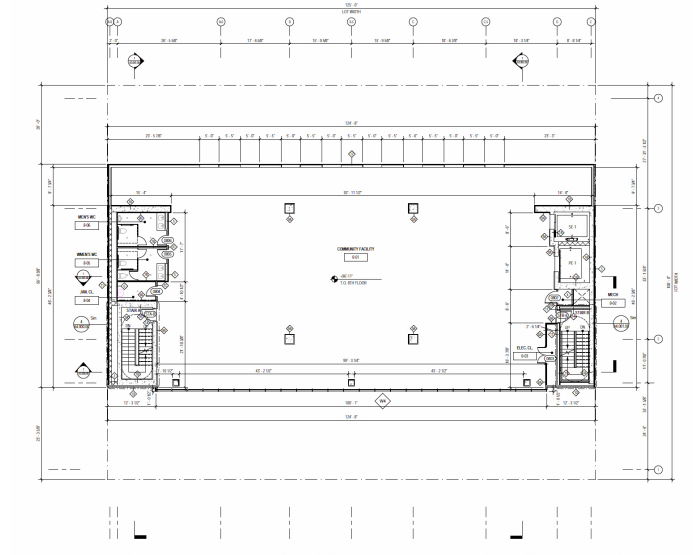
Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



New Commercial Flagship opportunity in Williamsburg! Up to 82,500 SF

103 North 13th Street, Brooklyn, NY 11249

Proposed Floor Plans - Subject to change



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com

