



13 GRATTAN

EAST WILLIAMSBURG
RETAIL & OFFICE SPACE
UP TO 40K SF AVAILABLE

In the last ten years, Williamsburg has evolved from a mostly industrial warehouse neighborhood into an enclave of vintage boutiques, foodie eats, electronic music venues and Michelin restaurants

151K

POPULATION

31

MEDIAN AGE

\$2.63B

HOUSEHOLD
ANNUAL
EXPENSES

DEMOS



SIZE

8,580 SF - Bsmt (Retail/Office)
 5,881 SF - Ground (Retail/Office)
 840-8,800 SF - 2nd FL
 9,500 SF - 3rd FL
 9,500 SF - 4th FL
 5,000 SF - Roof Deck
 +/- 40,000 SF - Total

ASKING RENT

Upon Request

POSSESSION

Q2 2018

FRONTAGE

Approx. 80'

CEILING HEIGHTS

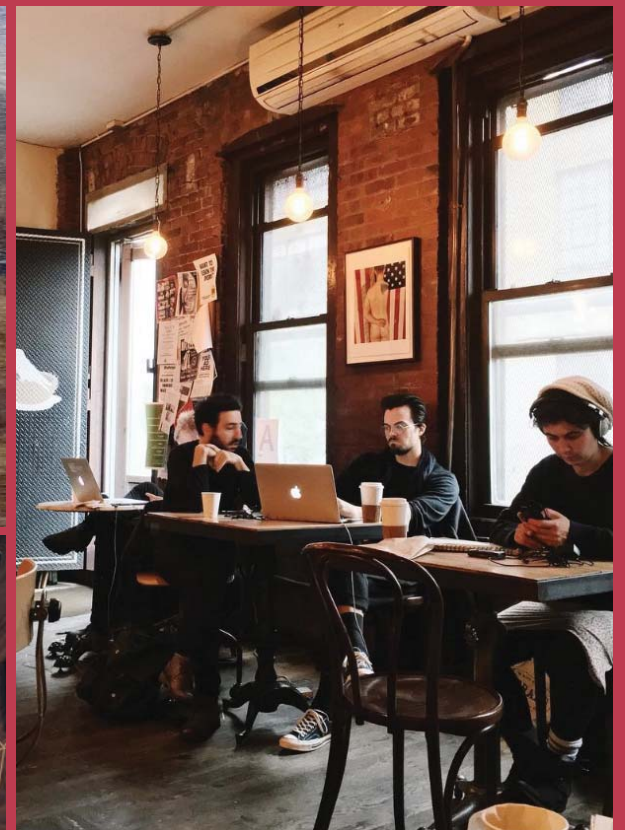
12' - Ground Floor
 11' - Basement

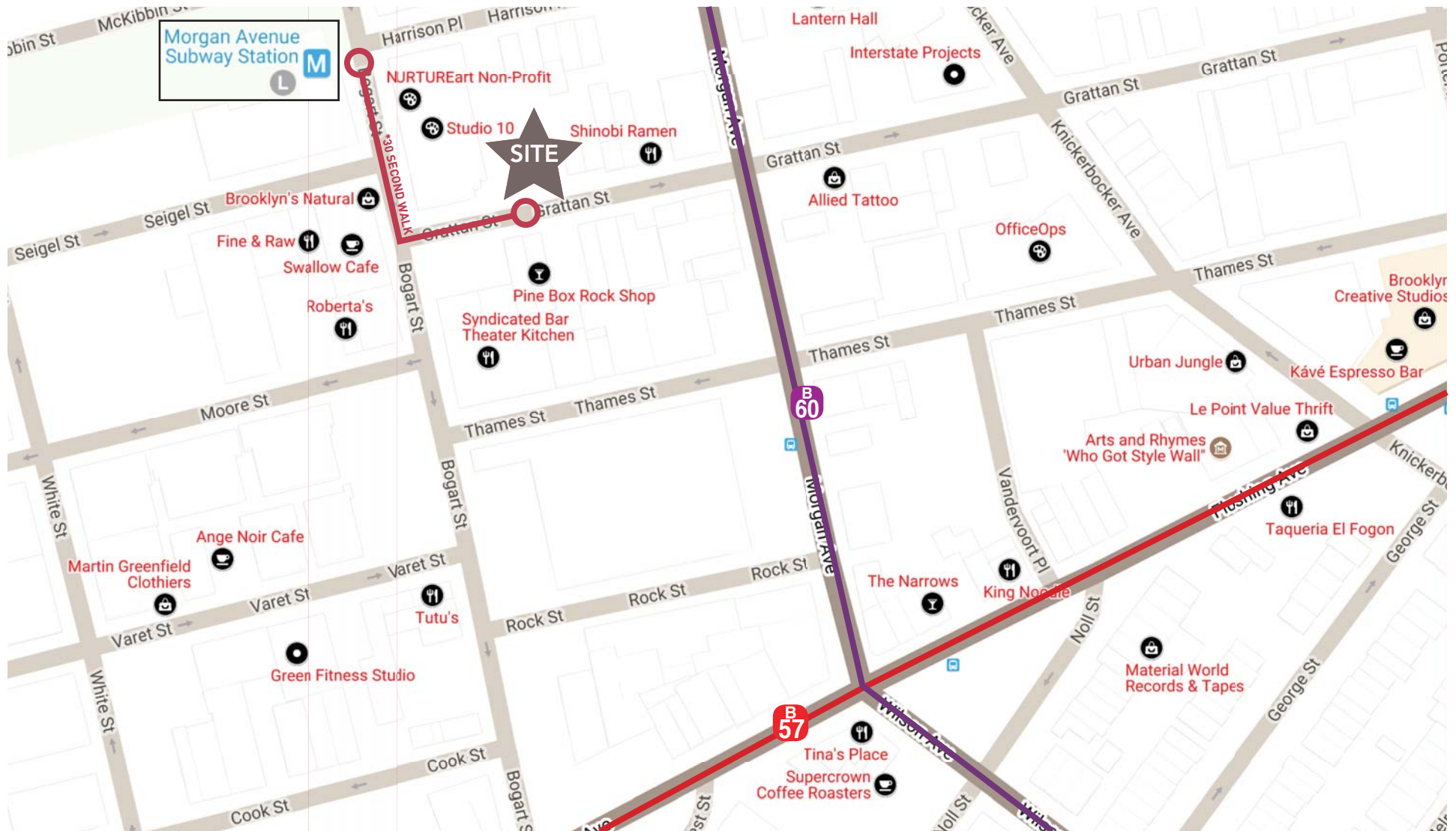
NEIGHBORS

Roberta's, Cobra Club, Cafe
 Ghia, Northeast Kingdom,
 Wyckoff Star, Hana Natural
 Foods, Bunna Cafe,
 Montana's Trail House,
 Brooklyn Natural, Momo
 Sushi, Pine Box Rock Shop,
 Swallow Cafe

COMMENTS

- New office-and-retail construction targeting TAMI tenants
- Less than one-half block from multiple Morgan Ave L-train entrances
- Surrounded by high-profile F&B tenants
- Floor to ceiling windows
- Off street parking available





MAP

L

ANNUAL
RIDERSHIP
2,614,617

B60

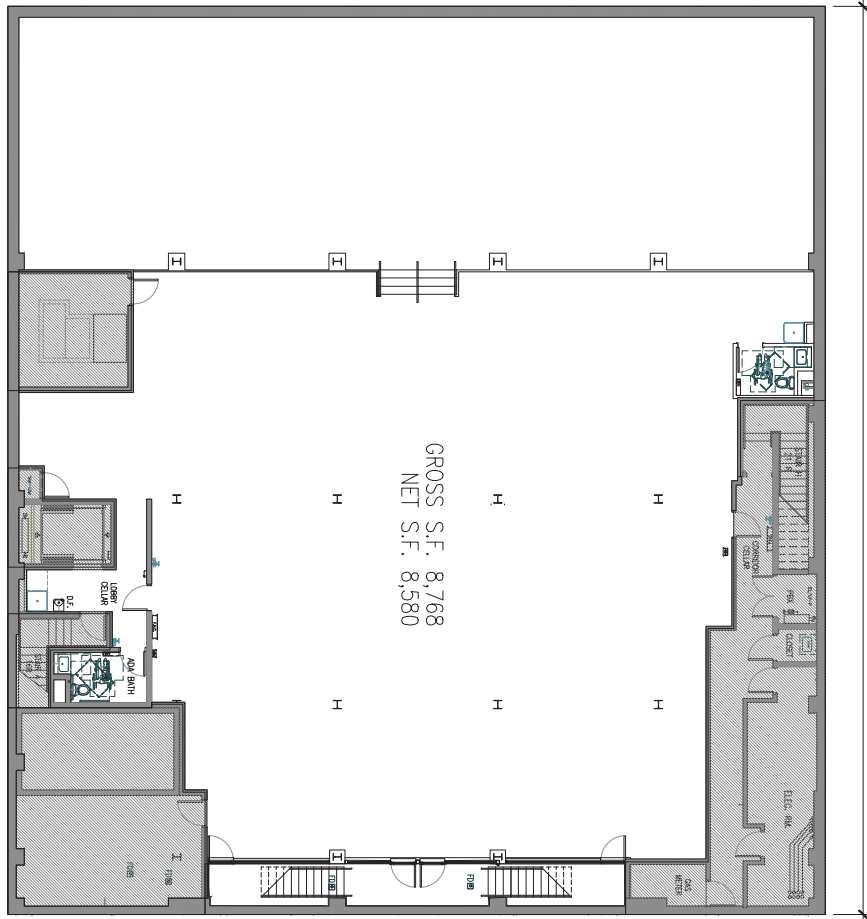
ANNUAL
RIDERSHIP
3,125,722

B57

ANNUAL
RIDERSHIP
3,125,722

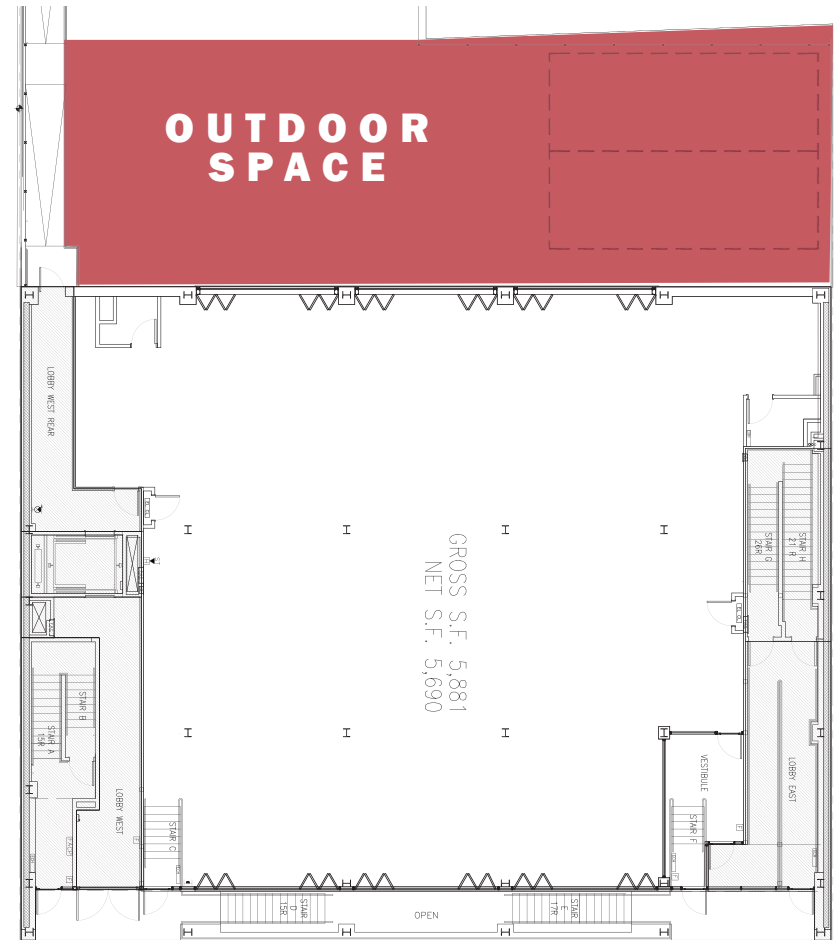
Basement

99'-3"



GRATTAN STREET

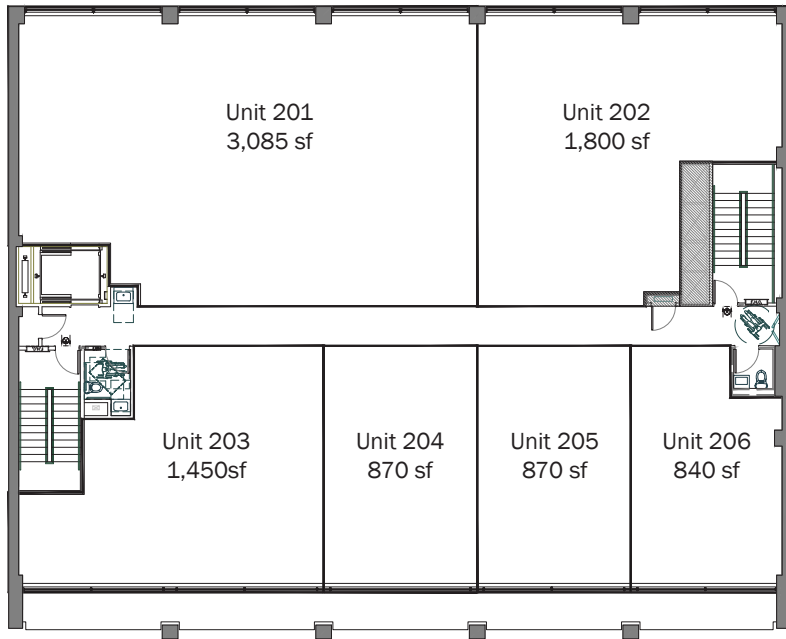
Ground



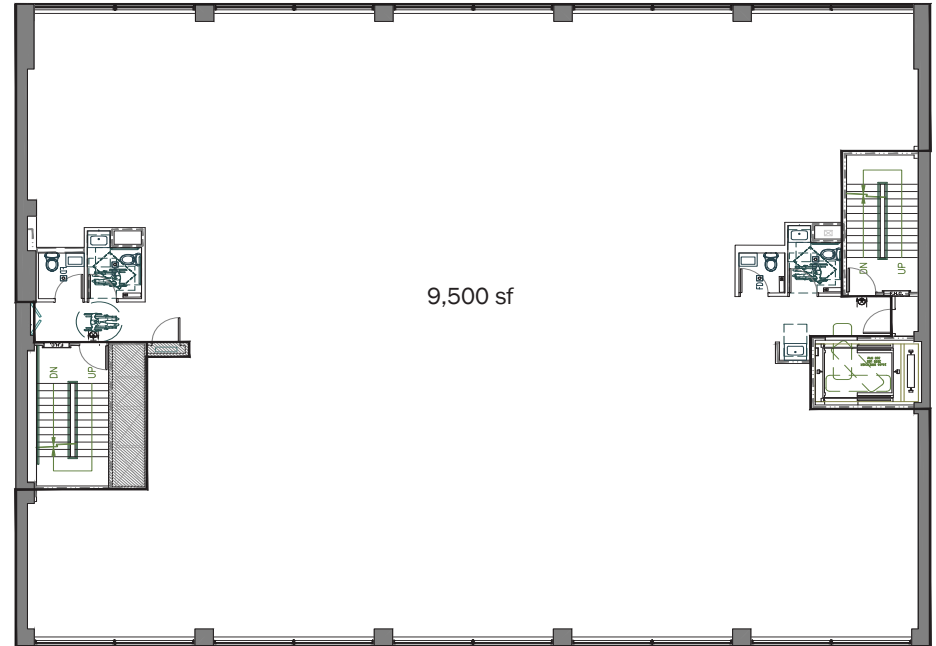
PLANS

80' of exceptional exposure and frontage opening to expansive basement and ground floors totaling over 14,000 SF with flexible outdoor space

2nd FLOOR



3rd/4th FLOOR



PLANS

Additional space if available via a 5,000 SF roof deck, featuring panoramic views of Williamsburg



OFFICE

BEN WALLER

Licensed Associate Real Estate Broker

bwaller@absre.com

212.400.9515

ABDUL SHAIBU

Licensed Real Estate Salesperson

ashaibu@absre.com

212.400.2341



RETAIL

ANDREW CLEMENS

aclemens@ripcony.com

212.750.6565

BEN WEINER

bweiner@ripcony.com

212.750.6565

