



# 185 Broadway

Northeast Corner of Driggs Avenue  
Williamsburg, Brooklyn



Peter Luger Restaurant Directly Across the Street

For further information, please contact exclusive agent:

**Ben Waller**

Licensed Associate Real Estate Broker  
212.400.9515  
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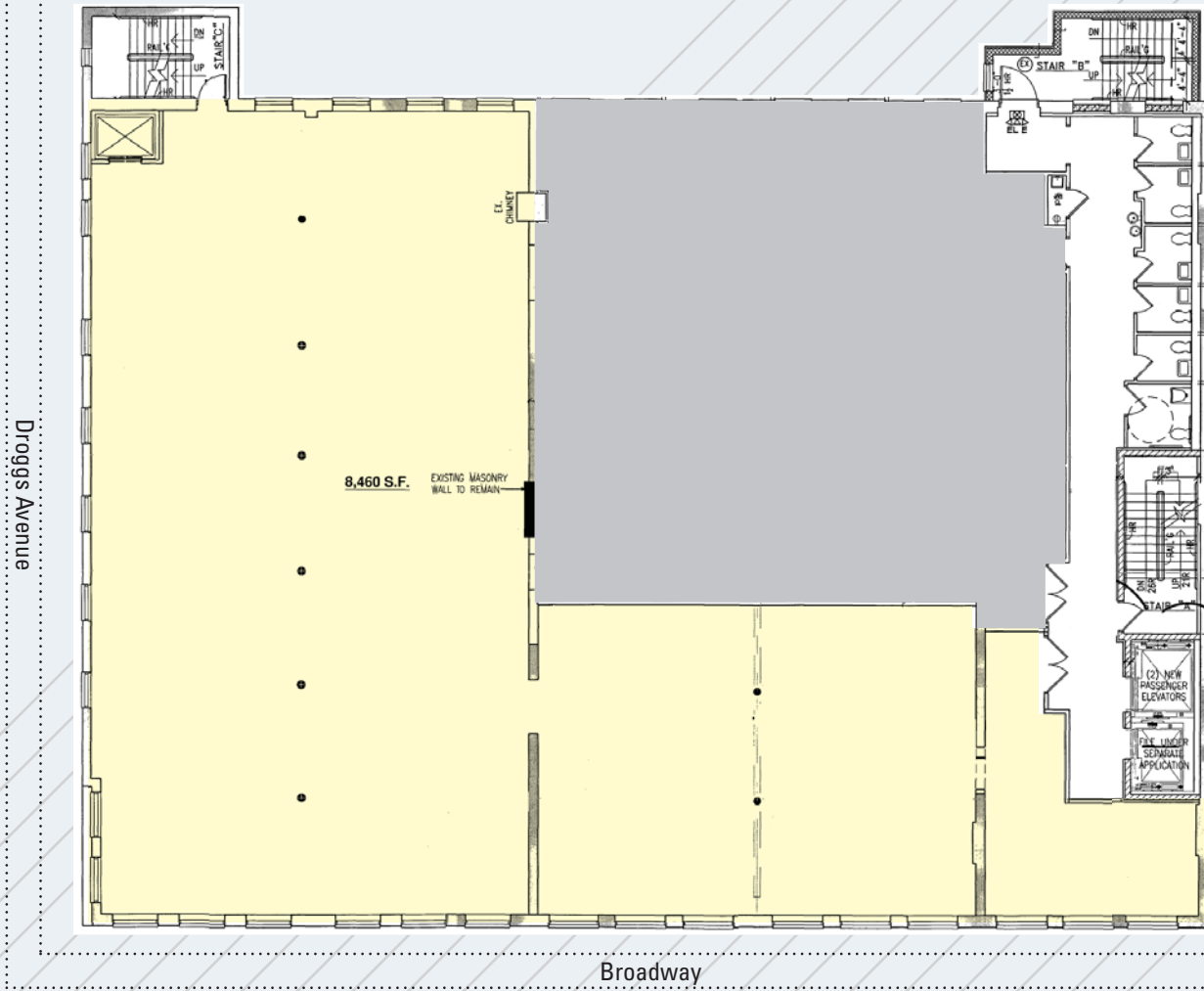
**Mark Tergesen**

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# Newly Renovated Cast-Iron Building.



# PARTIAL 2ND FLOOR - 8,460 RSF



(for descriptive purposes only; not to scale.)



2nd Floor existing conditions



Office Entry Lobby



ABS Partners Real Estate, as the exclusive agent, is pleased to offer the following opportunity for lease:

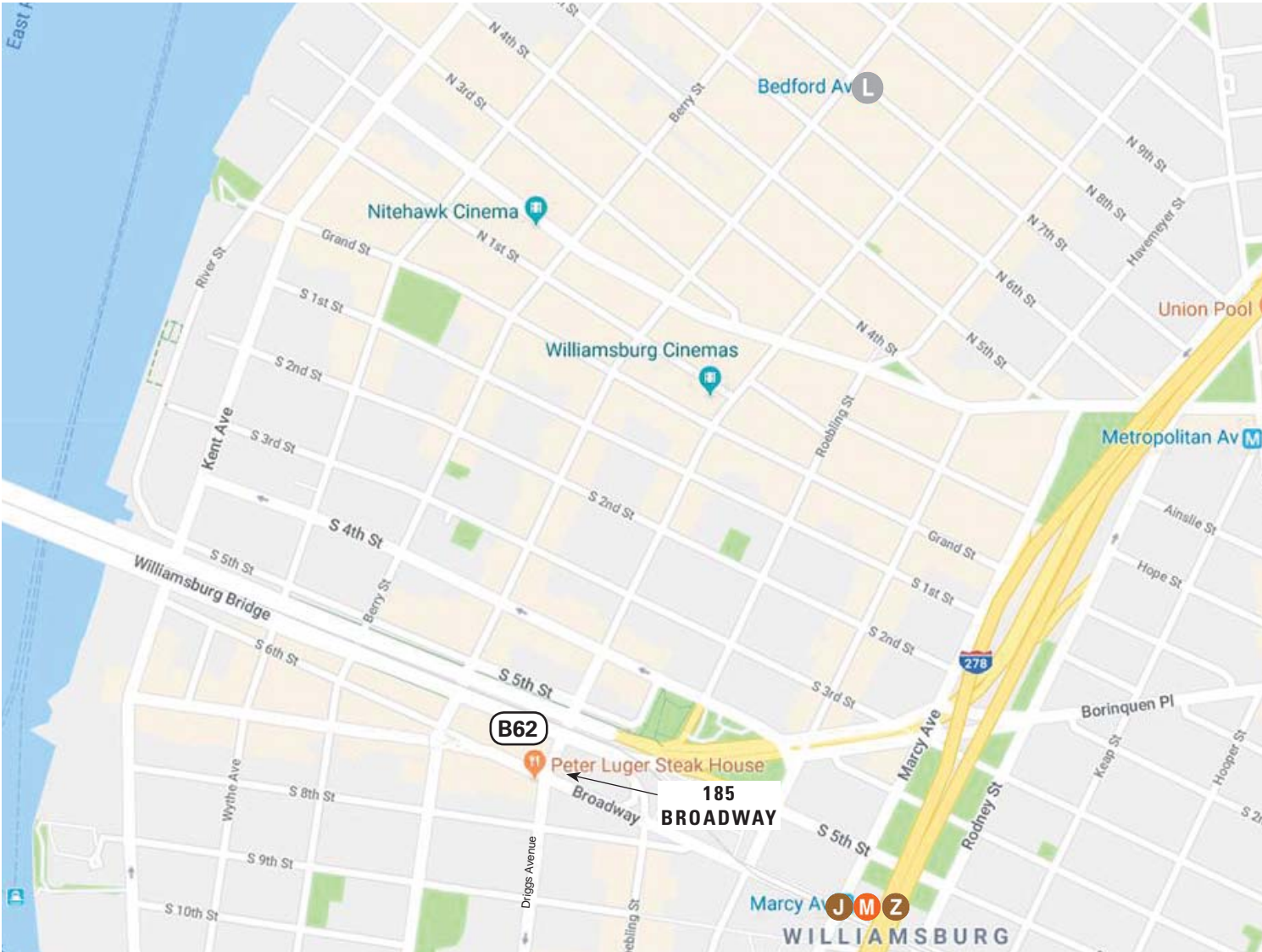
Partial 2nd Fl:	From 5,500 - 8,460 rsf
Ground	From 1,200 - 10,420 usf
Rent:	Upon Request
Possession:	Immediate

**Comments:**

- Recently completed renovations include new lobby, elevators, bathrooms and hallway
- Building anchored by The Yard; Parking can be made available
- Close proximity to **J M Z** trains, B62 bus stop directly opposite building on Driggs Avenue; and walking distance to Driggs Ave/N 7th St **L** subway
- One block from the 251-key hotel and 21-condo unit mixed-use development under construction at 159 Broadway, tentatively expected to deliver in 2021.



All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.



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