



# 134 BROADWAY

WILLIAMSBURG

*Boutique Landmark Building*



HIGH-END  
CREATIVE PREBUILT  
OPPORTUNITY  
IN SOUTH  
WILLIAMSBURG

## 134 BROADWAY

After having incredible success in Manhattan at 135 Bowery, 161 Bowery and 79 Walker leasing to companies such as Publicis, Bang & Olufsen, Au Cheval, Kik Interactive & Uproxx to name a few, Caspi Development chose to take on the Williamsburg boutique office market with this jewel – **134 Broadway**.

### CASPI DEVELOPMENT

Perched on the corner of Bedford Avenue and Broadway overlooking the Williamsburg Bridge neighboring the original Peter Luger's, 134 Broadway offers 25,000 RSF of move-in ready creative full floor prebuilts with high-end finishes, abundant natural light, and an incredible tenant amenity roof deck available from all floors via a brand new elevator.

#### AVAILABILITIES:

Roof Deck	3,000 USF	<del>Entire 3rd</del>	<del>4,995 RSF</del>
Entire 6th	4,995 RSF	<b>LEASED</b>	
Entire 5th	4,995 RSF	Entire 2nd	4,429 RSF
<del>Entire 4th</del>	<del>4,995 RSF</del>	Lower Level	4,285 RSF
		<b>LEASED</b>	

#### FEATURES:

- Brand new double height lobby
- Private tenant roof deck overlooking the Williamsburg Bridge & Manhattan skyline
- New elevator, HVAC, bathrooms & infrastructure throughout
- Exposed brick walls & hardwood floors
- High-end open pantry
- Exposed ceilings
- 4 sides of light with new windows
- Wired Certified Silver – Redundant Connectivity



DRAMATIC VIEWS OF BROOKLYN



EXPOSED CEILINGS



PANTRY



OPEN AREA SURROUNDED BY WINDOWS



GREAT NATURAL LIGHT



EXPOSED BRICK WALLS

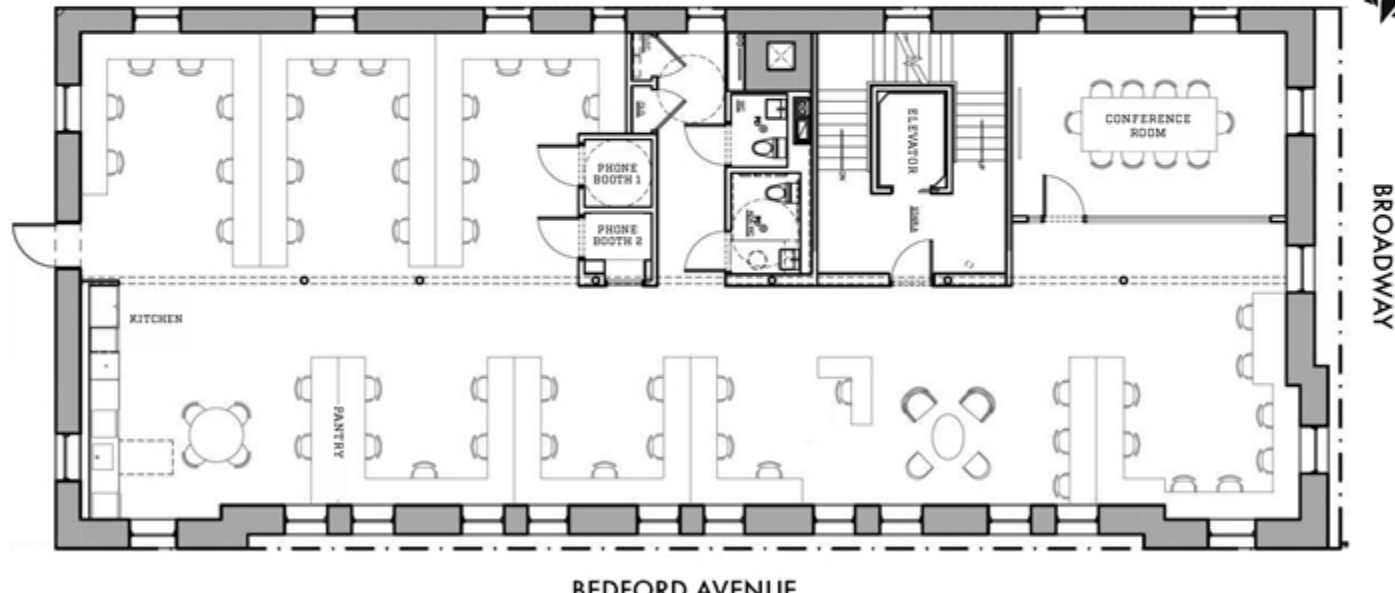


CREATIVE FINISHES

#### TEST FIT

4,995 rsf

- 48 workstations
- Large conference room
- Reception area
- 2 phone booths
- High-end open pantry
- 2 dedicated bathrooms
- 1 IT & 1 coat closets



LOCATED IN THE HEART OF PRIME SOUTH WILLIAMSBURG



#### RESTAURANTS:

- Peter Luger Steakhouse
- Patrizia's
- Meadowsweet
- Xixa
- Misi
- Lilia
- Smorgasburg
- Sunday in Brooklyn
- Sweet Chick
- Marlow and Sons
- Fette Sau
- Traif
- The Commodore
- SEA
- Pies n Thighs
- OKONOMI / YUJI Ramen

#### BARS/NIGHTLIFE:

- Radolph Beer
- Rodegast Hall and Biergarten
- Lucky Dog
- The Woods
- TBA Brooklyn
- Williamsburg Music Center
- Freehold
- Nitehawk Cinema
- The Whiskey Brooklyn
- Brooklyn Winery
- National Sawdust
- Pete's Candy Store
- The Four Horsemen

#### HOTELS:

- Nitehawk Hotel
- Wythe Hotel
- The Hoxton Hotel
- The Williamsburg Hotel

#### OTHER:

- Domino Sugar Park
- CKO Kickboxing
- Chase Bank
- Bank of America
- Milk Bar
- Blink Fitness
- Equinox
- Soul Cycle
- Butler Bake Shop & Espresso Bar
- Citi Bike Station
- Citi Bike Station
- Oslo Coffee Roasters
- Bedford Cheese Shop

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