

FITNESS/NEW DEVELOPMENT/RESTAURANT-PERMITTED/QSR/STREET RETAIL

296 WYTHE AVENUE

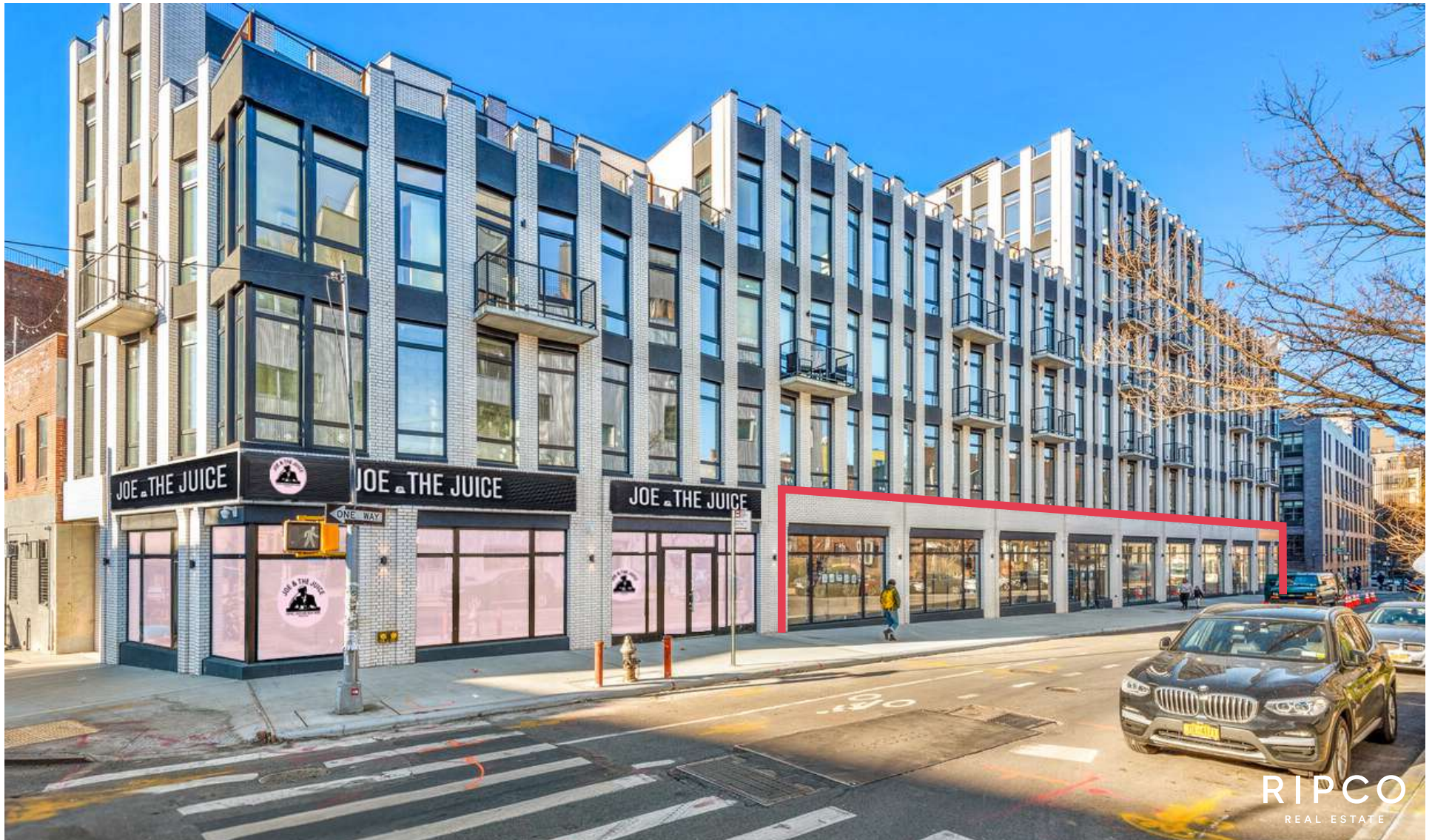
Between Grand and North 1st Streets

WILLIAMSBURG

BROOKLYN | NY

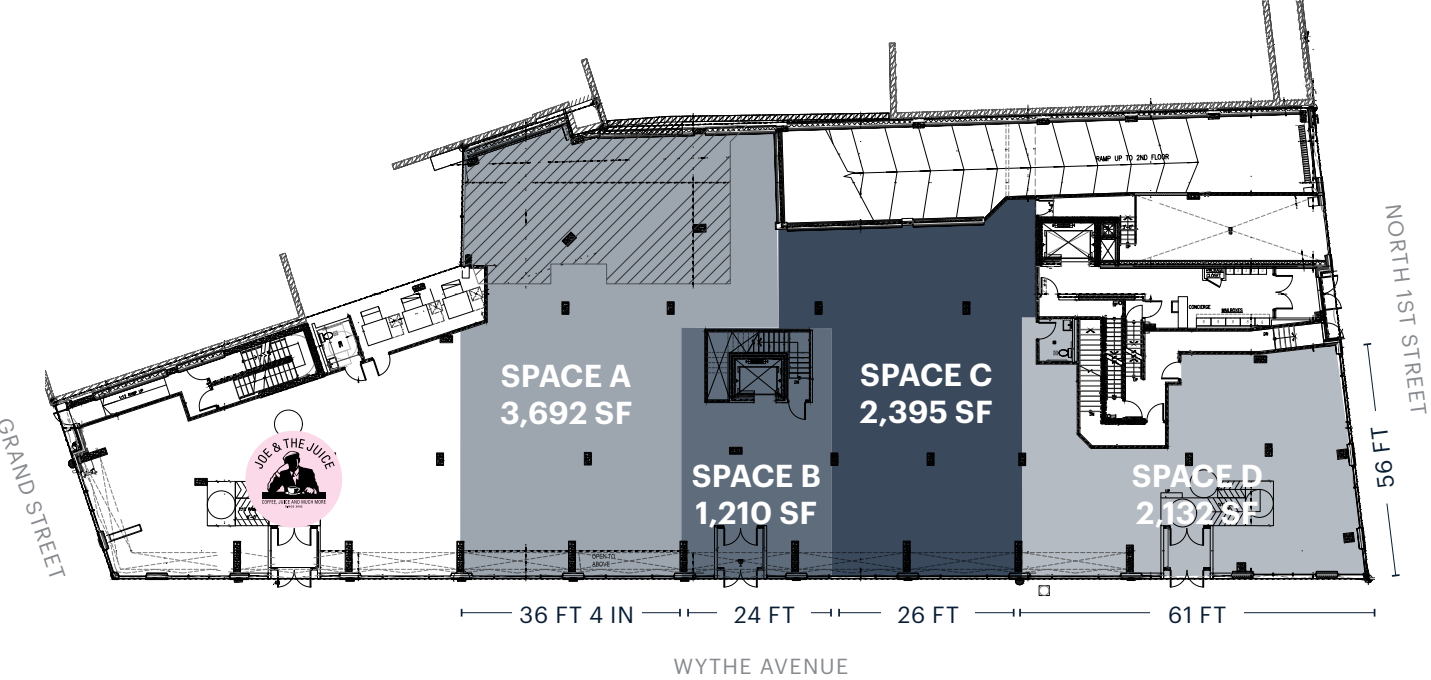
Up to
20,913 SF*

For Lease
*Divisible



SPACE DETAILS

GROUND FLOOR - DIVISION PLAN



SIZE

Ground Floor

Space A	3,692 SF
Space B	1,210 SF
Space C	2,395 SF
Space D	2,132 SF

Lower Level

Space B	11,484 SF*
Total	20,913 SF

*Divisible - All logical divisions considered

CEILING HEIGHTS

Ground Floor	14 FT
Lower Level	14 FT

FRONTAGE

Space A

Wythe Avenue	36 FT 4 IN
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Space B

Wythe Avenue	24 FT
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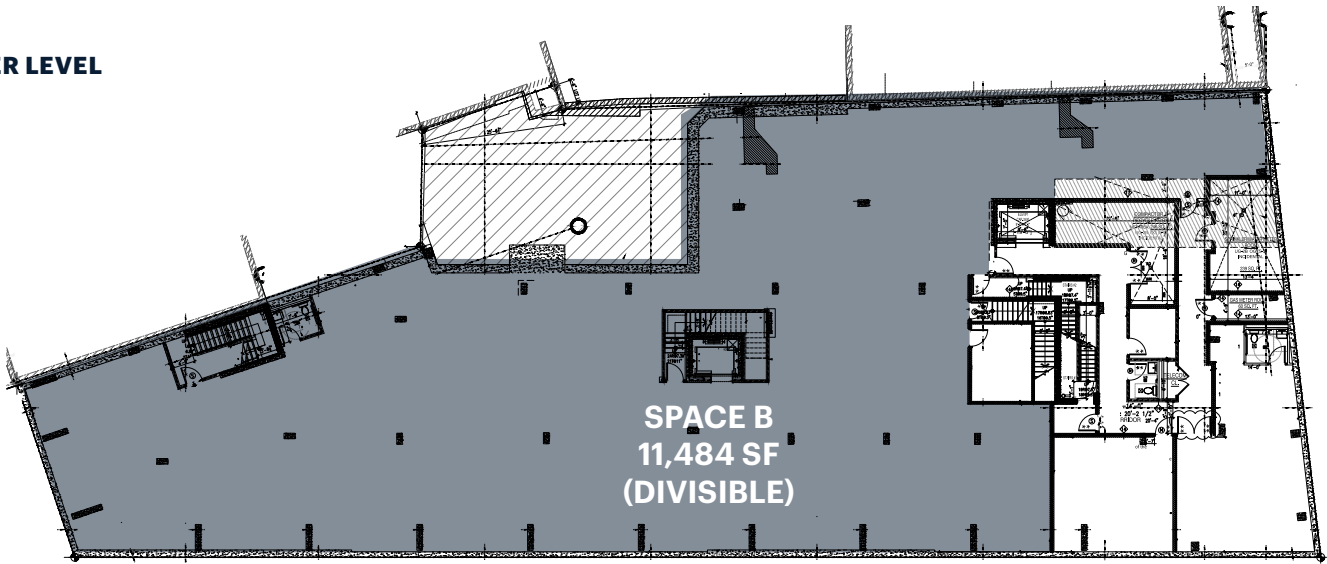
Space C

Wythe Avenue	26 FT
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Space D

Wythe Avenue	61 FT
North 1st Street	56 FT

LOWER LEVEL



SPACE DETAILS

LOCATION

West side of Wythe Avenue between Grand and North 1st Streets

STATUS

New construction

POSSESSION

Immediate

TERM

Arranged

RENT

Upon request

CO-TENANTS

Joe & The Juice

NEIGHBORS

Domino Park + Domino Sugar Redevelopment, Planta, Rivian, Devocion, Atelier Eva, Other Half Brewing, Two Hands, Roberta’s, Misipasta, Aurora, Bacan, Pilgrim Surf+Supply, Trader Joe’s, STUDS, and Sunday In Brooklyn

COMMENTS

Block-through new construction space with excellent ceiling heights and incredible frontage

Up to 20,913 SF contiguous space for large format users available

Divisions considered from 2,000 SF

Venting possible and gas in the building

Parking on premises

Located at the base of a 38-unit residential building

TRANSPORTATION

2023 Ridership Report

Marcy Avenue

Annual	2,864,396
Weekday	8,209
Weekend	11,221



Bedford Avenue

Annual	8,399,477
Weekday	23,653
Weekend	44,011



B32

Annual	236,378
Weekday	705
Weekend	1,065



Q59

Annual	1,755,451
Weekday	5,639
Weekend	5,932



B62 Bus

Annual	1,510,617
Weekday	4,744
Weekend	6,942



East River Ferry

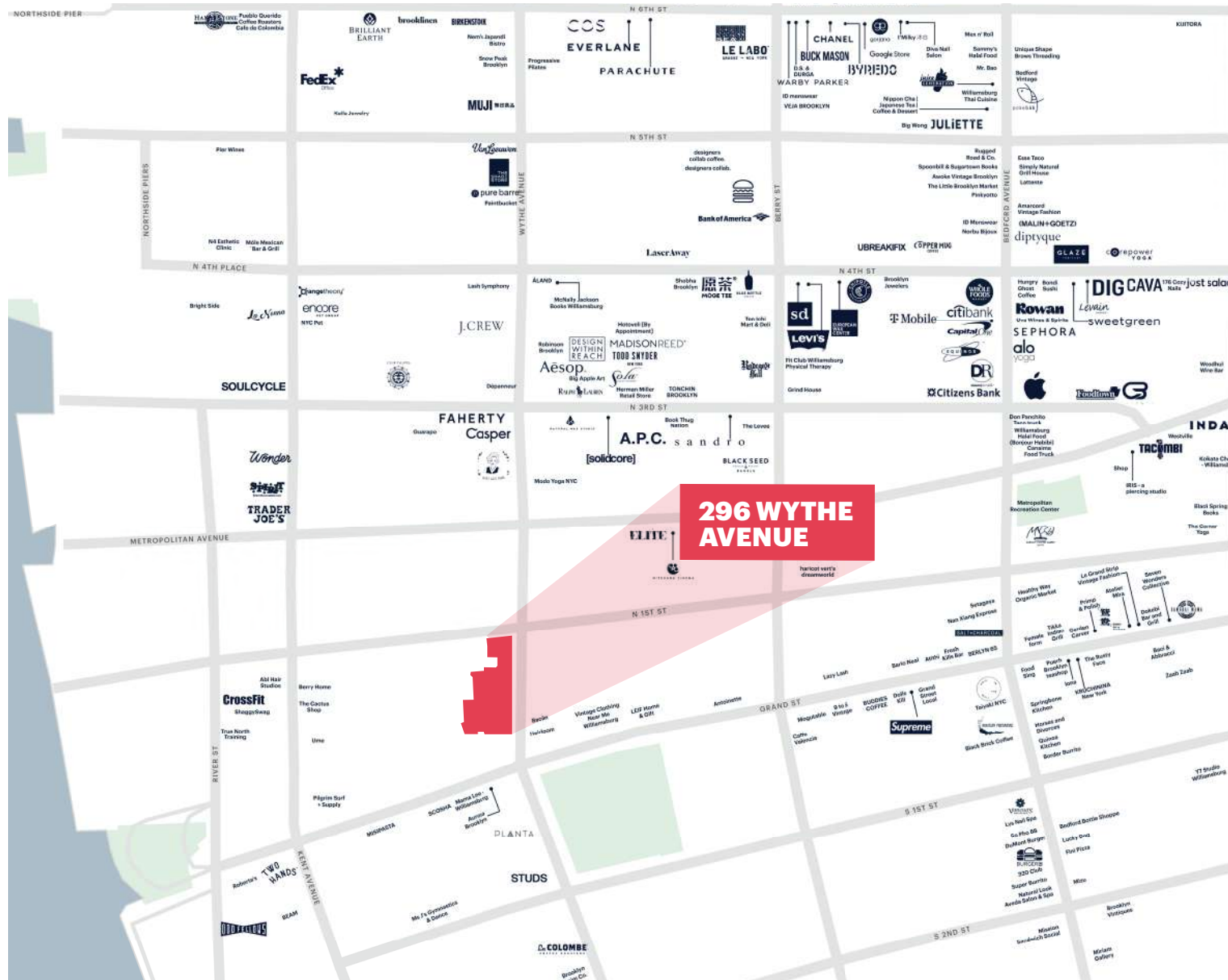
Daily	11,903
Ridership approximately 6.1 Million in 2023	



INTERIOR PHOTO - LOWER LEVEL



AREA RETAIL



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