

Williamsburg
Brooklyn, NY



Ground Floor
35,000 SF | Divisible

ADDITIONAL FAR AVAILABLE

**61-71
Wythe
Avenue**



◀ N. 12th Street ▶

◀ Wythe Avenue ▶



Ground Floor Up to 35,000 SF

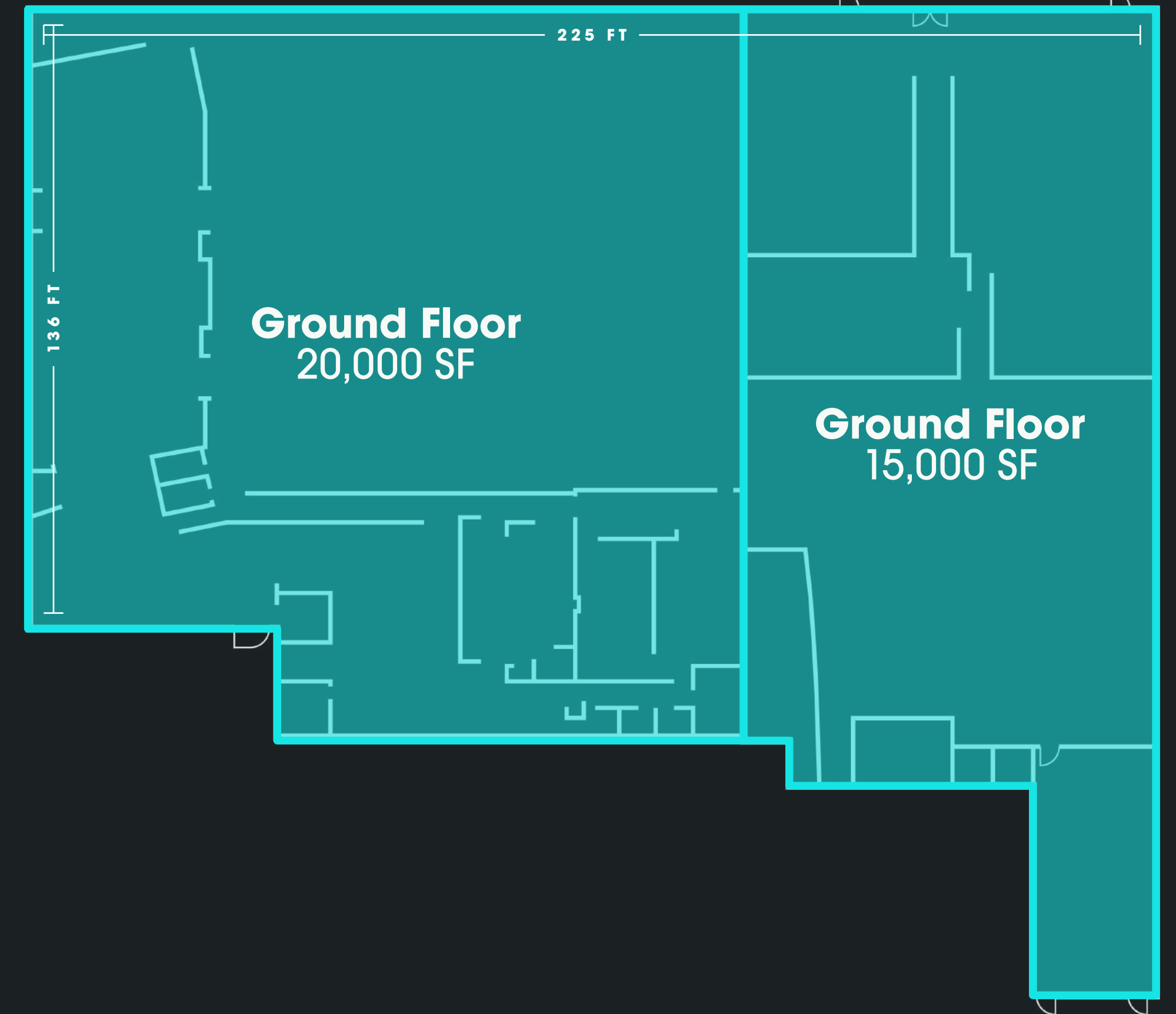
Additional FAR Available

Possession Q1 2025

Currently Brooklyn Bowl Brooklyn Brewery

WYTHE AVENUE

N. 12TH STREET



N. 11TH STREET



**20,000 SF on
the corner of
Wythe Avenue
& N. 12th Street**

**Ceiling heights
ranging from
17 to 22 ft**

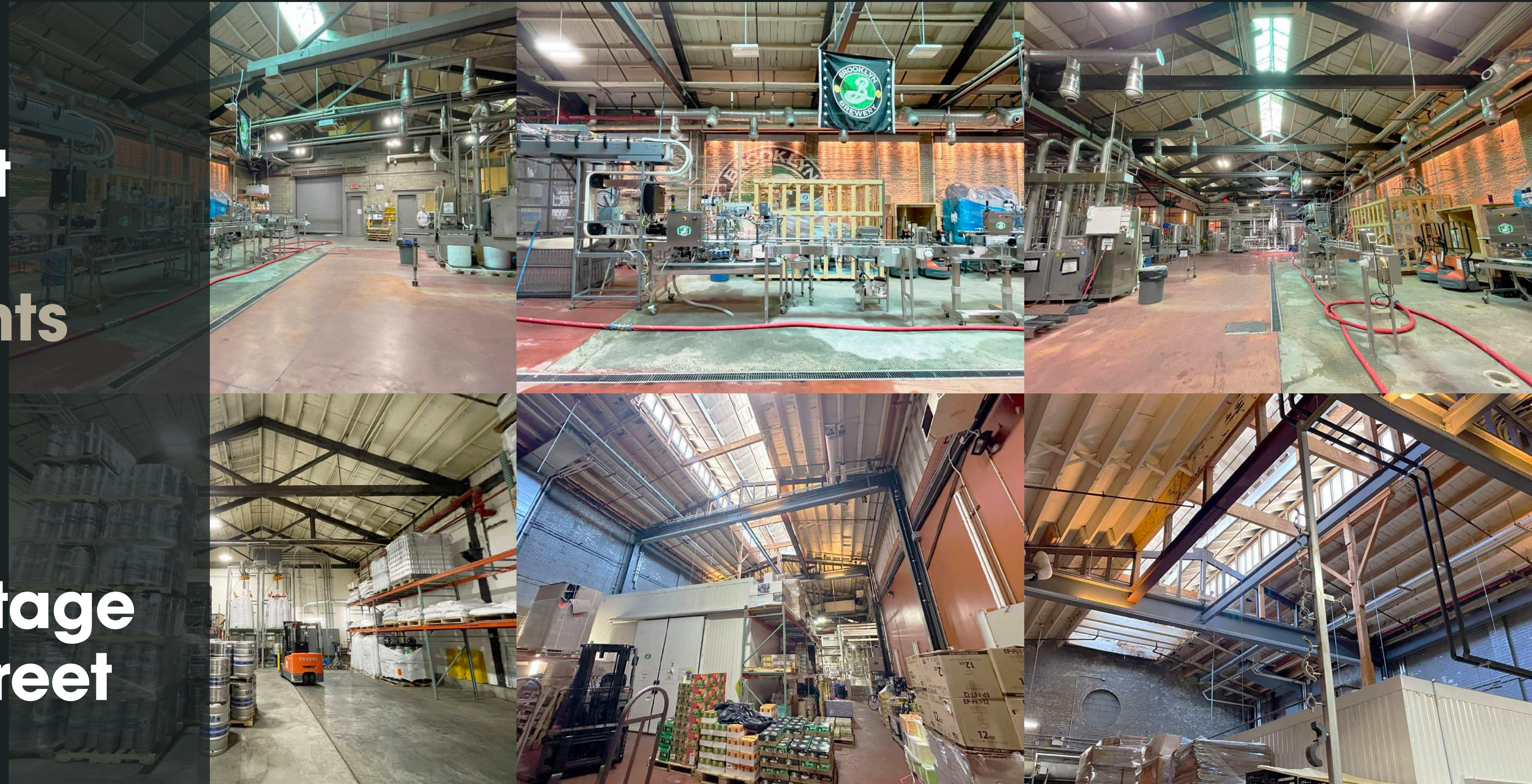
**136 ft of frontage
on Wythe Avenue**



**15,000 SF on
N. 12th Street**

**Ceiling heights
ranging from
19 to 40 ft**

**225 ft of frontage
on N. 12th Street**



The Neighborhood



61-71 Wythe Avenue

Williamsburg | Brooklyn, NY

Brooklyn



Williamsburg

Nestled on the banks of the East River and just a 5 minute subway ride from Manhattan, Williamsburg is a hub for shopping, dining and entertainment, and has become one of the most sought after neighborhoods in New York.

Start your journey down Bedford Avenue, the neighborhood's bustling main street. Explore charming boutiques like Brooklyn Charm for handmade jewelry and Catbird for unique finds. If you're into vintage fashion, Beacon's Closet and Buffalo Exchange have you covered. Williamsburg's retail scene is where you can discover fashion-forward treasures that reflect the neighborhood's artistic vibe.

For foodies, the weekly Smorgasburg market and Artists & Fleas offer a mouthwatering array of artisanal treats and handcrafted foods. It's a must-visit for those craving a taste of local flavor.



Atlantic Retail | NYC - www.atlanticretailnyc.com - 212.687.2400

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Restaurant Scene

Williamsburg is home to a wide range of cuisines and some of the finest restaurants in the city including Laser Wolf, Le Crocodile, Cafe Mogador, Lilia and Rule of Thirds among many many more.



Don't miss out on dining at Michelin-starred restaurants, hidden speakeasies, or the bustling food halls, which offer a global array of gastronomic delights. Williamsburg's dining options cater to every palate and budget, ensuring that every meal is an experience to savor.

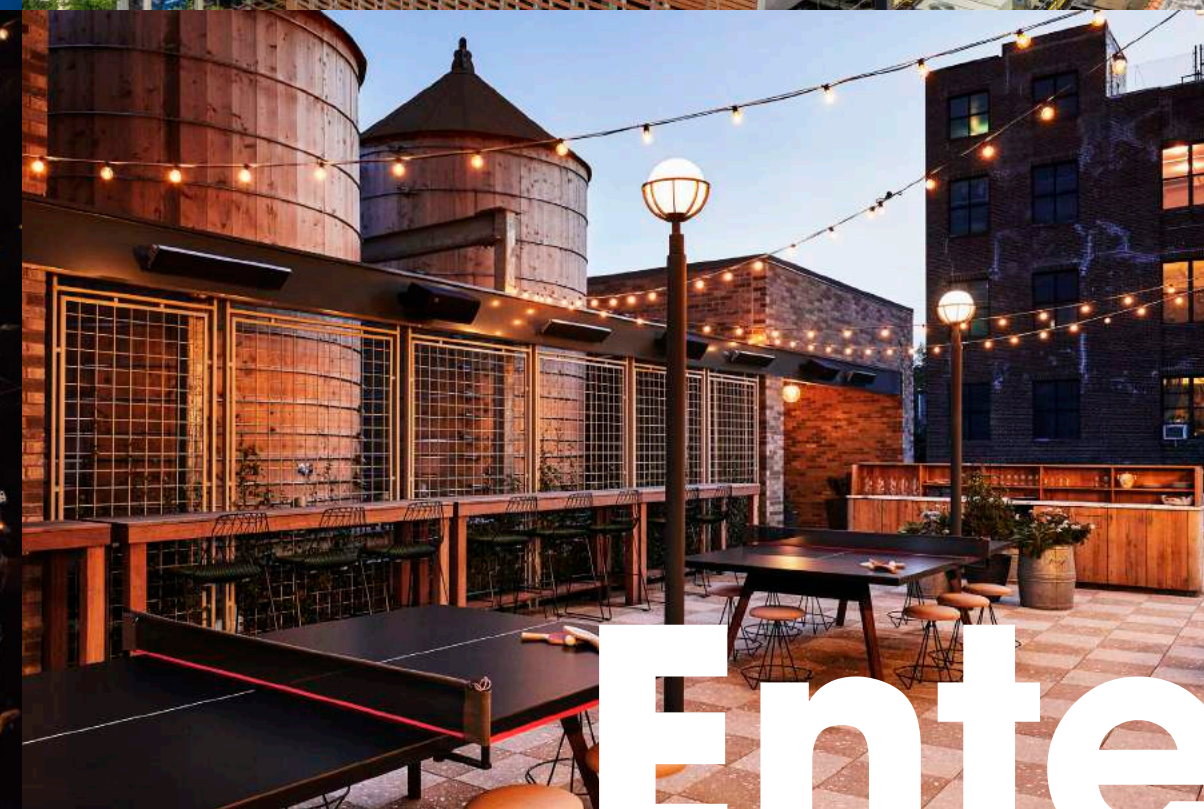


The Neighborhood

61-71 Wythe Avenue

Williamsburg | Brooklyn, NY

Hospitality



Entertainment

Nightlife



61-71 Wythe Avenue sits at the epicenter of Williamsburg's entertainment and nightlife pocket. It is surrounded by four prominent hotels - The William Vale, The Hoxton, The Wythe and The Arlo Williamsburg - each with its own premier lobby and rooftop bar and restaurant offerings. Other notable establishments include Superior Ingredients, Berry Park and the recently opened Second City Comedy Club.

When the sun sets, Williamsburg truly comes alive. The nightlife is legendary, with countless bars, music venues, and theaters. Dive into the indie music scene at venues like Music Hall of Williamsburg or catch a live comedy show at The Knitting Factory. For a more relaxed evening, sip cocktails at rooftop bars with views of the Manhattan skyline, or savor craft beers at local breweries.





Market Highlights

61-71 Wythe Avenue

Williamsburg | Brooklyn, NY

38,250

Apartment units in Williamsburg and Greenpoint with another 7,600 units currently under construction

2,700,000

Total population for the Greater Brooklyn Area

500+

Companies make brooklyn one of the nations leaders in the innovation sector

1,600

Hotel rooms in Williamsburg and Greenpoint as well as 638 within 2 blocks

8

Michelin-Starred restaurants in the area, as well as 37 Bib Gourmand restaurants

25%

Of Brooklyn residents are aged 20 - 34, making for a thriving and vibrant culture

20+

Craft breweries in the area make Brooklyn the Craft Beer Capital in NY

\$145,000

Average household income for surrounding area

Subway Lines

Bedford Avenue L: 8 Minute Walk
Nassau Avenue G: 7 Minute Walk

Bus Lines

Kent Avenue & North 14th Street B32: 1 Minute Walk
Bedford Avenue & North 11th Street B62: 3 Minute Walk

Ferry Lines

East River NYC Ferry | North Williamsburg: 9 Minute Walk

Citi Bike

Wythe Avenue & North 13th Street: 0 Minute Walk
North 12th Street & Bedford Avenue: 3 Minute Walk

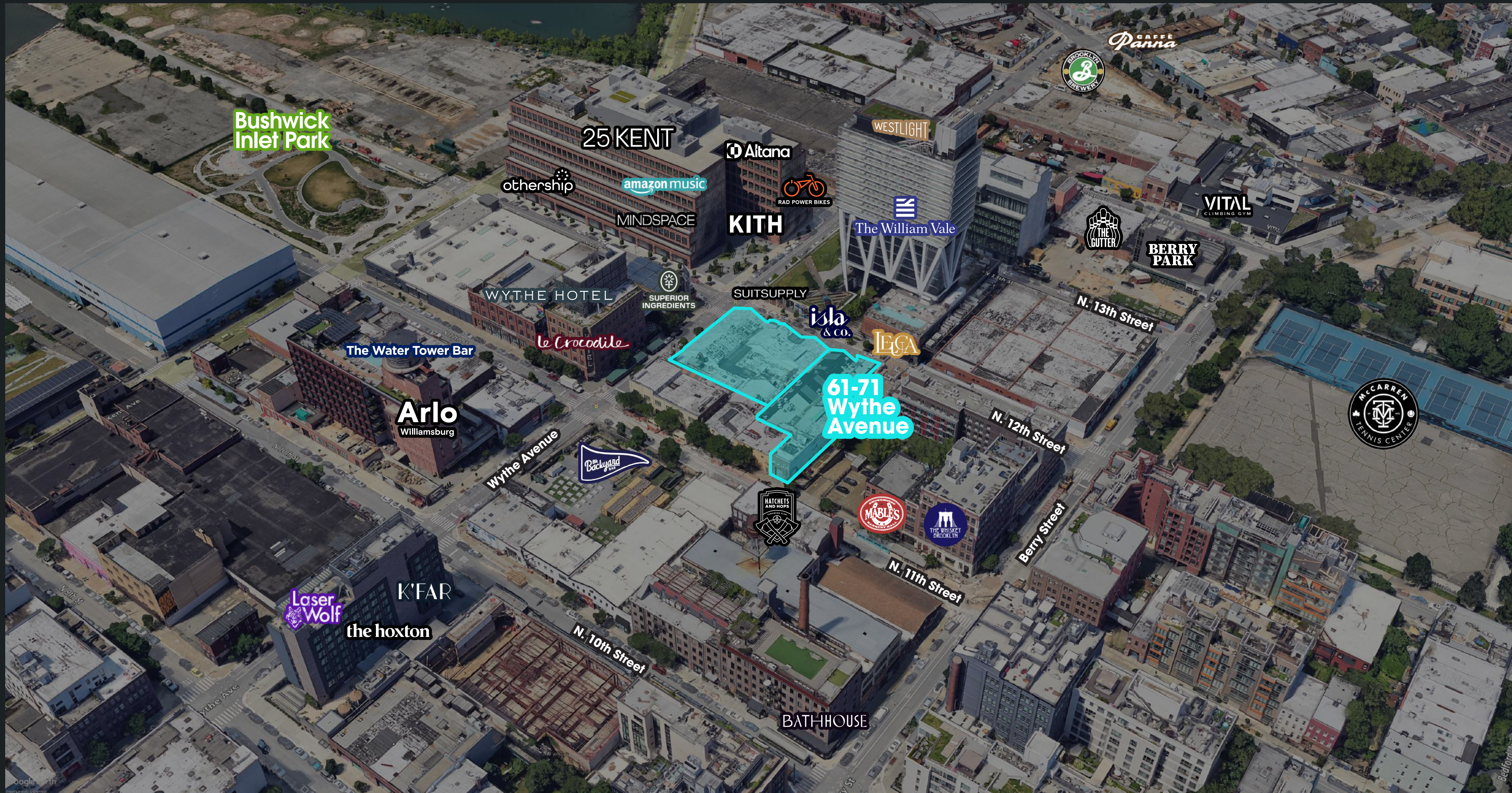
Bushwick Inlet Park

- 27-acre park located one block east of Wythe Avenue
- Unobstructed & protected views of Manhattan waterfront
- Completion in phases between 2022 & 2024
- Contiguous with active 11-acre Marsh P. Johnson State Park

McCarren Park

- 35-acre campus, the largest accessible park
- Running track, tennis courts, outdoor movies & live music
- 5-minute walk from 61-71 Wythe Avenue





25 Kent
500,000 SF Commercial Building
Key Office Tenants:

- Kith 65,000 SF
- Amazon Music 40,000 SF
- Mindspace 37,000 SF
- Altana 21,000 SF

The William Vale
183 Keys
Key Restaurant Tenants:

- Isla & Co.
- Leuca
- Westlight

The Hoxton
174 Keys
Key Restaurant Tenants:

- K'Far
- Laser Wolf

Notable Tenants

- Berry Park: 35,000 SF
- Vital Climbing Gym: 45,000 SF
- Bathhouse: 18,000 SF
- BK Backyard Bar: 24,000 SF



61-71 Wythe Avenue

ATLAS
CAPITAL GROUP

Williamsburg | Brooklyn, NY

“Beer has dispelled the illness which was in me.”
— Late Egyptian, translated by Dr. Kent Weeks

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 Atlantic Retail NYC

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