

**BIG BOX/FITNESS/MEDICAL/MULTI-LEVEL/NEW DEVELOPMENT/
QSR/RESTAURANT-PERMITTED/STREET RETAIL**

296 WYTHE AVENUE

Between Grand and N. 1st Streets

WILLIAMSBURG

BROOKLYN | NY

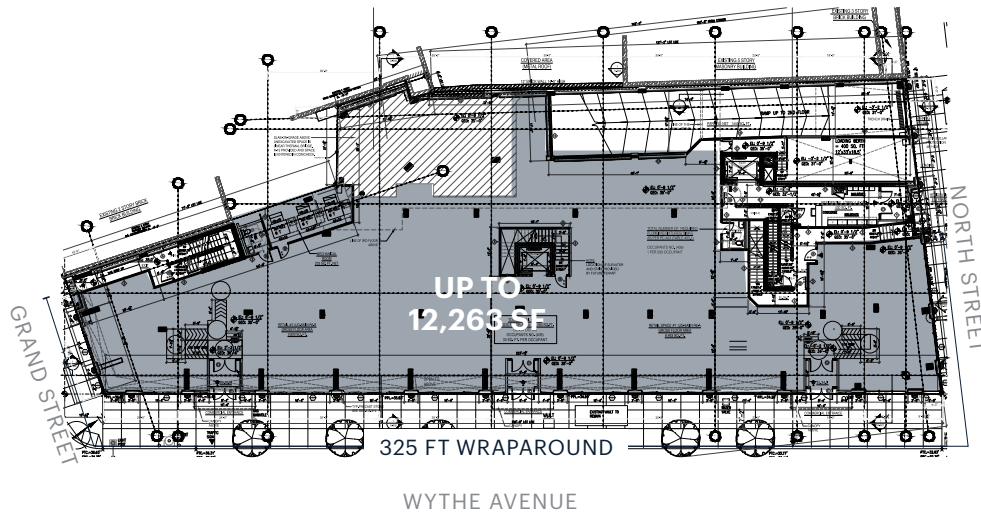
Up to
23,747 SF*
For Lease
**Divisible*



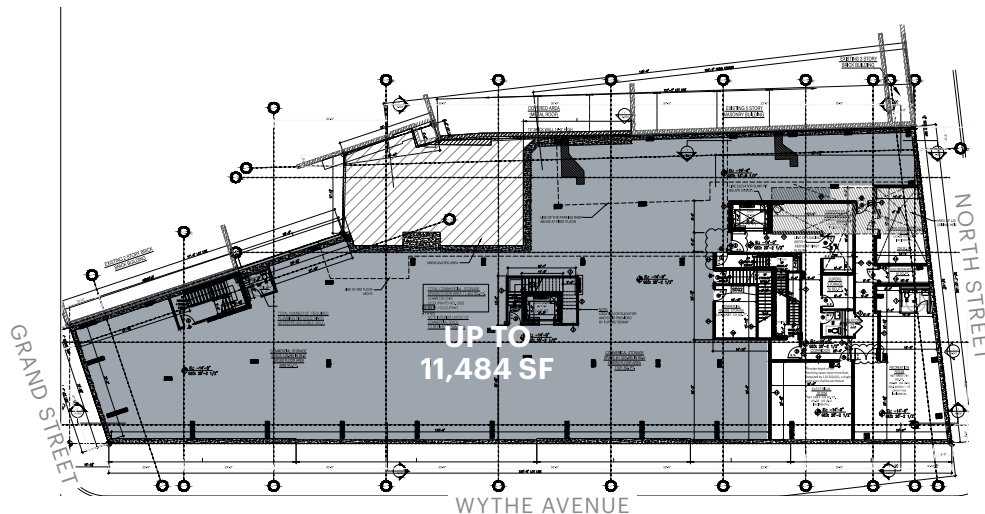
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SPACE DETAILS

GROUND FLOOR



LOWER LEVEL



LOCATION

West side of Wythe Avenue
between Grand and N. 1st Streets

SIZE

Ground Floor	12,263 SF*
Lower Level	11,484 SF*
Total	23,747 SF*

*Divisible

FRONTAGE

Wraparound	325 FT
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CEILING HEIGHTS

Ground Floor	14 FT
Lower Level	14 FT

STATUS

New construction

POSSESSION

Immediate

TERM

Arranged

RENT

Upon request

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,
Sunday In Brooklyn

COMMENTS

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

Up to 24,000 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

2022 Ridership Report

Marcy Avenue	J M Z
Annual	2,540,327
Weekday	7,896
Weekend	9,774

Bedford Avenue	L
Annual	7,255,571
Weekday	20,035
Weekend	40,252

B32	B 32
Annual	197,385
Weekday	588
Weekend	890

Q59	59
Annual	1,629,007
Weekday	5,237
Weekend	5,454

B62 Bus	B 62
Annual	1,510,617
Weekday	4,540
Weekend	6,553

East River Ferry	Ferry
Daily	11,903

Ridership approximately
6.1 Million in 2022

INTERIOR PHOTO



AREA RETAIL



CONTACT EXCLUSIVE AGENTS

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Tenant or Buyer must verify the information and bears all risk for any inaccuracies.