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# 105 NORTH 13TH STREET

WILLIAMSBURG, BROOKLYN

**EXR**

# OVERVIEW

## THE PROPERTY

105 North 13th Street features over 75,000 square feet of office, retail, and light manufacturing space perfect for all types of tenants. The property is ideal for a flagship retail or office opportunity and can be subdivided based on different types of tenancies. The building features up to 120 feet of prime North Williamsburg frontage, multiple elevator shafts, sliding floor-to-ceiling windows, and ceiling heights of up to 20 feet.

Built with tomorrow's businesses in mind, 105 North 13th can incorporate a multitude of commercial uses. This property is an amazing opportunity for a next-generation business concept to set up shop in one of the world's prime residential and commercial markets: Williamsburg, Brooklyn.



# THE BUILDING

78,000 SF

# LOCATION

105 N13th St, Brooklyn NY.  
Between Berry St and Wythe St

# CEILING HEIGHT

13.7 FT - 20.5 FT

# FRONTAGE

80 FT - 125 FT

# YEAR BUILT

2022

# OCCUPANCY

Immediate

# ASKING RENT

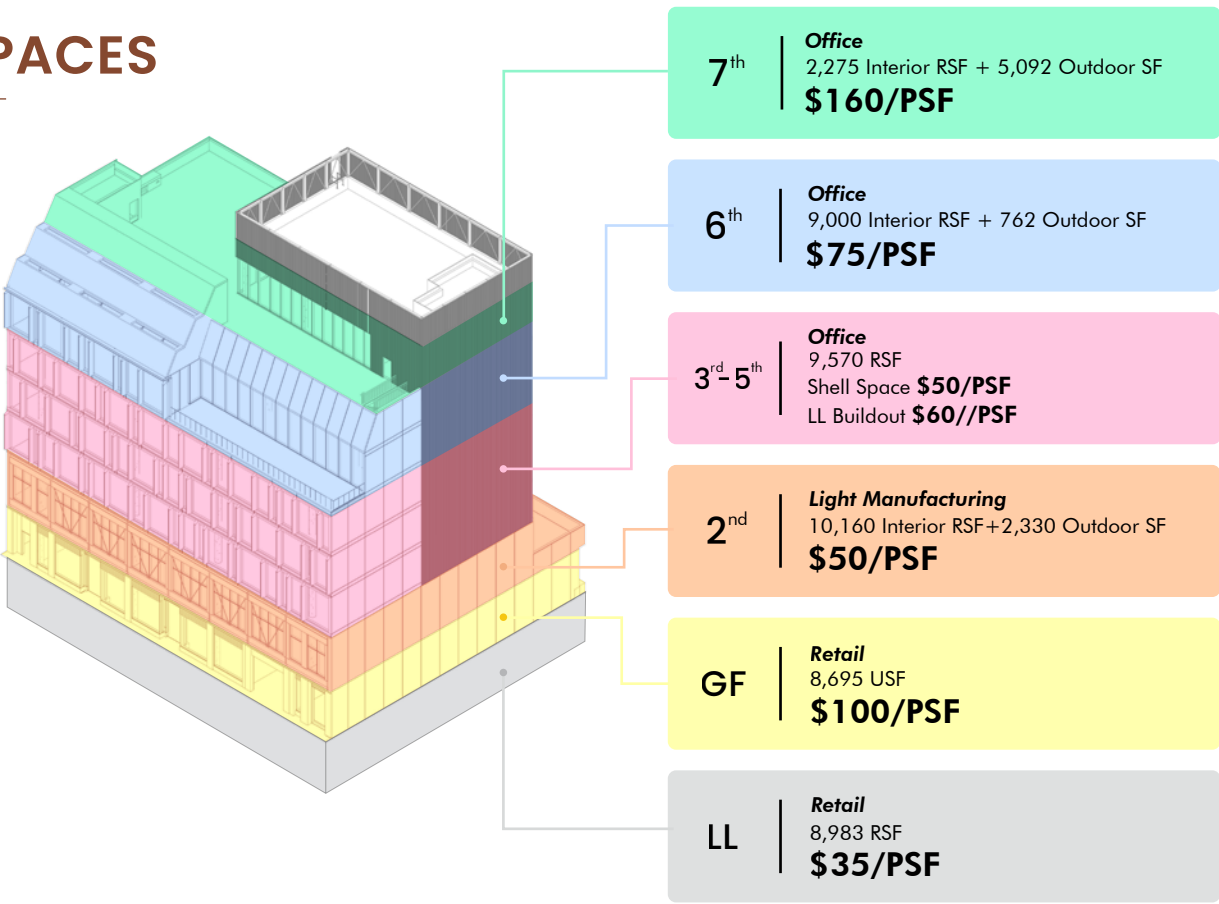
Retail: \$100 PSF  
Light Manufacturing: \$50 PSF  
Office/Commercial: \$50-\$75 PSF

# HIGHLIGHTS

- Flagship Building Opportunity
- Outdoor Spaces
- Prime North Williamsburg
- Sliding Windows
- Loading + Multiple Elevators
- Buildout Options Available

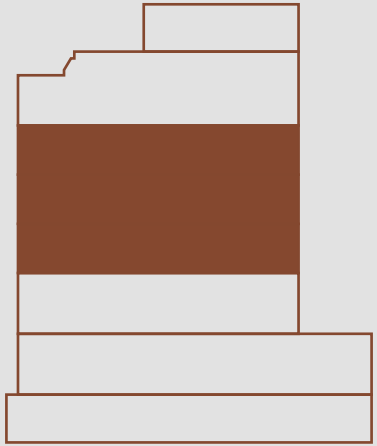
# SUMMARY

# SPACES



## 3RD - 5TH FLOORS

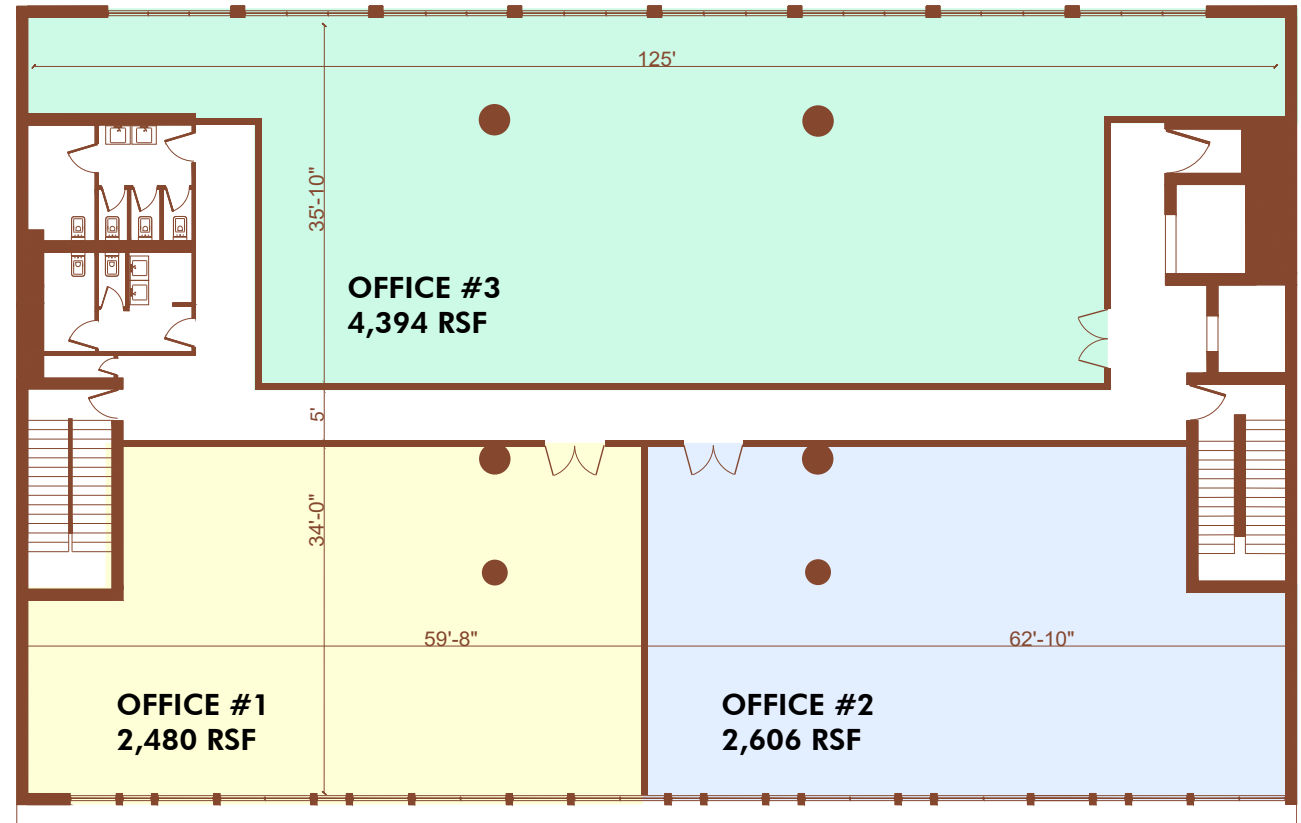
9,750 RSF PER FLOOR



- Use-group 6B
- 13.6 FT Ceiling Height
- Sliding Floor To Ceiling Windows
- Wide Column Spacing
- Floor To Ceiling Windows
- Windows Provide Max Air Flow
- Office / Commercial
- Buildout Options Available

## FLOORPLANS & DETAILS

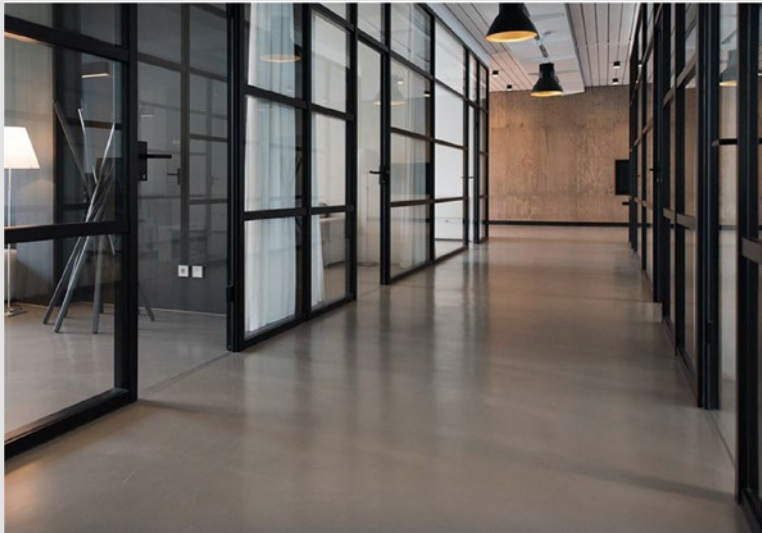
SUBDIVISION PLAN SHOWN BELOW





3RD - 5TH FLOORS

BUILDOUT DESIGN PACKAGE



POLISHED CONCRETE FLOOR FINISH



TYP. PARTITIONS



TYP. PARTITIONS



LIGHTING



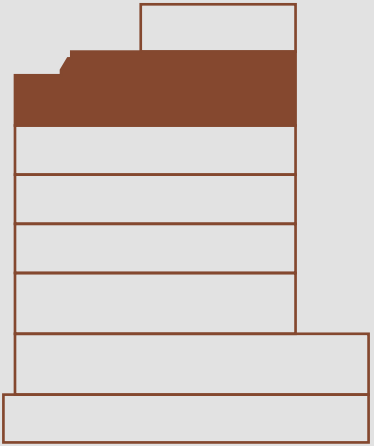
CALL ROOMS



TYP. PARTITIONS

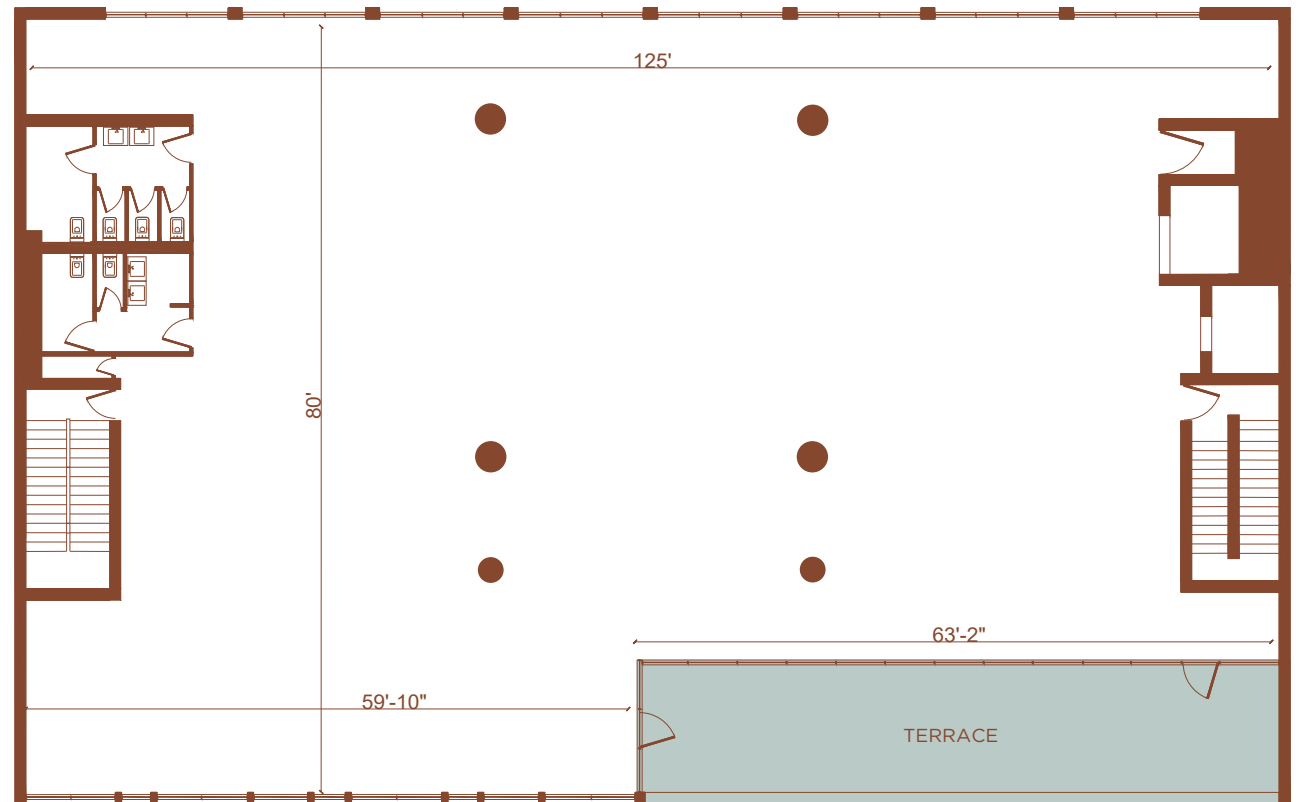
## 6TH FLOOR

9,000 RSF + Terrace



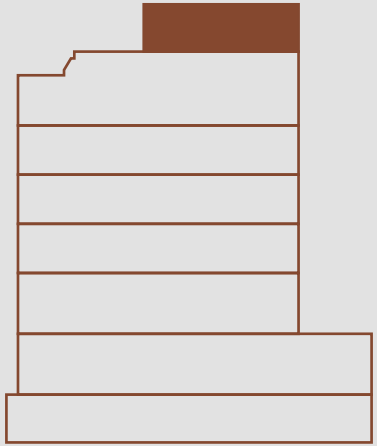
- Use-group 6B
- 20.5 FT Ceiling Height
- Wide Column Spacing
- Private Terrace
- Floor To Ceiling Windows
- Windows Provide Max Air Flow
- Office / Commercial

## FLOORPLANS & DETAILS



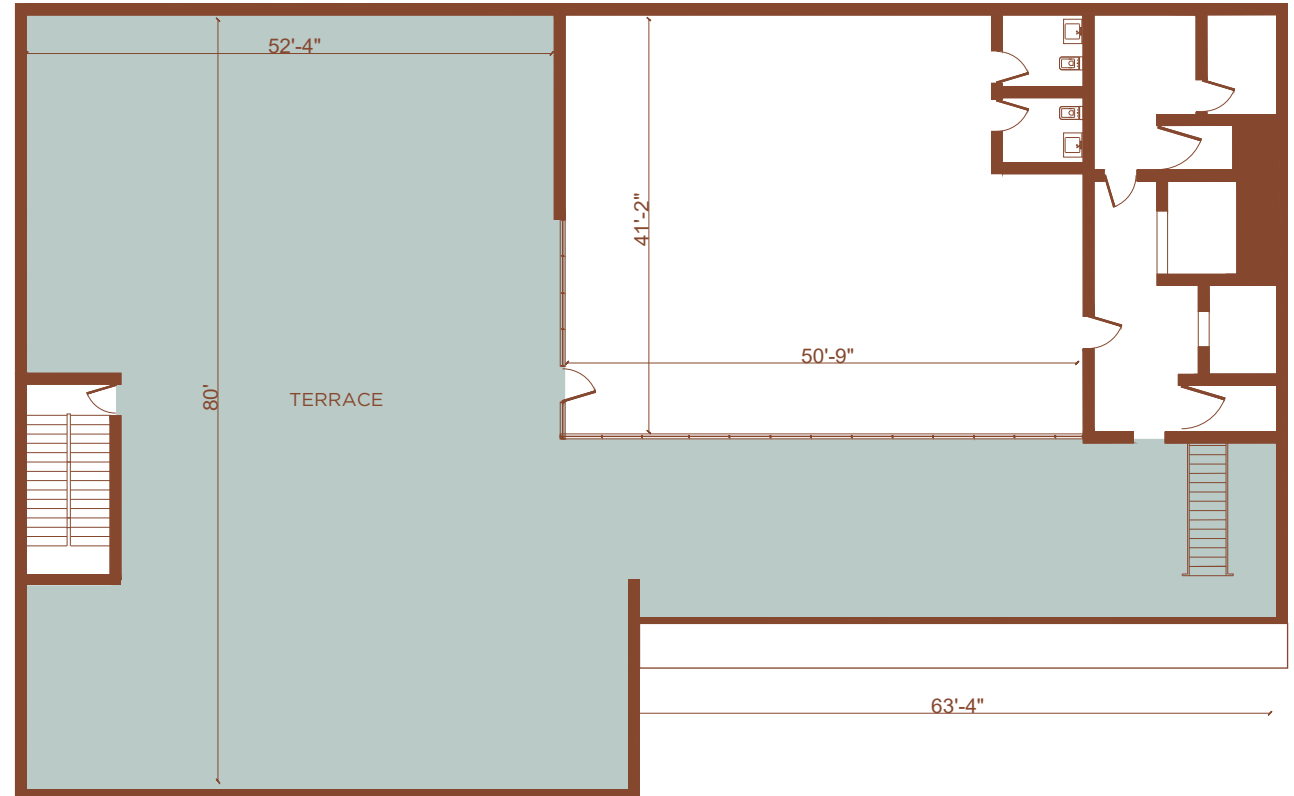
## 7TH FLOOR – ROOFTOP

2,275 RSF + Private Roof Deck



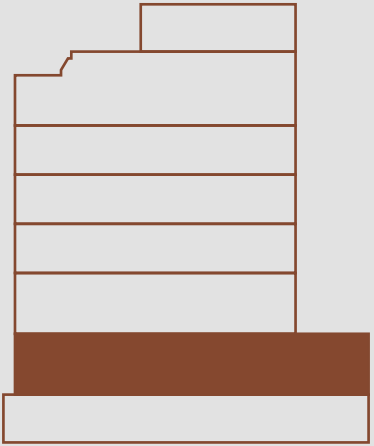
- Use-group 6B
- 3,075 SF + Rooftop
- 13 FT Ceiling Height
- Wide Column Spacing
- Floor To Ceiling Windows
- Windows Provide Max Air Flow
- Commercial / Rooftop

## FLOORPLANS & DETAILS



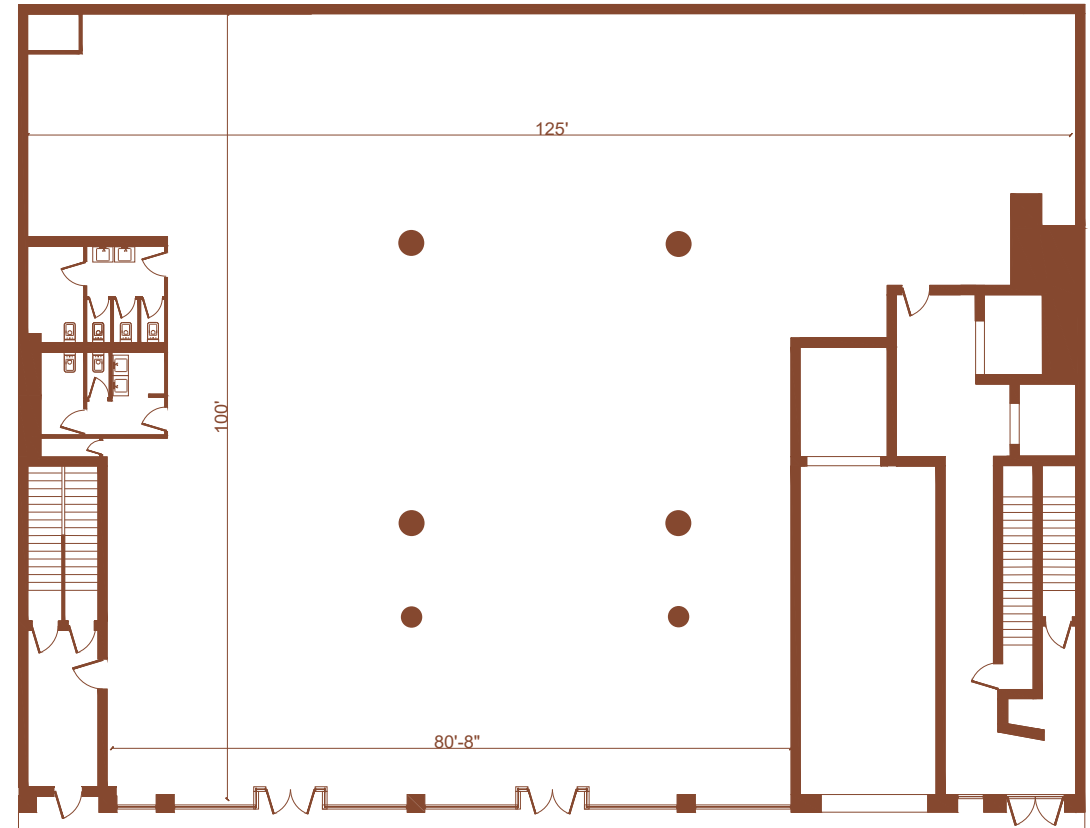
## GROUND FLOOR – RETAIL

**8,695 SF**



- Usegroup 6C
- 17.4 FT Ceiling Height
- Wide Column Spacing
- Floor to Ceiling Windows
- 3 Separate Doors
- 80 FT - 125 FT Frontage
- Option to Combine With Other Levels
- 3 Elevators

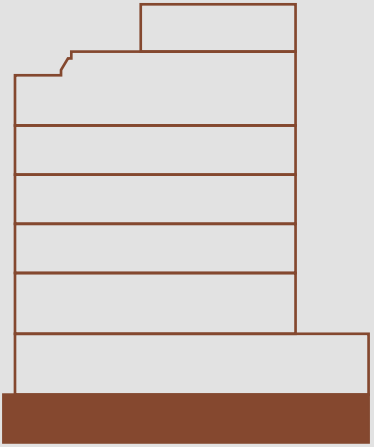
## FLOORPLANS & DETAILS





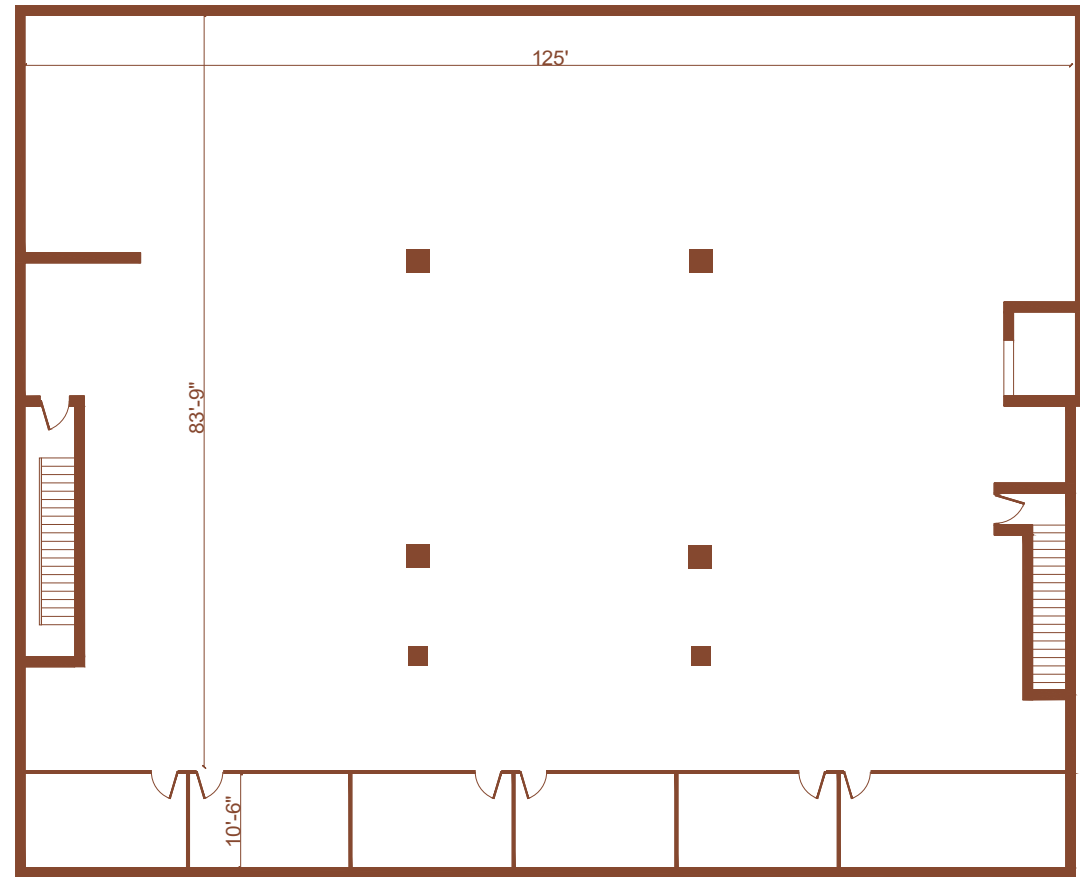
## LOWER LEVEL

8,983 SF



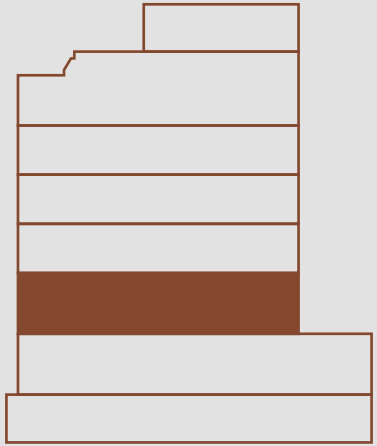
- Use-group 6C
- 12 FT Ceiling Height
- Wide Column Spacing
- Possible Freight Elevator From Loading

## FLOORPLANS & DETAILS



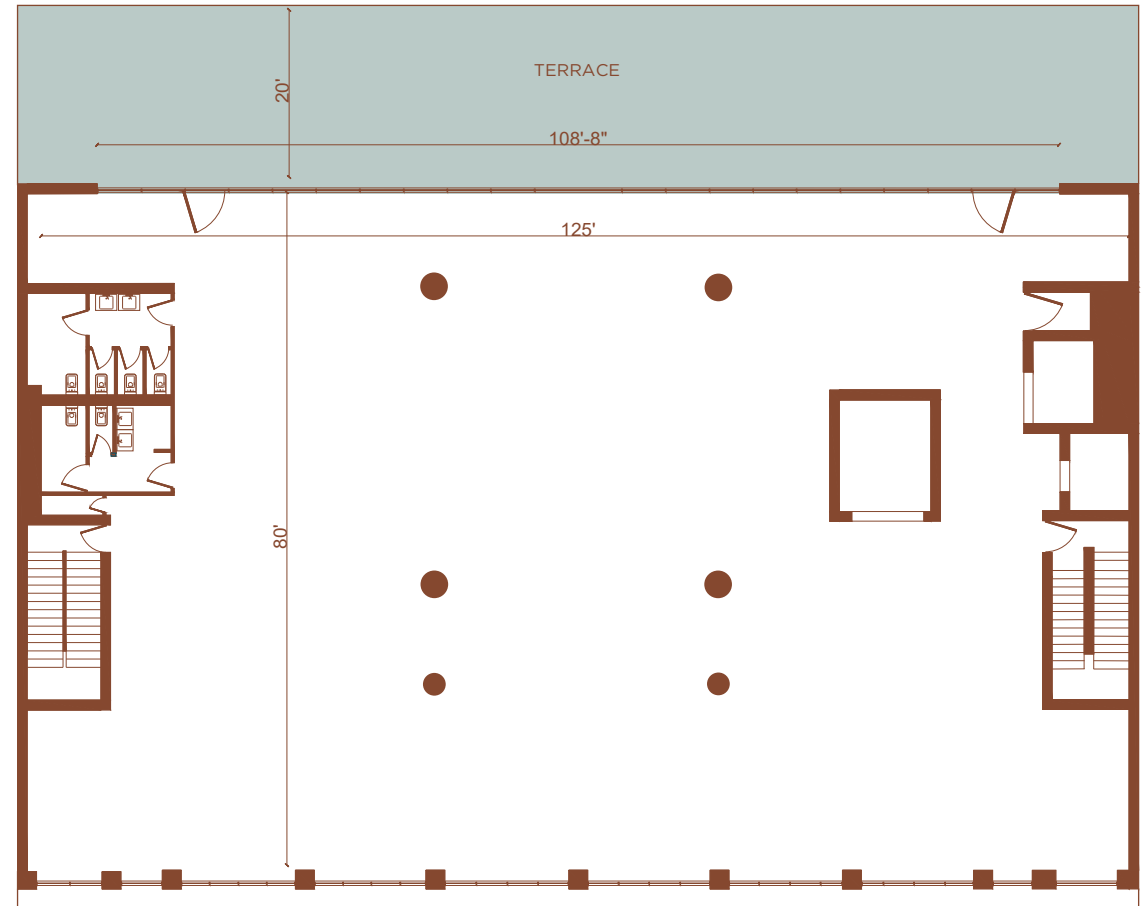
## 2ND FLOOR – LIGHT MANUFACTURING

10,160 Interior RSF + 2,330 Outdoor Terrace



- Use-group 11A
- 16 FT Ceiling Height
- 2,250 SF Outdoor Terrace
- Light Manufacturing
- Wide Column Spacing
- Floor to Ceiling Windows
- Great Ground Level Exposure
- Option to Combine With Retail Level

## FLOORPLANS & DETAILS



GALLERY







# BROOKLYN OFFICE SPACE INCENTIVES

## REAP

Relocation Employment Assistance Program

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**\$25**

Up to \$25 per Square Foot to Tenants

**\$3,000**

Annual benefits for each full-time employee

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This city program benefits companies relocating to Brooklyn from Manhattan (below 96th St) or outside of NYC, by providing \$3,000 annually for each full-time employee. Eligible companies must sign an office lease for at least a 3-year term and may collect the REAP benefits for up to 12 years. Companies may redeem their REAP benefits as a tax credit against city taxes, however, in the case of start-ups or small businesses not generating sufficient taxable income, REAP benefits may be collected as a direct payment from the city.

# NEIGHBORHOOD DEMOGRAPHICS

**121,583**

POPULATION  
WITHIN 1-MILE  
RADIUS

**35.50 Yrs**

AVERAGE  
POPULATION  
AGE

**33.12%**

POPULATION  
GROWTH  
SINCE 2010

**4,069**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS

**\$87,483**

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS

**\$1.4 bn**

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS





# NEIGHBORHOOD & TRANSPORTATION

## TRANSPORTATION

- 9 Min Walk at Nassau Avenue (0.4 mi) G
- 11 Min Walk at Bedford Avenue (0.5 mi) L
- 16 Min Walk at Greenpoint Avenue (0.8 mi) G
- 17 Min Walk at Metropolitan Avenue (0.8 mi) G
- 18 Min Walk at Lorimer Street (0.9 mi) L

## NEIGHBORHOOD TENANTS

- |                        |                        |
|------------------------|------------------------|
| Leuca                  | 29 Rooms               |
| The William Vale       | Brooklyn Athletic Club |
| Westlight              | Berry Park             |
| All-Wise Meadery       | The Gutter             |
| Brooklyn Brewery       | The Boiler   Pierogi   |
| The Whiskey Brooklyn   | Upcycles Brooklyn      |
| The Counting Room      | Brooklyn Flea          |
| McCarren Hotel & Pool  | Wythe Hotel            |
| The Bar Method         | Colossal Media         |
| North 11th Shoe Repair | Schimanski             |
| Tacos Cholula          | Kent Ale House         |
| The Williamsburg Hotel | Works Engineering      |
| Kinfolk 94             | Dish Food & Events     |





## CONTACT

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