

# 56 Berry Street

Williamsburg, Brooklyn, NY

## Location:

Between Berry Street and Wythe Avenue

## Ground Level:

22,000 SF (Divisible)

## Frontage:

200 FT on North 11<sup>th</sup> Street

## Ceiling Heights:

16 - 25 FT on Ground Floor

## Rent:

Upon Request

## Highlights:

- Upgraded 2,000 AMPs of Power, New 6" Gas Line, New 3" Water Main, New 125 TON H-VAC System.
- Brand New Windows & Doors, New Concrete Slab, Repointed Brick Façade.
- All New Sewer Drains, New Grease Trap, All New Heavy Sound Proofing, New Skylights, New Roof.
- Soaring Ceiling Heights & Open Layout Can Accommodate Multiple Uses.
- Located In The Heart Of Williamsburg, One Block Away From McCaren Park & Two Blocks Away From Bushwick Inlet Park /East River Waterfront.



## NEIGHBORING TENANTS:



## Contact Exclusive Leasing Team



**Harrison Balisky**  
516-672-4493  
hb@olmstedre.com

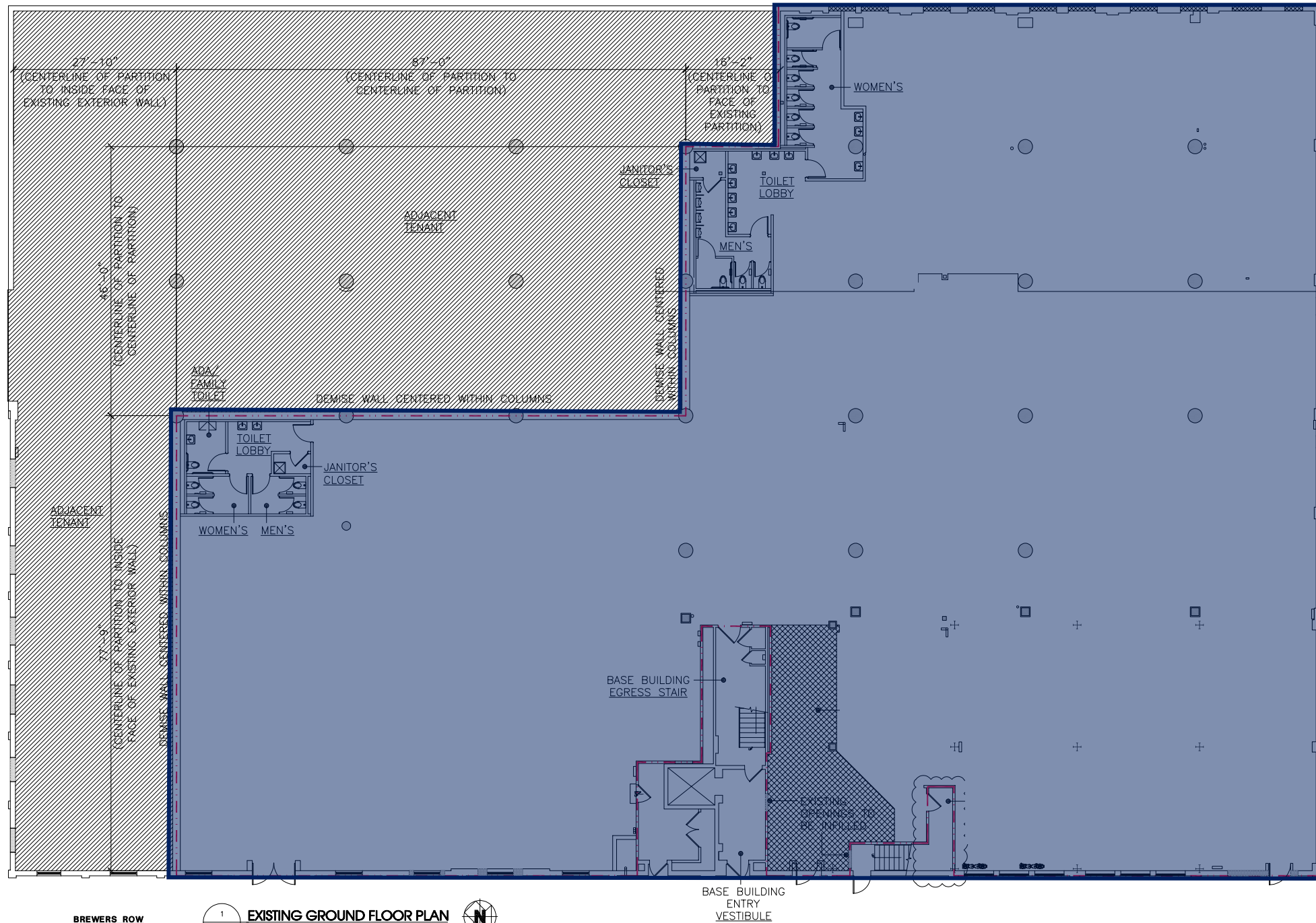
**Brad Krosser**  
862-368-7271  
bk@olmstedre.com



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## Floor Plan – Ground Level (22,500 SF)



BREWERS ROW  
(AKA NORTH 11TH STREET.)



1 EXISTING GROUND FLOOR PLAN

SRV SCALE: 1/16"=1'-0"





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## Interior Photos





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## Retail Map



### Annual Subway Ridership

**L** train is 5 min away from **Bedford Avenue** station with 9,892,516 annual ridership

**G** train is 8 min away from **Nassau Avenue** station with 2,880,235 annual ridership



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# Williamsburg

Demographics - North Williamsburg	
Population within 1 Mi Radius	155,726
Average Population Age	36 Years
Population Growth Since 2010	25%
Average Household Income within 1 Mi Radius	\$108,276
Total Businesses within 1 mi Radius	4,709
Total Expenditure Within 1 Mi Radius	\$1.2 Billion
L-Train Ridership at Bedford Avenue Stop	9.9 Million Riders Annual
Daily Pedestrians on Bedford Avenue	25,000
New residential units under development in Williamsburg over the next 5 years	8,000

