


RETAIL

# The Retail at 45 Broadway

**45 Broadway**

45 Broadway, Brooklyn, NY 11249

**$9,800 per month**

EXR CRE Listing

## Availability Summary

| Spaces Available | Space Type | Total SQFT |
|---|---|---|
| 1 | **Retail for Lease** | 1,688 |

## Highlights

- Corner of Broadway and Wythe Avenue
- Electric
- HVAC
- Plumbing
- Can Be Vented
- Close to Waterfront

## Property Description

Welcome to 45 Broadway, located in a prime South Williamsburg retail corridor. Perfect for F&B, restaurant, cafe, coffee shop, or specialty retail.

## Available Spaces

### Ground Level

**Retail**

**$88.86/PSF**

**$12,500.00/mo**

| | |
|---|---|
| Area<br>1,688 SF | Frontage<br>19' |
| Ceiling<br>11' | Dimensions<br>23' x 74' |
| Zoning<br>C4-3 | Condition<br>Existing condition |
| Occupancy<br>Immediate | |

## Property Gallery



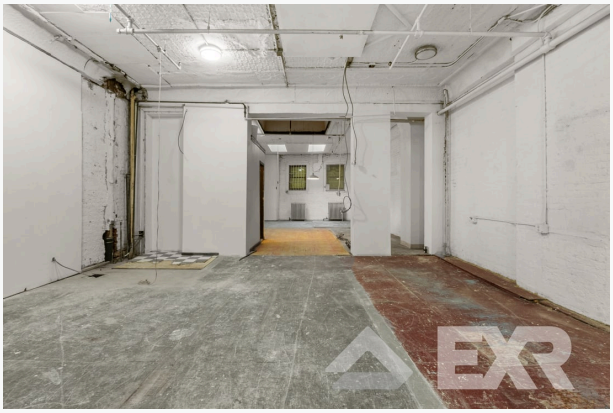

Exterior




Exterior

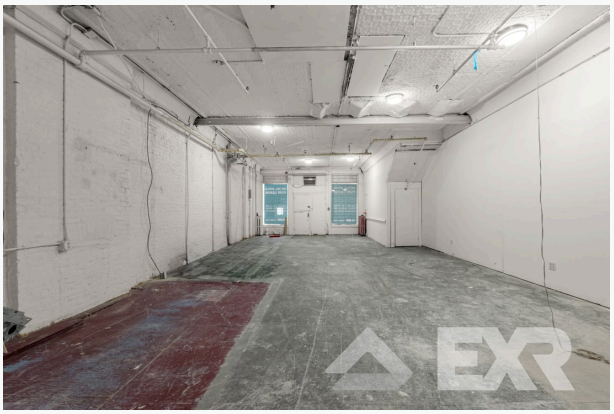


Interior

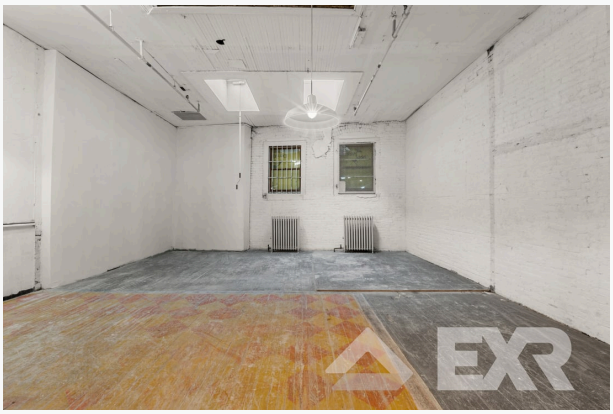


Interior

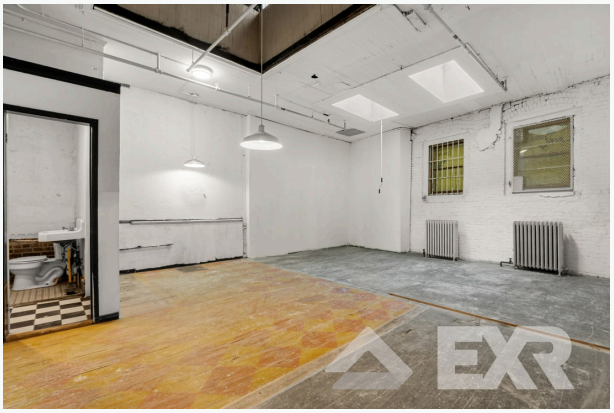
## Property Gallery



Interior



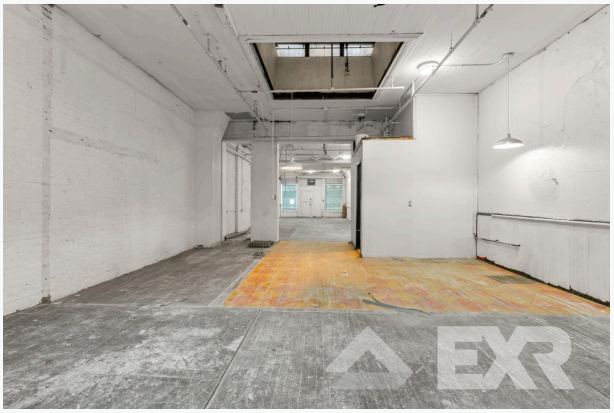
Interior



Interior



Interior



Interior



Interior

## Floor Plans


WILLIAMSBURG BROOKLYN
45 BROADWAY
FLOORPLANS & DETAILS
14' 7"
9' 3"
13' 3"
22' 3"
73' 4"
23' 0"
20'-7"
14'-2"
9'-3"
13'-3"
22'-3"
13'-6"
7'-6"
23'

## Location & Transit




### Transportation

**Marcy Ave** J M Z
10 min walk

**South Williamsburg Ferry** ER
4 min walk · 0.22 mi away

**Corlears Hook Ferry** SB
13 min walk · 0.64 mi away

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By proceeding, you acknowledge that you have read, understood, and agree to be bound by the terms set forth above.

LEASING INQUIRIES

# The Retail at 45 Broadway

## 45 Broadway

45 Broadway, Brooklyn, NY 11249

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