



**132**  
**BEDFORD AVE**

L3 Capital



# MARKETS



THE  
**WILLIAMSBURG**  
COLLECTION

L3 Capital





### LOCATION

BEDFORD AVE BETWEEN 9<sup>TH</sup> & 10<sup>TH</sup> ST

### PROJECT OVERVIEW

NEWLY REDEVELOPED ADAPTIVE REUSE OF EXISTING, 2-STORY BUILDING INTO A SINGLE-STORY RETAIL BUILDING WITH DOUBLE HEIGHT CEILINGS.

### SINGLE OR MULTI-TENANT USE

#### SIZE AVAILABLE

TOTAL: 5,268 SF

G 3,833 SF | LL 1,435 SF

### FRONTAGE

75' ON BEDFORD AVE

### CEILING HEIGHTS

24'10"



| - ? ANN'L RIDERSHIP - "L" TRAIN BEDFORD AVE.



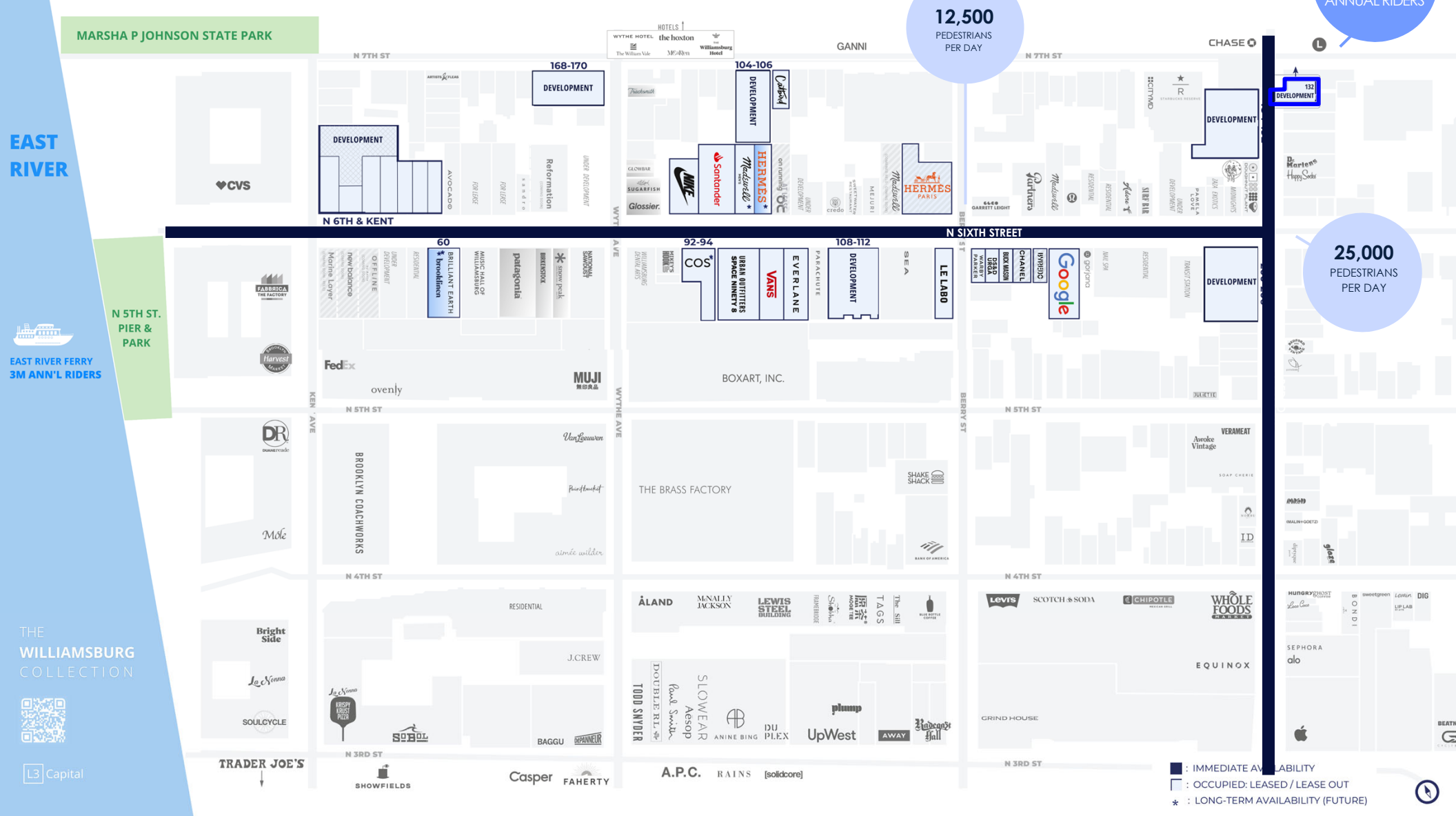
£ □ - ? @ Y+ PB QM'NPN

# THE WILLIAMSBURG COLLECTION

"L" TRAIN  
9.4M  
ANNUAL RIDERS

12,500  
PEDESTRIANS  
PER DAY

25,000  
PEDESTRIANS  
PER DAY



EAST RIVER

EAST RIVER FERRY  
3M ANN'L RIDERS

THE WILLIAMSBURG  
COLLECTION



■ IMMEDIATE AVAILABILITY  
□ OCCUPIED; LEASED / LEASE OUT  
\* LONG-TERM AVAILABILITY (FUTURE)



# THE WILLIAMSBURG COLLECTION

# 132

## BEDFORD

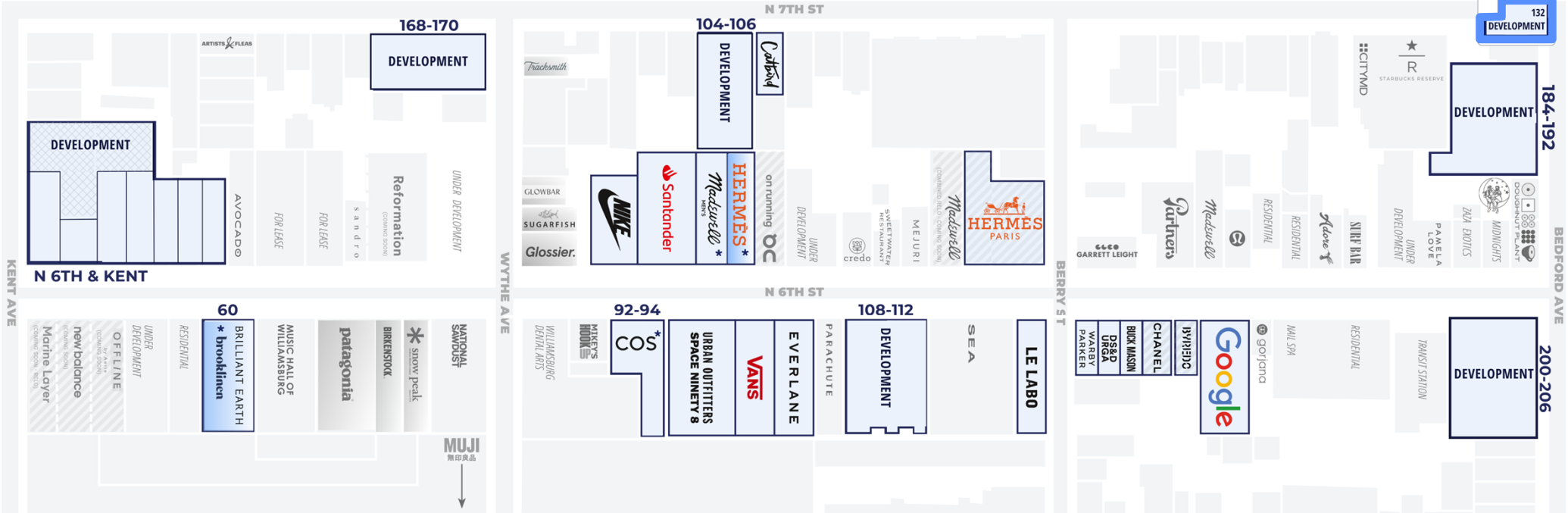
Capital

|  |   |  |   |  |   |  |   |   |
|--|---|--|---|--|---|--|---|---|
| <b>N 6TH &amp; KENT DEVELOPMENT</b><br>Ground . . .14,100 SF<br>Cellar . . .6,600 SF | <b>60 N 6TH</b><br>Ground . .4,500 SF<br>Second . .6,850 SF | <b>168-170 WYTHE REDEVELOPMENT</b><br>Ground . .5,000 SF<br>Second . .5,000 SF | <b>104-106 N 7TH DEVELOPMENT</b><br>Ground . .3,546 SF<br>Second . .3,845 SF<br>Third . .1,762 SF | <b>92-94 N 6TH</b><br>Ground . .3,700 SF<br>Second . .3,700 SF<br>Cellar . . .3,050 SF | <b>108-112 N 6TH DEVELOPMENT</b><br>Ground . .5,890 SF<br>Second . .6,330 SF<br>Terrace . .4,110 SF<br>Cellar . .3,220 SF | <b>132 BEDFORD DEVELOPMENT</b><br>Ground . .3,833 SF | <b>184-192 BEDFORD DEVELOPMENT</b><br>Ground . .7,060 SF<br>Terrace . .4,350 SF<br>Cellar . .5,159 SF | <b>200-206 BEDFORD DEVELOPMENT</b><br>Ground . .6,052 SF<br>Second . .5,409 SF<br>Terrace . .4,845 SF<br>Cellar . .3,316 SF |
|--|---|--|---|--|---|--|---|---|

- IMMEDIATE AVAILABILITY
- OCCUPIED: LEASED/LEASE OUT
- LONG-TERM AVAILABILITY

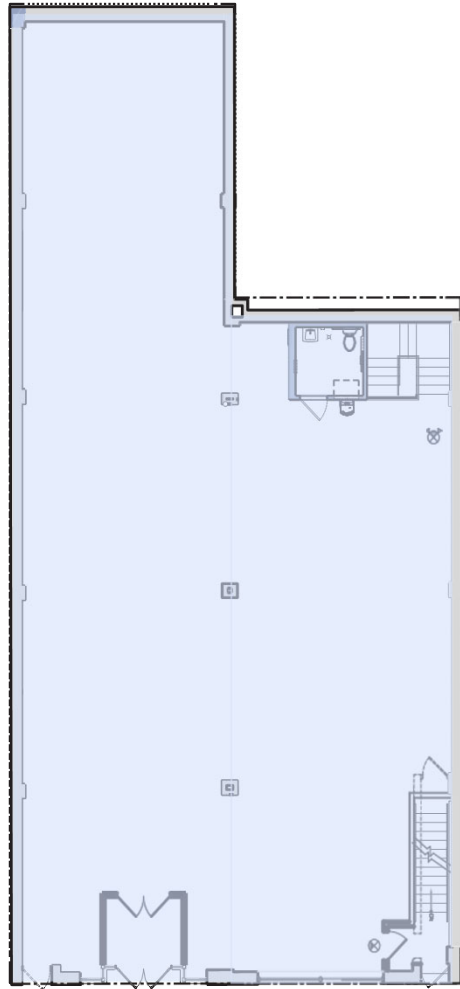
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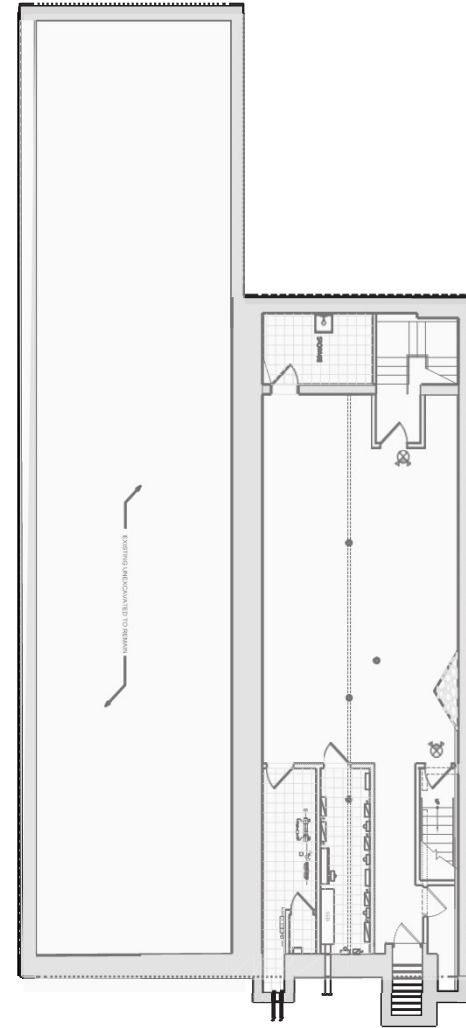


**GROUND**  
**3,833 SF**



50'

**CELLAR**  
**1,435 SF**

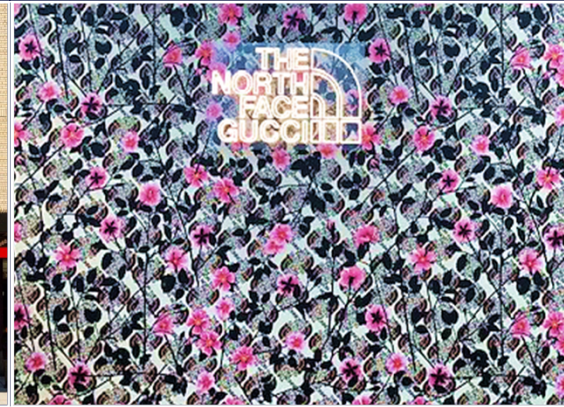


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THE  
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COLLECTION**

L3 Capital



LEARN MORE AT  
[WILLIAMSBURGCOLLECTION.COM](http://WILLIAMSBURGCOLLECTION.COM)

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