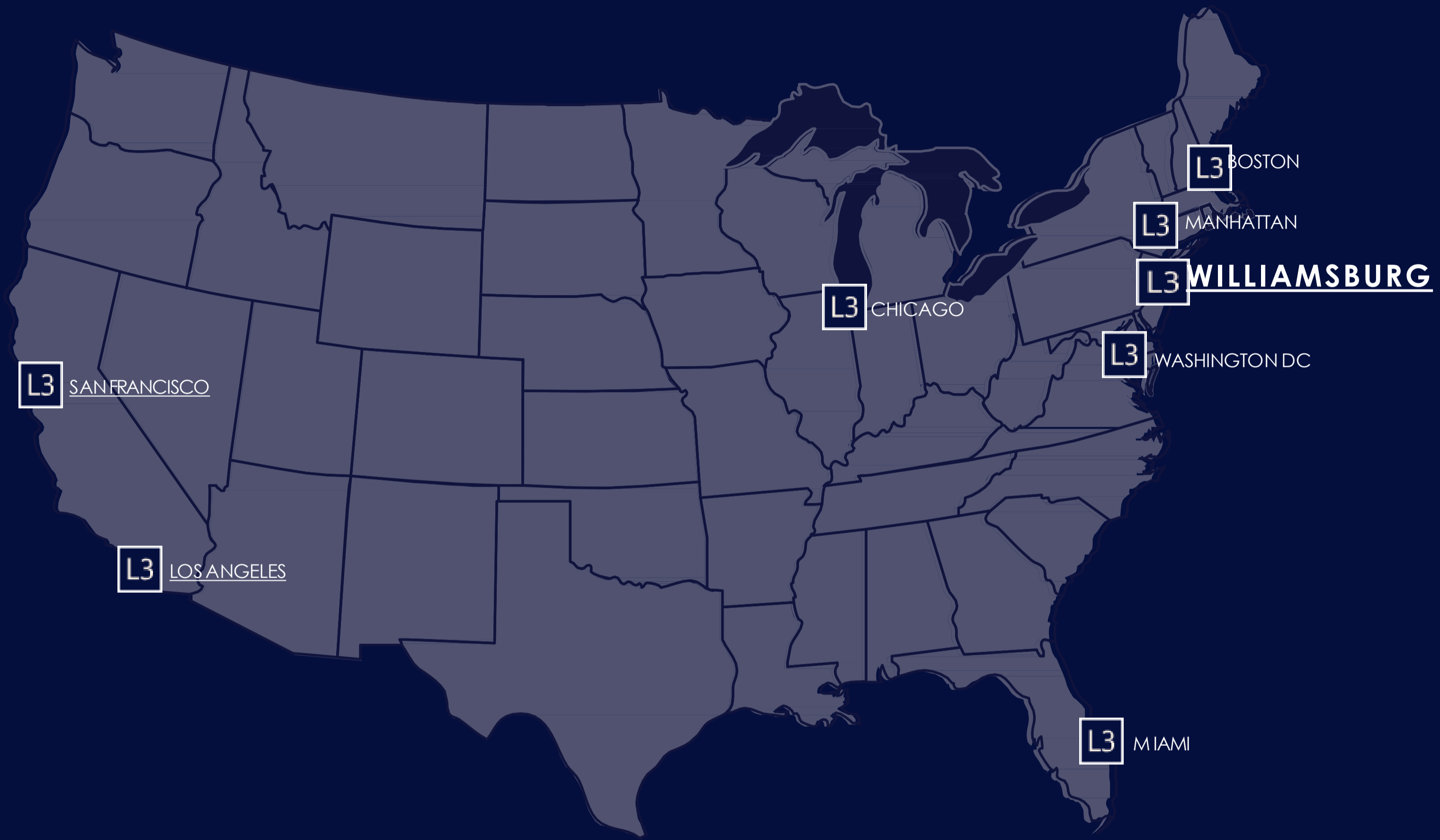


168-170  
WYTHE  
AVE

L3 Capital





THE  
**WILLIAMSBURG**  
COLLECTION

L3 Capital



**PROPOSED REDEVELOPMENT**



**SINGLE OR MULTI-TENANT USE**

**LOCATION**

CORNER OF WYTHE AVE & N 6<sup>TH</sup> ST.  
EXISTING 2-STORY RESTAURANT  
AMPLE OUTDOOR SEATING

**AVAILABLE**

Q2 2024

**SIZE**

**EXISTING**

- G - 5,097 SF
- 2<sup>nd</sup> - 3,155 SF
- LL - 1,249 SF

**REDEVELOPMENT (DIVISIBLE)**

- G - UP TO 4,950 SF
- 2<sup>nd</sup> - UP TO 4,950 SF
- LL - UP TO 4,987 SF

**FRONTAGE**

Up to **100'** on N 7<sup>th</sup> St.  
Up to **50'** on Wythe Avenue

**CEILING HEIGHTS**

G - 14'6" | 2<sup>nd</sup> - 12'4"

**EXISTING SITE**



# 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)

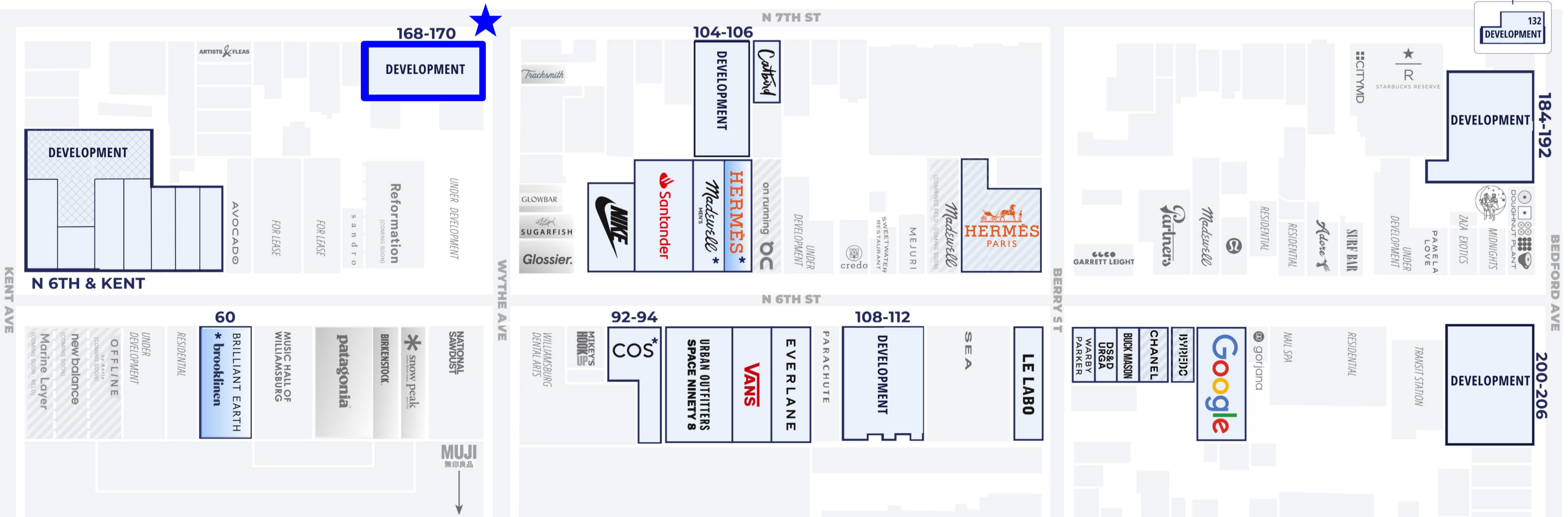


# THE WILLIAMSBURG COLLECTION

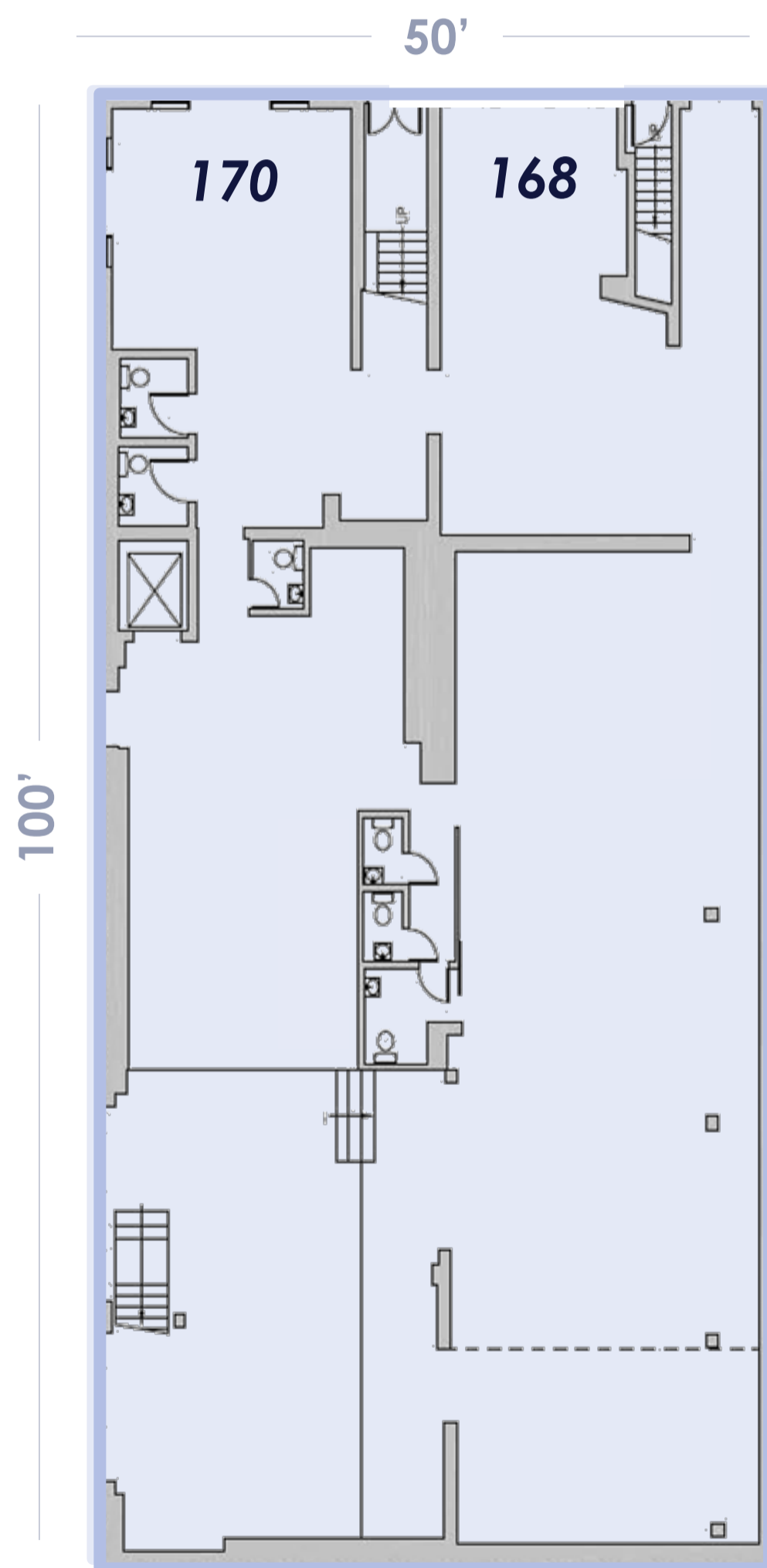
<b>N 6TH &amp; KENT DEVELOPMENT</b> Ground . . .14,100 SF Cellar . . .6,600 SF	<b>60 N 6TH</b> Ground . .4,500 SF Second . .6,850 SF	<b>168-170 WYTHE REDEVELOPMENT</b> Ground . .5,000 SF Second . .5,000 SF	<b>104-106 N 7TH DEVELOPMENT</b> Ground . .3,546 SF Second . .3,845 SF Third . .1,762 SF	<b>92-94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

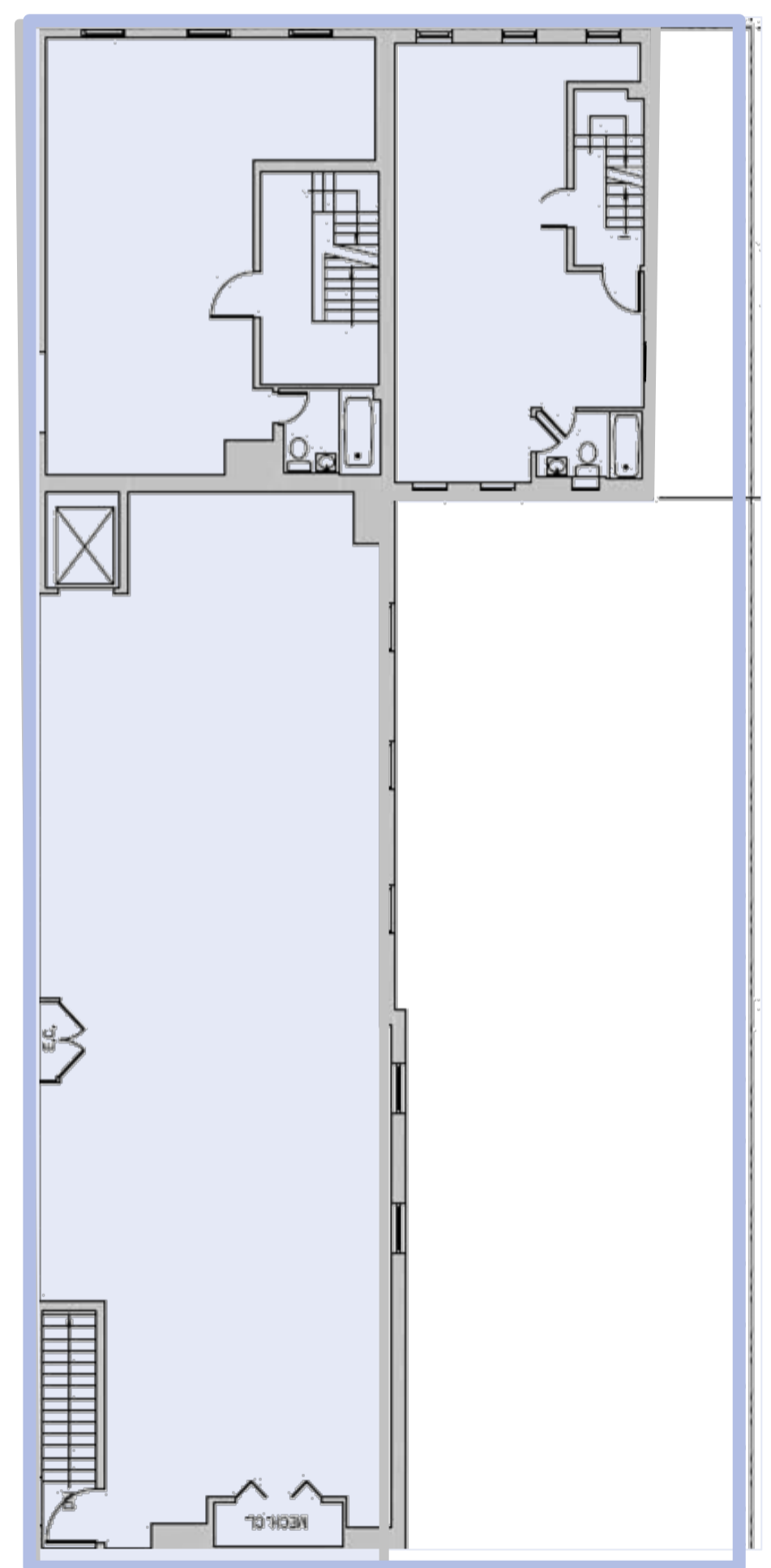
## 168-170 WYTHE AVE



# EXISTING SITE



**G** | 5,097 SF



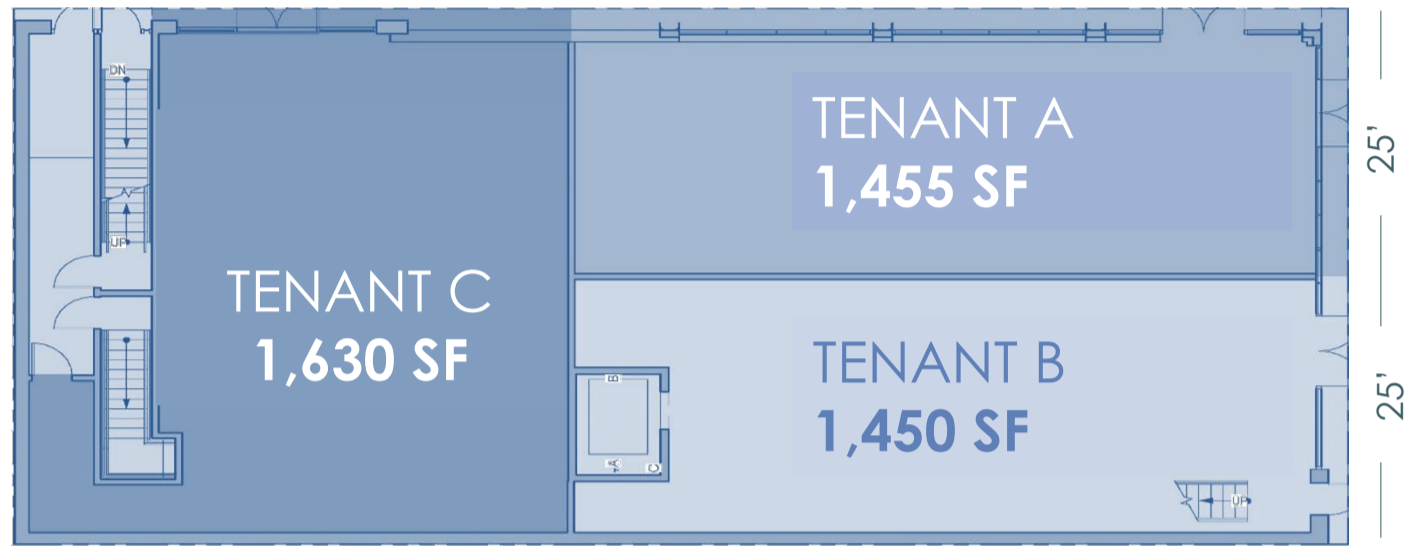
**2<sup>ND</sup>** | 3,155 SF

# REDEVELOPMENT

NORTH SEVENTH STREET

100''

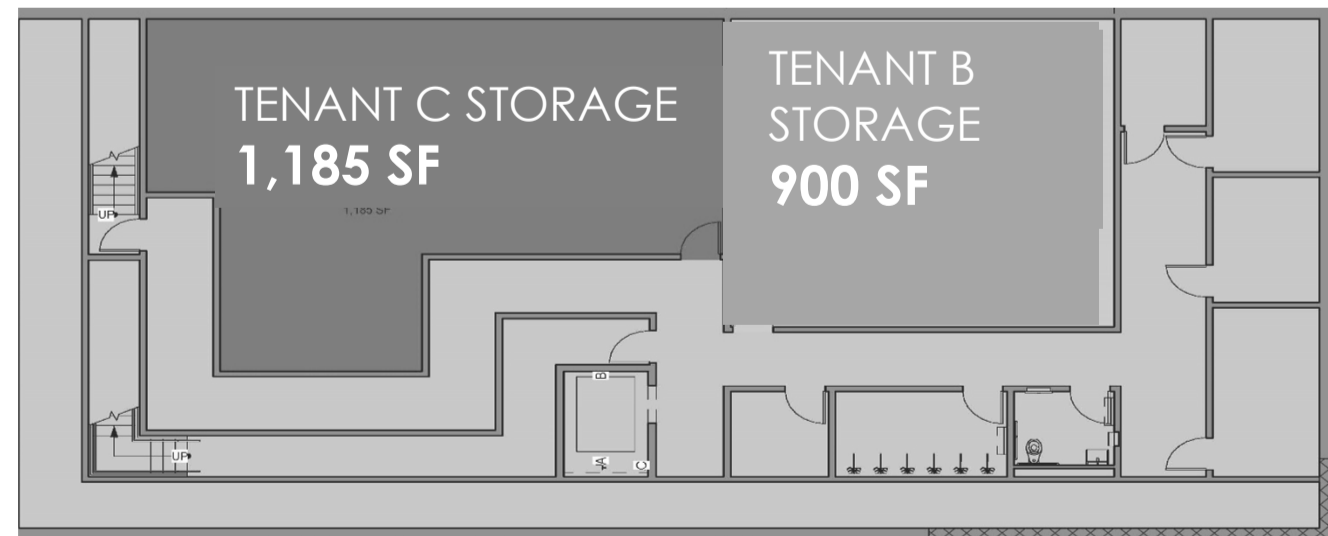
G



2<sup>ND</sup>

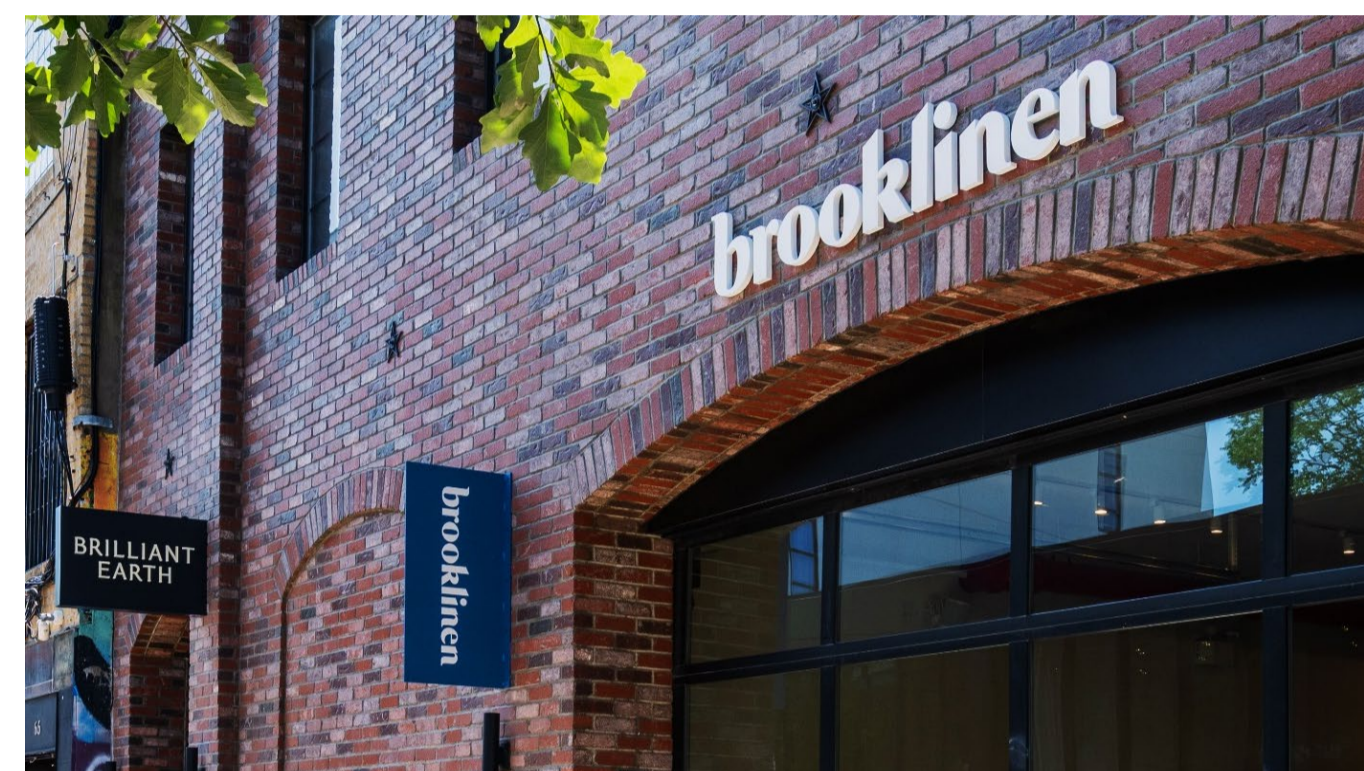
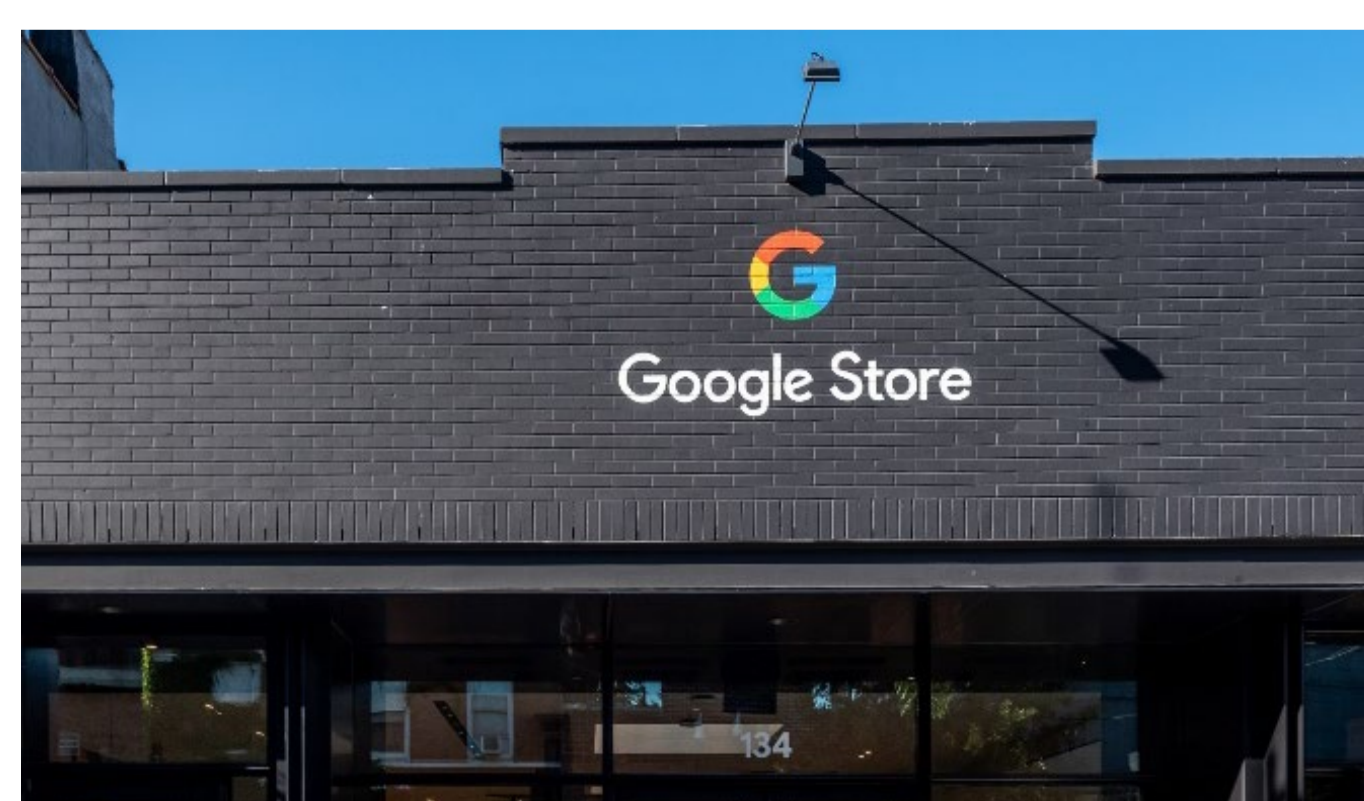


LL



WYTHE AVENUE





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