



**184 - 192**  
BEDFORD

L3 Capital



THE  
**WILLIAMSBURG**  
COLLECTION

L3 Capital





**LOCATION**

BEDFORD AVE BETWEEN N 6<sup>TH</sup> & N 7<sup>TH</sup> ST

**NEW CONSTRUCTION**

DEMO OF EXISTING BUILDINGS FOR NEW, 2-STORY MIXED-USE BUILDING

LL STORAGE + ROOFTOP TERRACE

SINGLE OR MULTI-TENANT USE

**ESTIMATED DELIVERY**

Q4 2024

**SIZE AVAILABLE**

TOTAL - 19,690 SF + ROOF TERRACE

**G - 7,060 SF**

**2<sup>nd</sup> - 7,435 SF**

ROOF TERRACE - 4,350 SF

LL - 5,195 SF

**FRONTAGE**

100' ON N 6<sup>TH</sup> ST

**CEILING HEIGHTS**

G : 15'4"

2<sup>nd</sup> : 12'



**9.3M** ANN'L RIDERSHIP - "L" TRAIN BEDFORD AVE.



**60.7M** NYC TOURISTS

# 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

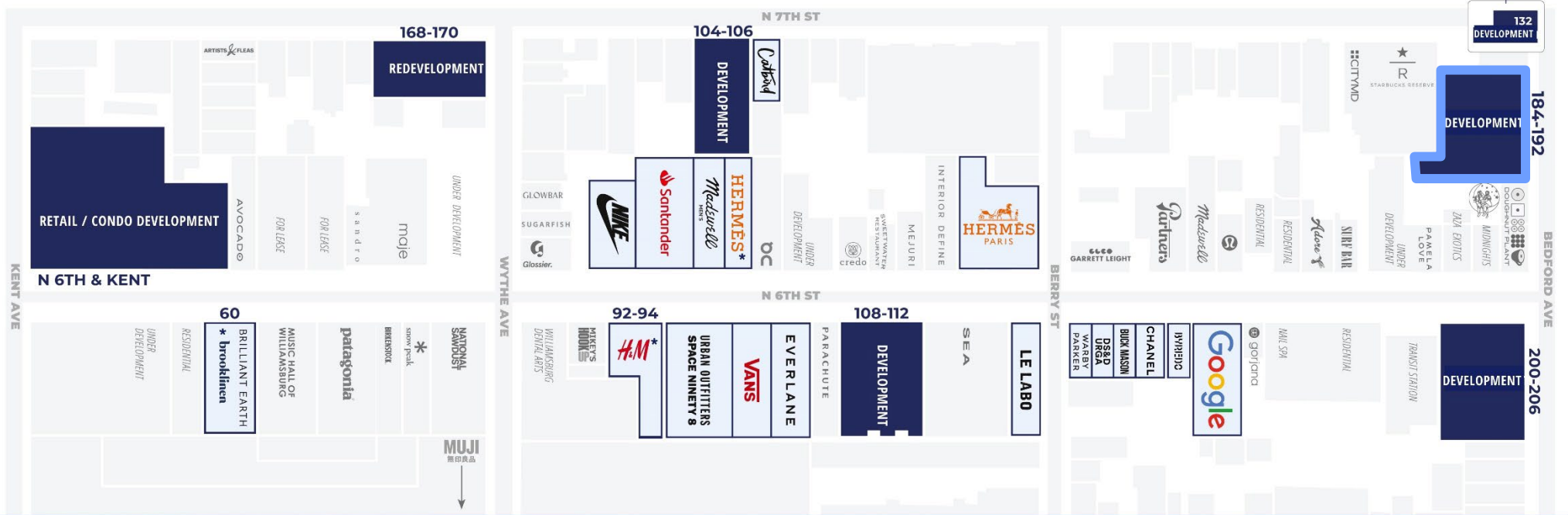
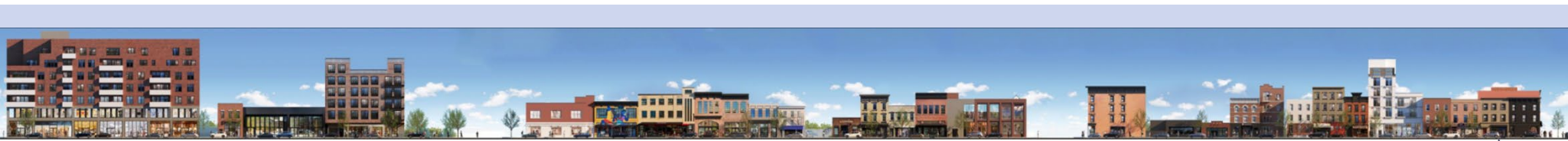


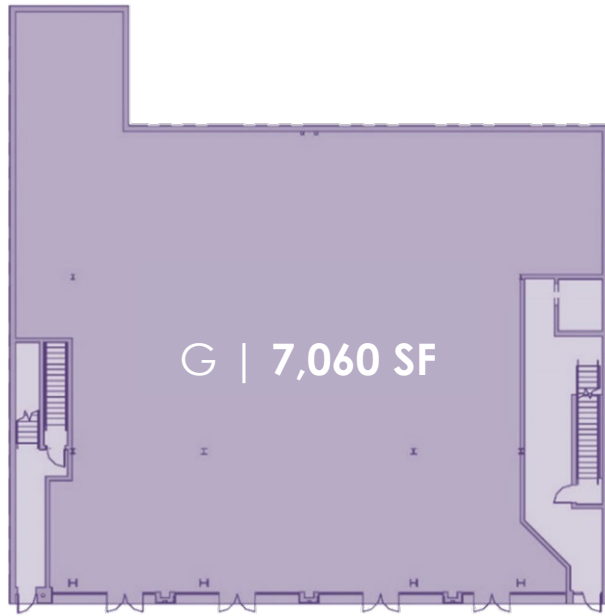
# THE WILLIAMSBURG COLLECTION

<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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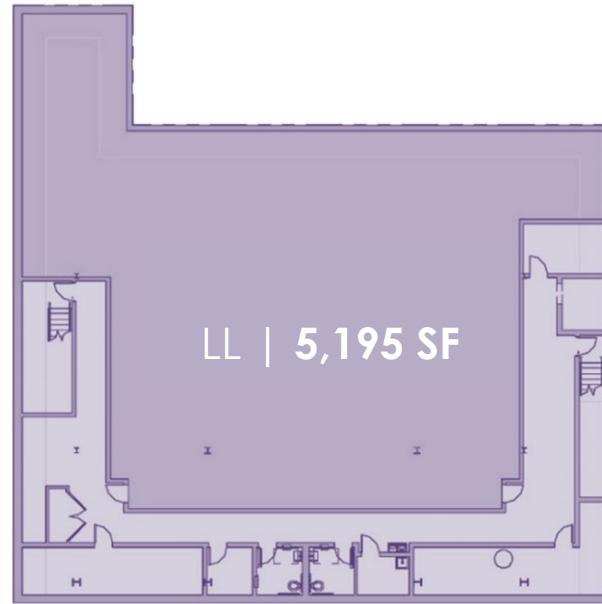
■ IMMEDIATE AVAILABILITY  
 □ OCCUPIED: LEASED/LEASE OUT  
 \* LONG-TERM AVAILABILITY

**184-192**  
BEDFORD



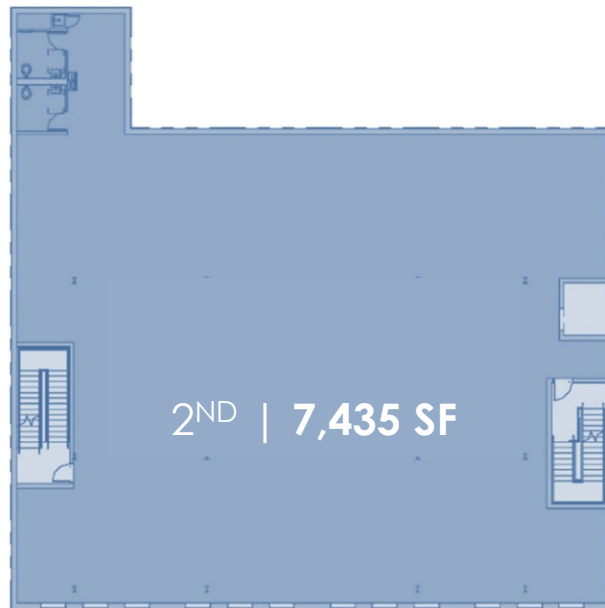


G | 7,060 SF



LL | 5,195 SF

100'



2<sup>ND</sup> | 7,435 SF



ROOFTOP | 4,350 SF

